

**NOW  
PRE-LEASING**

**Grand Mission Estates**  
Total Units: 3,091  
Occupied: 2,881  
Under Construction: 159  
Future: 51  
Price Range: \$107K - \$690K



**Aliana**  
Total Units: 4,097  
Occupied Units: 4,095  
Under Construction: 2

**NOW OPEN**  
**COSTCO**  
WHOLESALE

COMING SOON  
THE GRAND AT ALIANA  
PHASE III

**MALALA ELEMENTARY SCHOOL**  
977 STUDENTS

PROPOSED  
MULTIFAMILY

99

64,450 VPD

**THE MARKET AT  
HARVEST GREEN**

**Harvest Green**  
Total Units: 4,169  
Occupied: 2,216  
Under Construction/Inventory: 182  
Future: 1,771

**VIEW VIDEO**

**NewQuest**

## THE MARKET AT HARVEST GREEN

NWC of W. Grand Pkwy. S. and W. Airport Blvd. | Richmond, TX  
Anchor, Junior Anchor Retail, Pads and Multi-Tenant Retail  
Available For Lease or Ground Lease

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VIEW VIDEO ▶▶

# Project Highlights

- Located at the retail hub of Grand Parkway and West Airport amidst multiple master-planned communities
- Explosive residential growth within Fort Bend County; ranked in top 10 counties in annual numeric growth nationally<sup>1</sup>
- Over 5,500 students attend William B Travis High, James Bowie Middle School and James C Neill Elementary School, which are among some of the best performing schools in the Houston area
- Nearby attractions: Messina Hof Harvest Green Winery & Kitchen is the Most Award Winning Winery in Texas Producing 100% Texas Wines & the abundant Harvest Green farmer's market at Village Farm
- Opportunity to work from home in one of the hottest suburbs of Houston

<sup>1</sup>U.S. Census Bureau, 2024

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**64K+**  
VPD ON  
GRAND PARKWAY



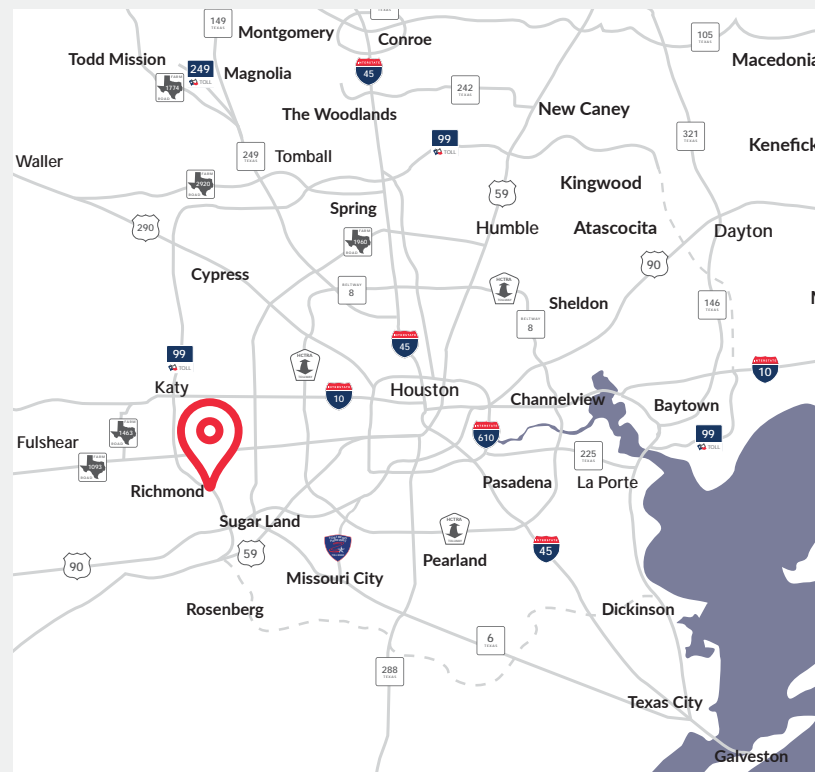
**\$161K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 2 MILES



**253K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

## MAJOR AREA RETAILERS



# Project Highlights

[VIEW VIDEO ▶▶](#)

**241K**  
CURRENT  
POPULATION  
WITHIN 5 MILES



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 EXPERIENCED A 42% GPD INCREASE<sup>1</sup> AND IS IN THE TOP 10 COUNTIES IN ANNUAL NUMERIC GROWTH NATIONALLY<sup>2</sup>



LAST MAJOR RETAIL TRACT AVAILABLE OFF OF GRAND PARKWAY IN THE TRADE AREA



AVAILABLE:  
ANCHOR, JUNIOR ANCHOR, RETAIL PADS, MULTI-TENANT RETAIL  
0.71 AC - 5.63 AC

<sup>1</sup>Federal Reserve Bank of St. Louis, 2024  
<sup>2</sup>U.S. Census Bureau, 2024



# Trade Aerial



TxDot Traffic Counts as of 2024

11.25 | 01.25



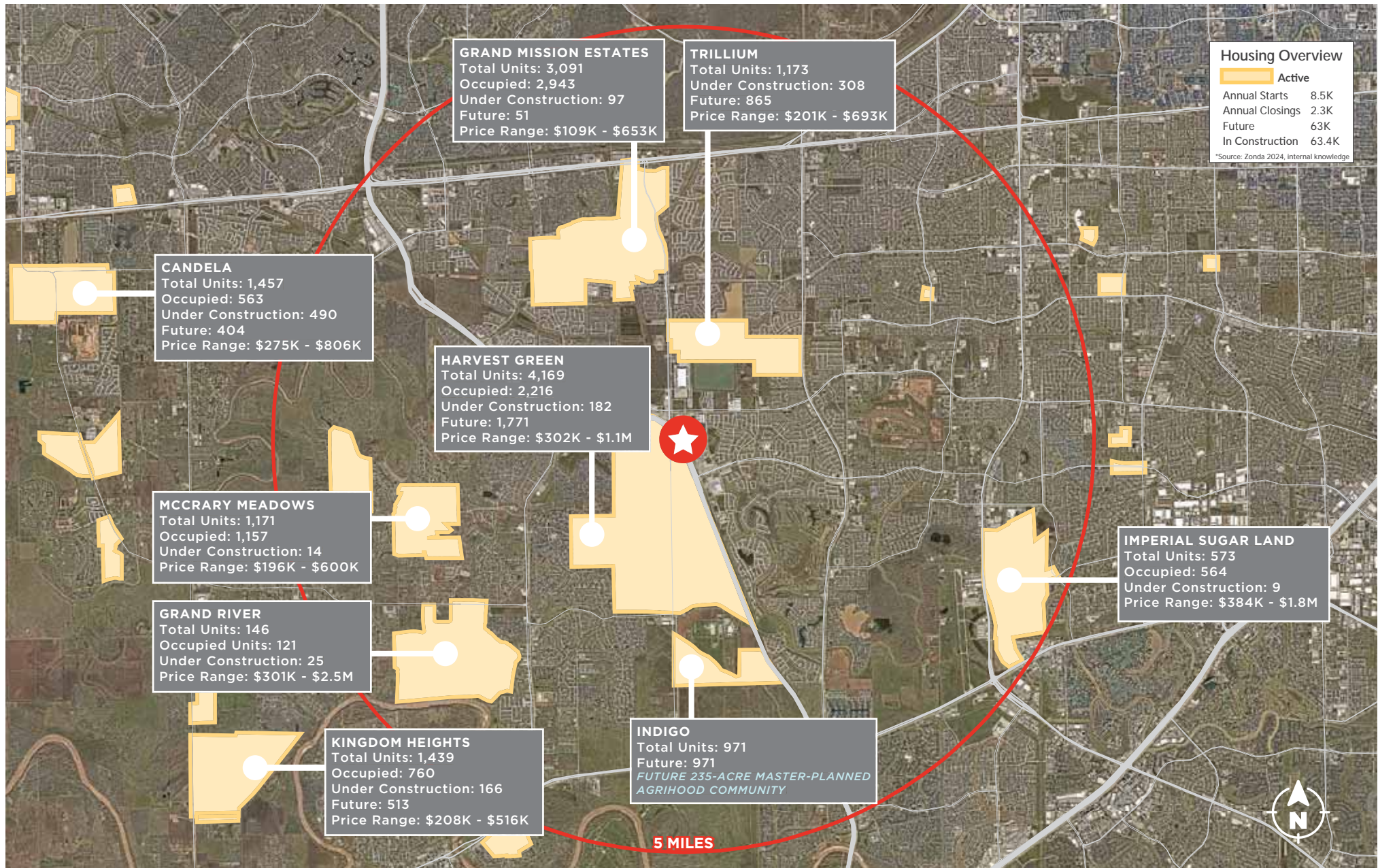


TxDot Traffic Counts as of 2024

11.25 | 01.25



# Residential Aerial



02.25 | 01.25





TxDot Traffic Counts as of 2024 12.25 | 02.25



KEY	BUSINESS	AREAS
1	Available Lot H	5.63 AC
2	Leased: PJ's Coffee	1,400 SF
3	Lease Negotiations: Curo Pet Care	3,000 SF
A	Available Retail A	11,272 SF
B	Available Retail B	14,139 SF
C	Available Retail C	11,924 SF
D	Available Retail D	3,675 SF
E	Available Retail E	3,000 SF
F	Available Retail F	12,300 SF

Aerial Rendering





# Renderings

Lot A





# Renderings

Lot B





# Renderings

Lot C





# Demographics

POPULATION	2 MILES	3 MILES	5 MILES
Current Households	12,305	32,220	77,653
Current Population	39,323	102,841	252,870
2020 Census Population	37,055	86,112	222,359
Population Growth 2020 to 2025	6.12%	19.43%	13.72%
2025 Median Age	35.8	35.8	36.1

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	30.30%	30.59%	28.95%
Black or African American	21.86%	24.04%	23.56%
Asian or Pacific Islander	33.00%	30.22%	28.02%
Hispanic	16.82%	17.41%	22.63%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$160,725	\$152,723	\$140,582
Median Household Income	\$120,412	\$119,884	\$113,014
Per Capita Income	\$48,797	\$47,247	\$44,127

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	18.52%	15.76%	12.96%
2 Person Households	24.42%	26.13%	28.86%
3+ Person Households	57.06%	58.12%	58.18%
Owner-Occupied Housing Units	77.00%	79.71%	75.67%
Renter-Occupied Housing Units	23.00%	20.29%	24.33%

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

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

\_\_\_\_\_  
Date

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



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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.

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