

RICELAND SHOPPES

NEC of Eagle Dr and Wilburn Ranch Dr | Mont Belvieu, TX



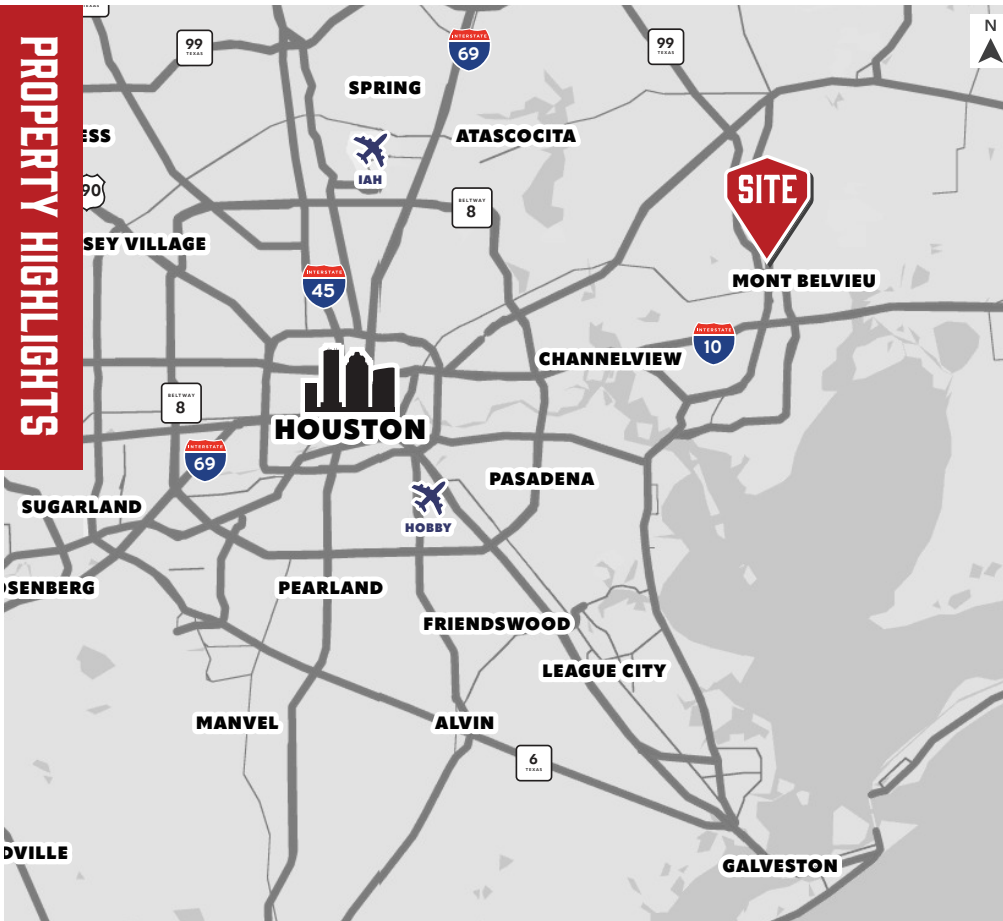
NEW CLASS A RETAIL DEVELOPMENT Pad Sites and Retail Space Available For Lease

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PROPERTY HIGHLIGHTS

- Across from Barbers Hill University Campus within Barbers Hill ISD (8 schools, 6,424 students)
- Located at the main entrance to Riceland, a premier mixed-use master-planned community in Mont Belvieu
- Minutes from the Grand Parkway, providing strong regional connectivity and accessibility
- Average home price in Riceland is ~\$485K, with homes reaching up to \$1M+
- Upon completion, Riceland will feature ±4,500 homes and a highly amenitized, walkable community environment
- Anchored by Mont Belvieu’s planned new downtown district, driving retail and dining demand
- Located in one of the fastest-growing counties in Texas, supporting long-term growth and retail demand

SPACE AVAILABLE

- ±0.74 acre - ±1.42 acre pad sites available (divisible)
- ±1,500-SF ±11,160-SF retail space (divisible)

DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	3,395	20,498	39,249
2030 Projected Population	3,979	24,076	46,099
2025 Est. Average HHI	\$138,569	\$140,710	\$138,870

2010-2020 Census, 2025 Estimates with 2030 Projections



MONT BELVIEU KNOWN AS THE EPICENTER OF U.S. NGL INFRASTRUCTURE, TRADING, AND CONNECTIVITY
 -OPIS GLOBAL, 2025




TARGA
 ONE OF THE LARGEST NGL HUBS IN NORTH AMERICA

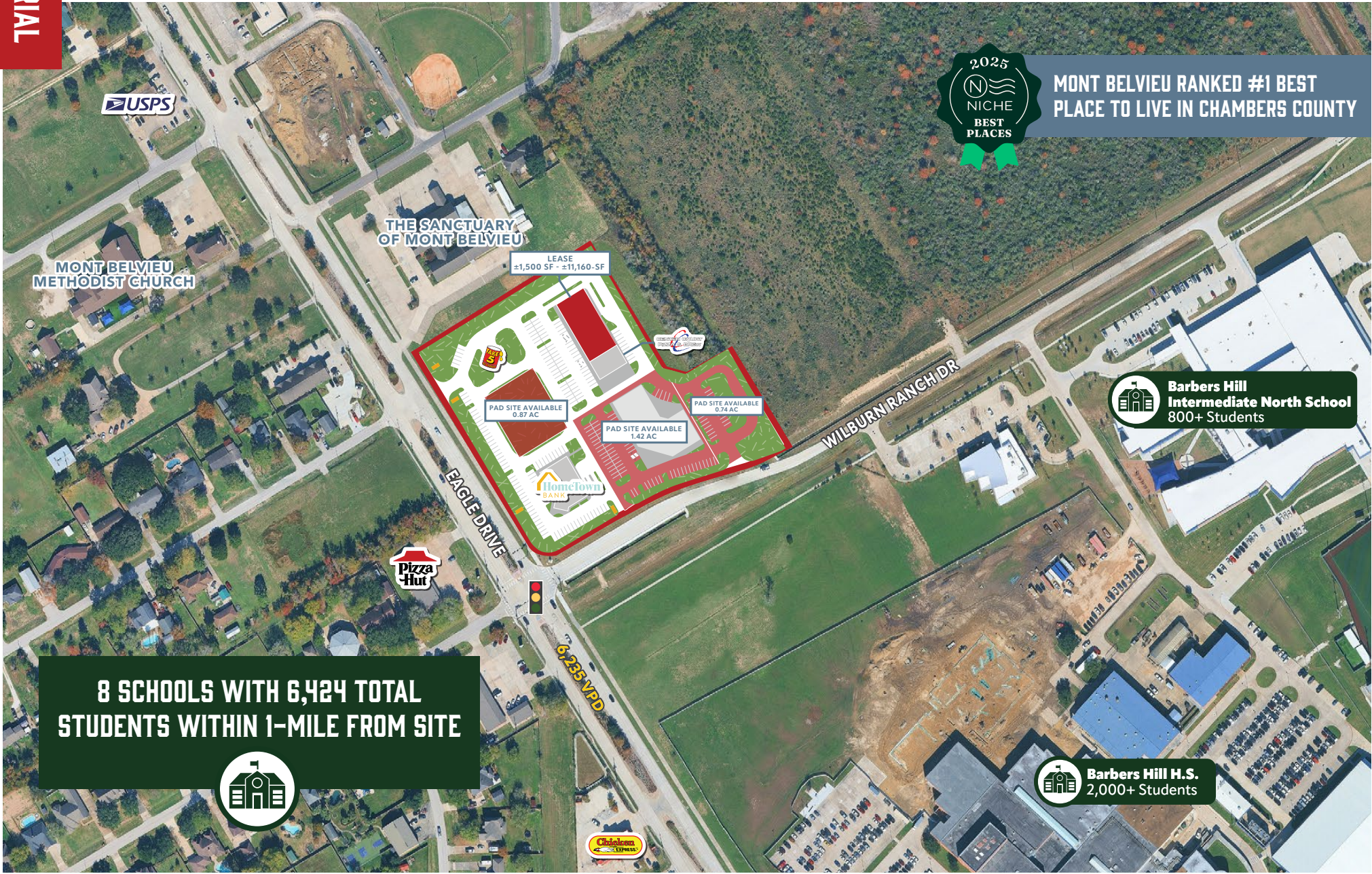
MONT BELVIEU CROSSING
 H-E-B HOBBY LOBBY DAISO pf
 TJ-MAXX FIVE BELOW WALK-ON'S

Walmart ROSS Hooky
 WALK-ON'S AT&T GREAT AMERICAN COOKIES Chick-fil-A
 crumbl Pizza Hut





MONT BELVIEU RANKED #1 BEST PLACE TO LIVE IN CHAMBERS COUNTY



MONT BELVIEU METHODIST CHURCH

THE SANCTUARY OF MONT BELVIEU

LEASE ±1,500 SF - ±11,160-SF

PAD SITE AVAILABLE 0.87 AC

PAD SITE AVAILABLE 1.42 AC

PAD SITE AVAILABLE 0.74 AC

Barbers Hill Intermediate North School 800+ Students

8 SCHOOLS WITH 6,424 TOTAL STUDENTS WITHIN 1-MILE FROM SITE



Barbers Hill H.S. 2,000+ Students





1	HOMETOWN BANK	8,089 SF
2	PAD SITE AVAILABLE	0.87 AC
3	TAKE 5 OIL CHANGE	1,432 SF
4	AVAILABLE FOR LEASE	±1,500 - ±11,160 SF
5	CENTER COURT PIZZA & BREW	3,840 SF
6	PAD SITE AVAILABLE	1.42 AC
7	PAD SITE AVAILABLE	0.74 AC



AVAILABLE
 PENDING
 LEASED
 MONUMENT SIGNAGE





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.

AS 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant. Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

