

238K  
CURRENT  
POPULATION  
WITHIN 5 MILES



**GRAND MISSION ESTATES**  
TOTAL UNITS: 3,091  
OCCUPIED: 2,881  
UNDER CONSTRUCTION: 159  
FUTURE: 51  
PRICE RANGE: \$109K - \$650K

**THE GRAND AT ALIANA  
PHASE I & II**

EoS FITNESS Burlington  
ROSS petco ULTA  
Michaels SMOOTHIE KING CHI St Luke's Health  
Methodist FIVE BELOW  
crumbl IN THE BOX Olive Garden  
JOYRAYS salata

**ALIANA**  
TOTAL UNITS: 4,097  
OCCUPIED UNITS: 4,095  
UNDER CONSTRUCTION: 2  
FUTURE: 0

**FUTURE**  
COSTCO WHOLESALE

WEST ALIANA TRACE DR  
COMING SOON  
THE GRAND AT ALIANA  
PHASE III

PROPOSED  
MULTIFAMILY

MALALAE'S  
977 STUDENTS

39,400 VPD '22

99  
TOLL

**SITE**  
THE MARKET AT  
HARVEST GREEN

6,034 VPD '22

MAJESTIC AT  
HARVEST GREEN

9,734 VPD '22

# THE MARKET AT HARVEST GREEN

NWC OF W. GRAND PARKWAY S. AND W. AIRPORT BOULEVARD | RICHMOND, TEXAS

ANCHOR, JUNIOR ANCHOR RETAIL, PADS AND MULTI-TENANT  
RETAIL AVAILABLE FOR LEASE OR GROUND LEASE





# THE MARKET AT HARVEST GREEN

## PROJECT HIGHLIGHTS

RICHMOND, TEXAS



FORT BEND COUNTY IS HOME TO 7 OUT OF 10 COMMUNITIES WITH THE MOST NEW HOME CONSTRUCTION

OVER 7,000 HOMES



IN ADJACENT MASTER-PLANNED COMMUNITIES AND HIGH SCHOOLS RATE WITHIN BEST PERFORMING IN HOUSTON AREA FORT BEND COUNTY



RANKS 3RD FOR PURCHASING POWER IN TEXAS, AND 2ND ON "TEXAS COUNTIES WHERE WEALTHY PEOPLE ARE MOVING" LIST  
LAST MAJOR RETAIL



TRACT AVAILABLE OFF OF GRAND PARKWAY IN THE TRADE AREA

AVAILABLE:  
ANCHOR, JUNIOR



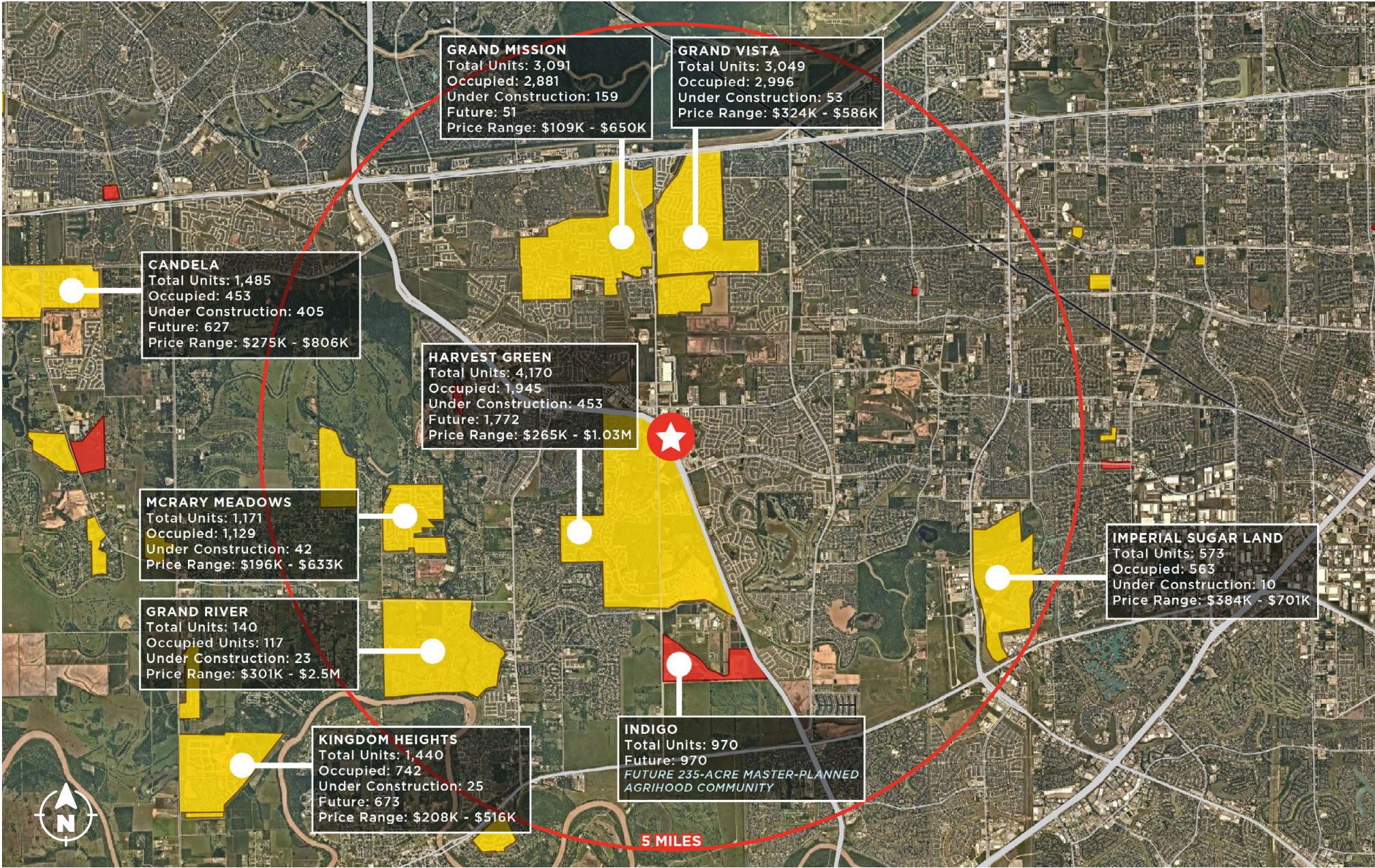
ANCHOR, RETAIL PADS, MULTI-TENANT RETAIL

1.54 AC - 10.09 AC





# RESIDENTIAL AERIAL



METROSTUDY ESTIMATES AS OF 2Q 2023



# SITE PLAN

KEY	BUSINESS	AREAS
1	Available Restaurant	5,300 SF
2	Available Restaurant	11,375 SF
3	Future Restaurant	3,000 SF
4	Available Retail	6,750 SF
5	Available Retail	6,750 SF
6	Available 2-Story Offices	10,408 SF
7	Available 2-Story Offices	10,408 SF
8	Available 3-Story Offices	39,600 SF
9	Available 2-Story Offices	10,408 SF
10	Available 2-Story Offices	10,408 SF
11	Available 2-Story Offices	10,408 SF
12	Available 2-Story Offices	10,408 SF
13	Available 2-Story Offices	5,100 SF
14	Available Retail	7,200 SF
15	Available 2-Story Offices	10,408 SF
16	Available Retail	6,250 SF
17	Available 2-Story Offices	10,408 SF
18	Available Retail	6,250 SF
19	Available Retail	7,500 SF
20	Available Retail	7,500 SF



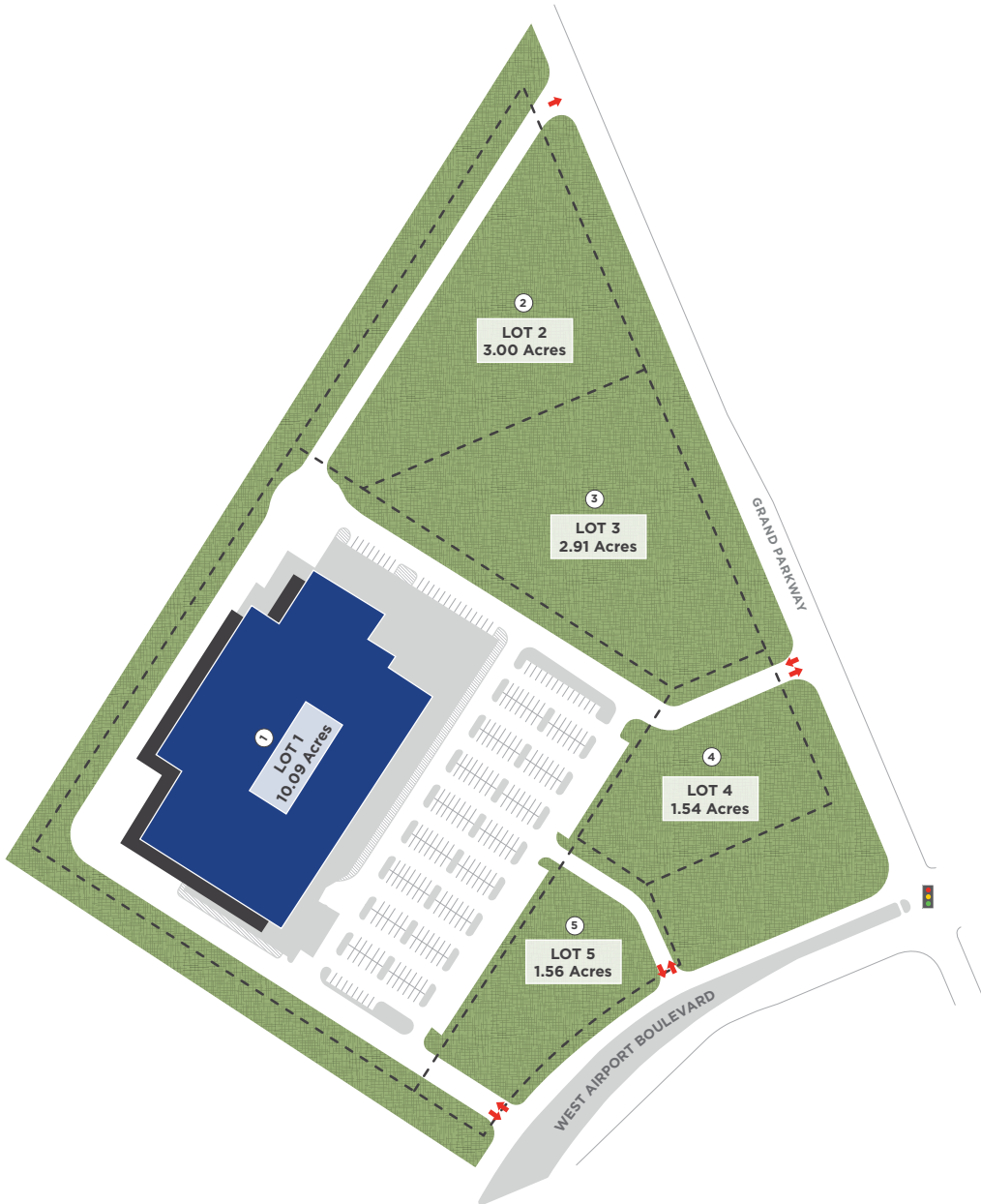
AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

SP. 24MISC005 | 02.24 | 01.24



# ALTERNATIVE SITE PLAN

KEY	BUSINESS	AREAS
1	Proposed Retail	10.09 AC
2	Available Lot 2	3.00 AC
3	Available Lot 3	2.91 AC
4	Available Lot 4	1.54 AC
5	Available Lot 5	1.56 AC



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

SP.01 | 07.23 | 07.23

# DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23



**SHIREEN OWLIA**  
832.646.2367  
sowlia@newquest.com

**DIANDRA BREEN**  
713.248.7977  
dbreen@newquest.com

POPULATION	2 MILES	3 MILES	5 MILES
Current Households	10,202	28,688	73,390
Current Population	32,399	91,354	238,834
2020 Census Population	36,012	85,464	220,026
Population Growth 2020 to 2023	-10.03%	6.89%	8.55%
2023 Median Age	36.1	35.2	35.3

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$145,981	\$139,696	\$128,063
Median Household Income	\$121,570	\$121,374	\$106,714
Per Capita Income	\$44,788	\$43,715	\$39,610

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	31.89%	32.96%	29.60%
Black or African American	24.30%	24.47%	23.59%
Asian or Pacific Islander	30.64%	27.61%	26.50%
Hispanic	14.90%	17.05%	23.65%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	12.75%	12.61%	11.91%
2 Person Households	26.88%	27.54%	25.96%
3+ Person Households	60.37%	59.85%	62.13%
Owner-Occupied Housing Units	80.59%	80.34%	77.24%
Renter-Occupied Housing Units	19.41%	19.66%	22.76%

# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Home Asset, Inc., dba NewQuest</b> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<b>420076</b> License No.	- Email	<b>281.477.4300</b> Phone
<b>H. Dean Lane, Jr.</b> Designated Broker of Firm	<b>366134</b> License No.	<b>dlane@newquest.com</b> Email	<b>281.477.4300</b> Phone
<b>H. Dean Lane, Jr.</b> Licensed Supervisor of Sales Agent/Associate	<b>366134</b> License No.	<b>dlane@newquest.com</b> Email	<b>281.477.4300</b> Phone
<b>Shireen Owlia</b> Sales Agent/Associate's Name	<b>640710</b> License No.	<b>sowlia@newquest.com</b> Email	<b>281.640.7693</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS24-71\_DK\_02.09.24