



FOR LEASE

New Retail Development



Riceland Town Center

11607 Eagle Dr, Mont Belvieu, TX 77580 - Houston MSA

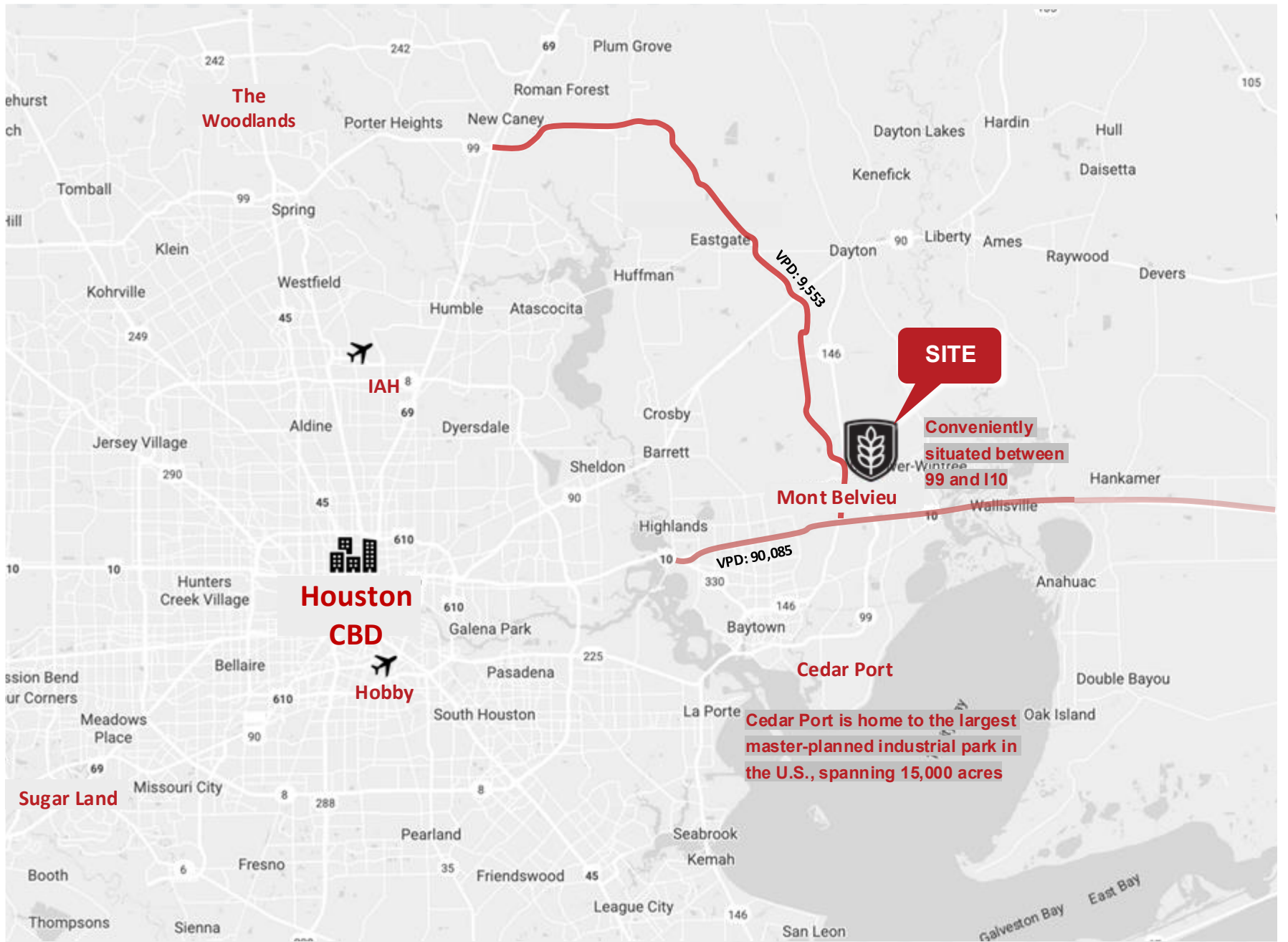
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Property Highlights

- The Town center will bring 3 new retail buildings
- Riceland Town Center is part of Riceland, a 1,500-acre master-planned community developed by McGrath Real Estate Partners in Mont Belvieu, TX
- The project is situated along FM 565 and Eagle Drive
- The Town Center totals about 30 acres, including the new City Hall, fire station, commercial retail, office and dining
- The Town Center will serve as the community hub: shopping, dining, offices, public green space, city facilities





The Woodlands

SITE

Conveniently situated between 99 and 110

Mont Belvieu

Cedar Port is home to the largest master-planned industrial park in the U.S., spanning 15,000 acres

Houston CBD

Sugar Land

RICELAND

MASTER PLANNED COMMUNITY



Current Population
within 5 miles



4,500 homes
at build-out



30+ miles of trails



Median home value
\$422,570

At the Gateway to Riceland

This site is more than square footage — it's a front-row seat to the region's most ambitious mixed-use destination on the East Side, surrounded by new civic, retail, and community spaces



Positioned at the growth point of Riceland, a 4,500 home, mixed-use, master-planned community with homes starting at \$450k

THE MILLHOUSE | For Lease

Positioned in the heart of the community, surrounded by walkable amenities, this site is ready to anchor growth and visibility.

The Millhouse offers $\pm 7,567$ sf on the first floor for retail and $\pm 4,012$ sf on the second floor for retail and office



$\pm 4,012$ SF Available
Second Floor
Retail/ Office

$\pm 7,567$ SF Available
First Floor Retail

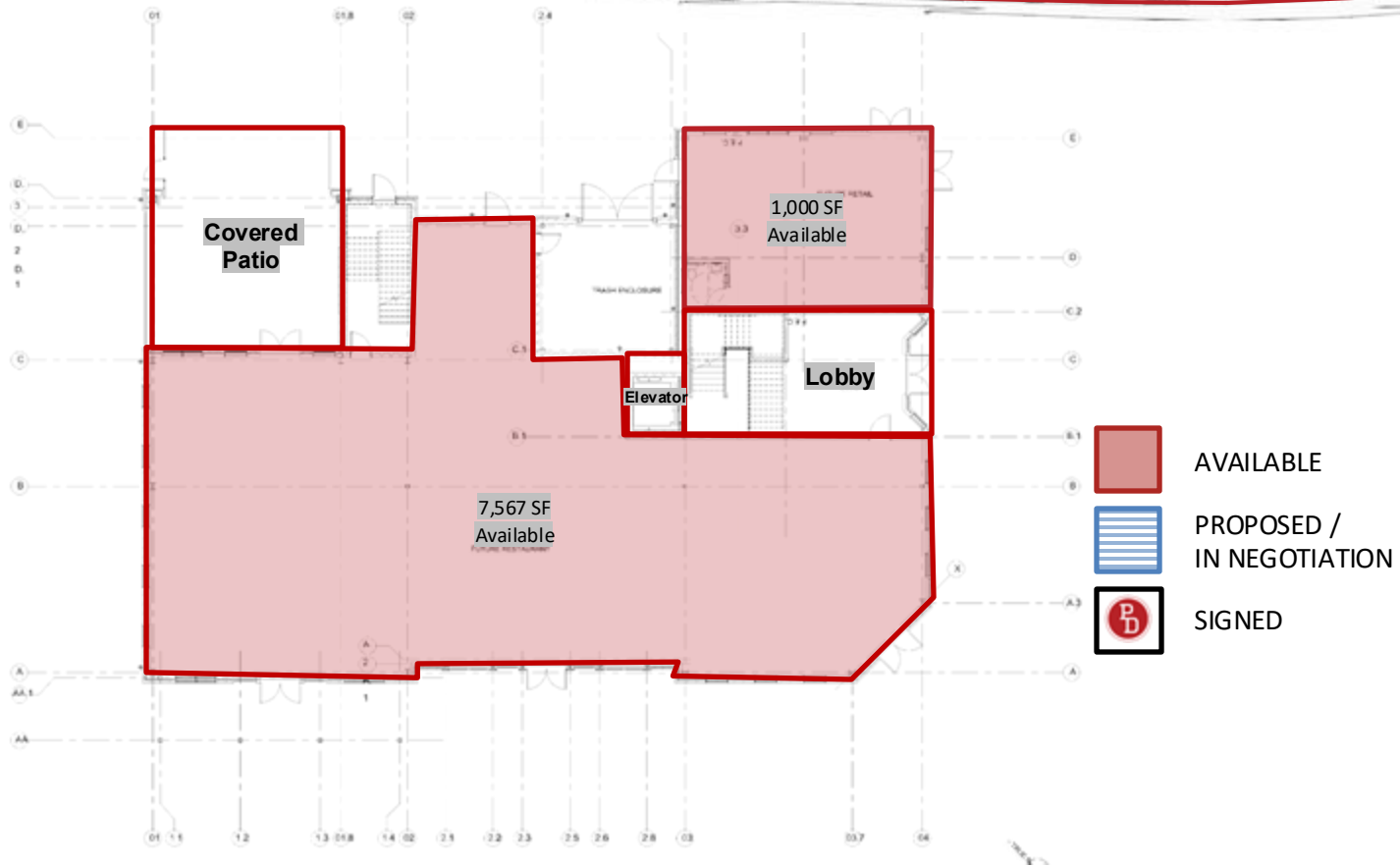


AVAILABLE



LEASED

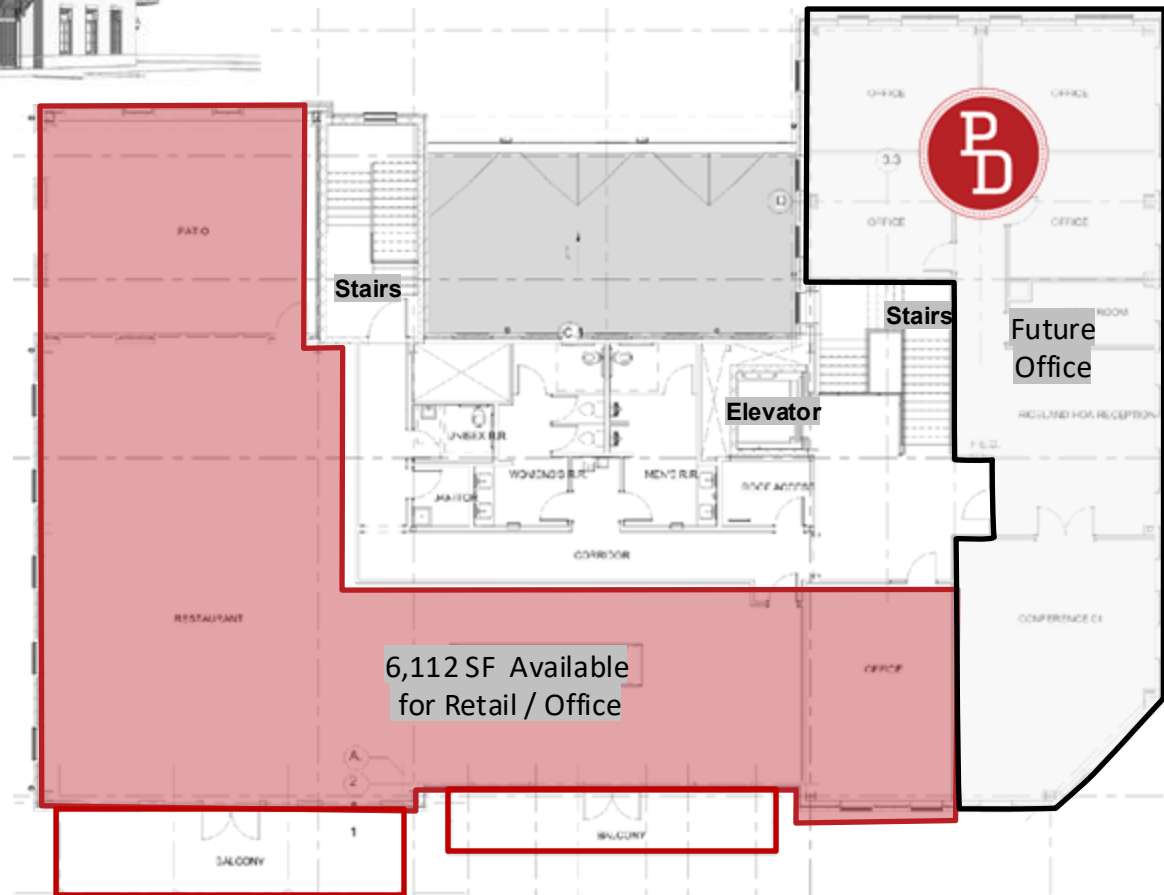
THE MILLHOUSE | 1st Floor



THE MILLHOUSE | 2nd Floor



- AVAILABLE
- PROPOSED / IN NEGOTIATION
- P
D SIGNED



North & South Buildings on the Green | For Lease



South Building

North Building

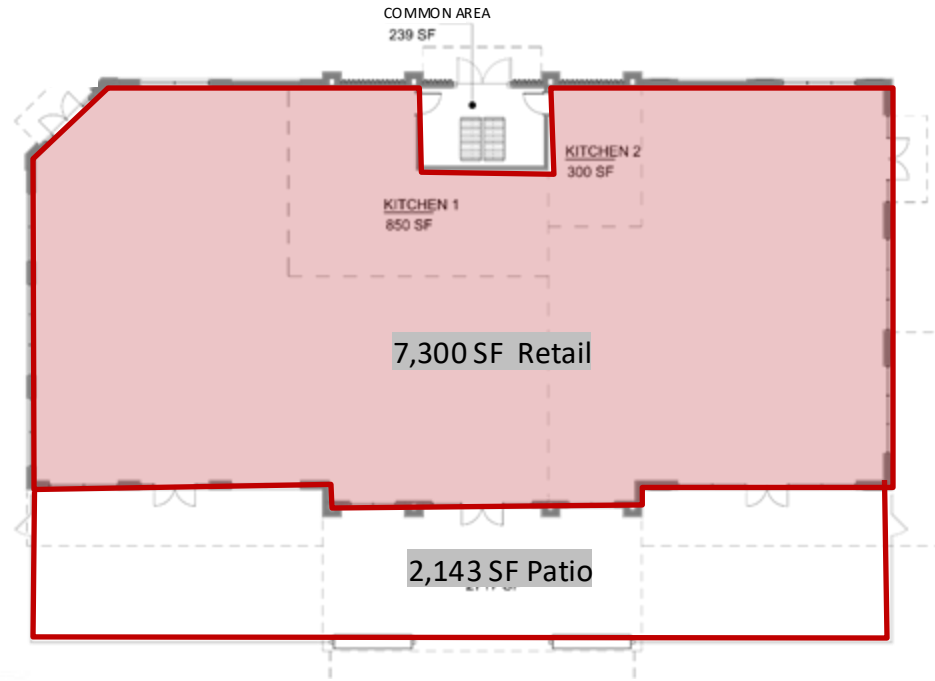


NORTH BUILDING on the Green | For Lease

±7,300 SF Available
Retail &
2,145 SF patio



NORTH BUILDING | For Lease



-  AVAILABLE
-  PROPOSED / IN NEGOTIATION
-  SIGNED



SOUTH BUILDING on the Green | For Lease



SOUTH BUILDING | 1st Floor



Green Space
(East)

PATIO DINING 01
± 2,717 SF Patio

PATIO DINING 02
1269 SF

± 7,430 SF Retail

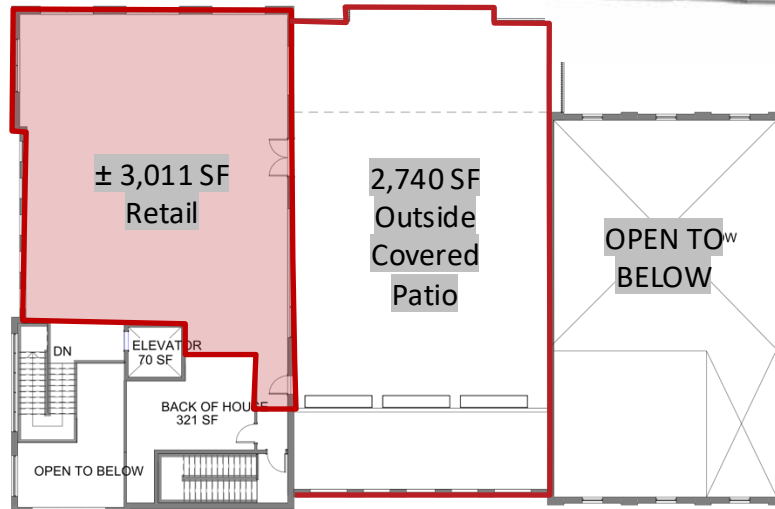
UP

WAITING
560 SF

TRASH/ELECTRICAL
279 SF

- AVAILABLE
- PROPOSED / IN NEGOTIATION
- P
D SIGNED

SOUTH BUILDING | 2nd Floor



-  AVAILABLE
-  PROPOSED / IN NEGOTIATION
-  SIGNED



Energy You Can Feel

Pickleball courts, firefly nights, trails, shops, and neighbors who know your name — Riceland is more than a development, it's a way of life.

