



THE GRAND AT ALIANA

Join the Largest and Fastest-Growing Retail Corridor in Texas

W. Grand Parkway S. & W. Airport Blvd. | Richmond, Texas

David Meyers | Josh Friedlander | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

THE GRAND AT ALIANA

RICHMOND, TEXAS

PROJECT HIGHLIGHTS



“OUR POPULATION IS EXPECTED TO DOUBLE IN THE NEXT DECADE... WHICH WE WILL ACHIEVE... WHILE ALSO MAINTAINING THE **HISTORIC CHARM AND ECLECTIC CHARACTER** THAT HAS COME TO DEFINE RICHMOND”

*SOURCE: EVALYN W. MOORE,
MAYOR OF RICHMOND*



65%
POPULATION
GROWTH
WITHIN 1 MILE



\$106K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



MORE THAN
46K
VPD ON
GRAND
PARKWAY

CURRENT TENANTS

Burlington

ROSS
DRESS FOR LESS

Michaels

petco

five
BELOW

ULTA
BEAUTY

KUMON

HOUSTON
Methodist
LEADING MEDICINE

McDonald's

EXPRESS
OIL CHANGE
& SERVICE CENTER

CHI St. Luke's
Health

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NewQuest
PROPERTIES®

PROJECT HIGHLIGHTS



228K
CURRENT
POPULATION



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



2,000 ANNUAL HOUSE CLOSINGS WITHIN 5 MILES IN 2Q2020



ALIANA WILL HAVE **4,423 HOMES** AND **HARVEST GREEN** WILL HAVE **2,626 HOMES** AT COMPLETION

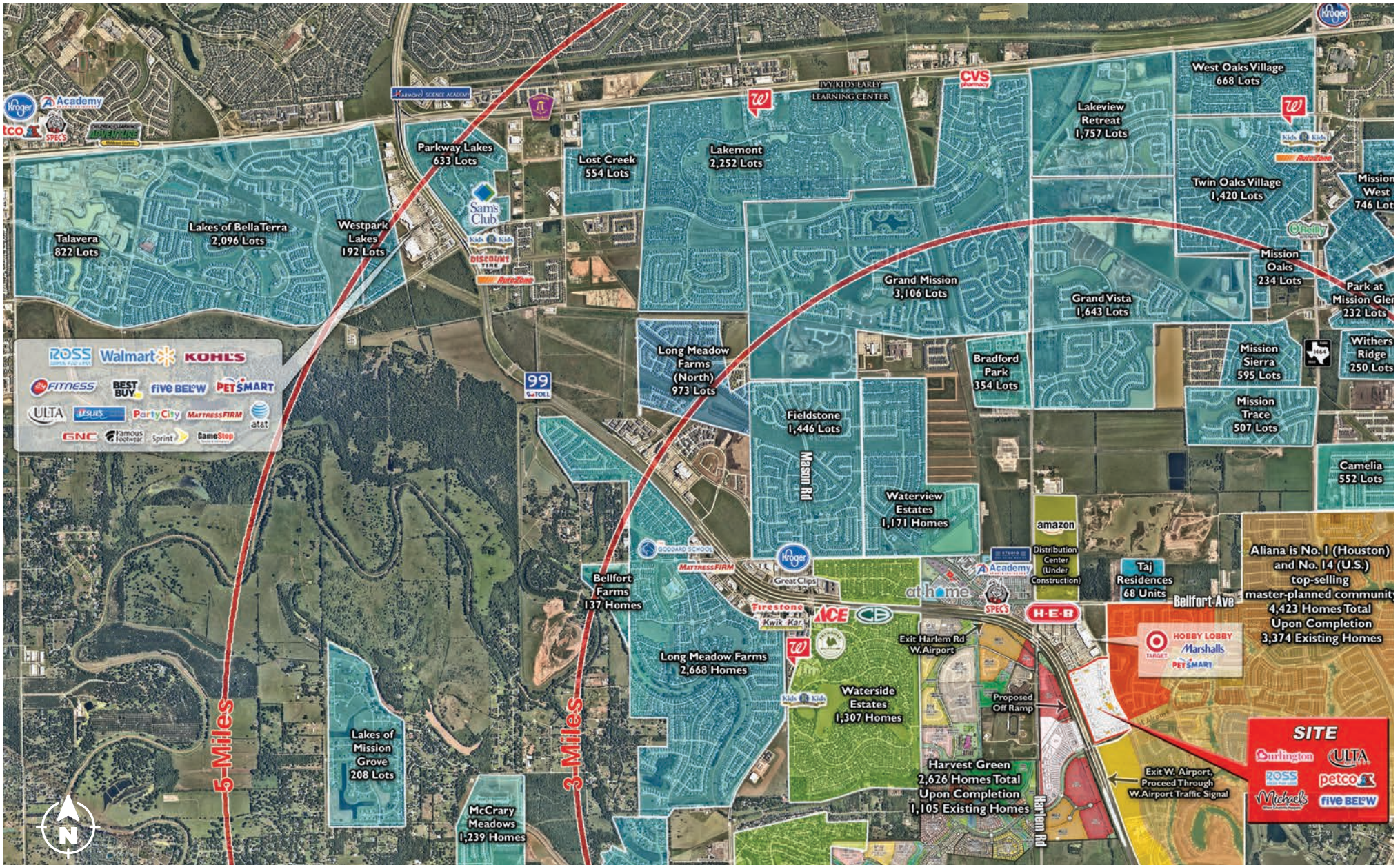


HIGH SCHOOLS RATED AMONG THE **BEST PERFORMING** IN THE HOUSTON AREA



FORT BEND COUNTY RANKS **3RD FOR PURCHASING POWER IN TEXAS**, AND 2ND ON "TEXAS COUNTIES WHERE WEALTHY PEOPLE ARE MOVING" LIST

RESIDENTIAL AERIAL



10.20 | 01.20







SITE PLAN

KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	Proposed Skechers	8,000 SF	13	Proposed Crumbl Cookies	1,572 SF	25	Proposed Pho Bo To & Bo Ne	1,750 SF	37	McDonald's	4,456 SF
2	Deluxe Nails	4,500 SF	14	Proposed Kitchen Collective	4,814 SF	26	Kravin Aliana	1,400 SF	38	Proposed C2 Education	1,750 SF
3	Available For Lease	2,500 SF	15	Available For Lease	7,200 SF	27	Available Pad	8,050 SF	39	Proposed AT&T	1,400 SF
4	Proposed Bath & Body Works	4,000 SF	16	Available For Lease	4,000 SF	28	Available Pad	6,600 SF	40	Dr. Marieda, DDS	2,100 SF
5	Michaels	21,705 SF	17	Gym	38,470 SF	29	Proposed Einstein Bagels	2,460 SF	41	Proposed Chicken Kitchen	1,540 SF
6	Ross	22,000 SF	18	Available For Lease	2,594 SF	30	Proposed Jack in the Box	2,765 SF	42	First Watch	4,060 SF
7	Ulta	10,032 SF	19	Available For Lease	3,219 SF	31	Proposed Dutch Bros Coffee	918 SF	43	Proposed Asian Restaurant	5,250 SF
8	Five Below	8,218 SF	20	Available For Lease	15,000 SF	32	Jason's Deli	4,862 SF	44	Available For Lease	1,050 SF
9	Burlington	35,396 SF	21	Available For Lease	15,000 SF	33	Available Pad	8,400 SF	45	Proposed Visionworks	3,150 SF
10	Petco	14,000 SF	22	Proposed Sprouts	23,256 SF	34	Timewise	5,338 SF	46	Proposed Olive Garden	7,916 SF
11	Available For Lease	1,665 SF	23	Houston Methodist Hospital	22,222 SF	35	Express Oil Change	4,800 SF	47	Available Pad	5,678 SF
12	Kumon	1,200 SF	24	Available For Lease	5,950 SF	36	CHI St. Luke's Health	10,454 SF	48	Available Pad	4,055 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



10.20 | 10.20





DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION	1 MILE	3 MILES	5 MILES	TRADE AREA
Current Households	873	25,686	70,081	42,339
Current Population	2,007	77,268	228,414	134,979
2010 Census Population	18	42,113	165,367	85,990
Population Growth 2010 to 2020	10928%	87%	41%	63%
2020 Median Age	33	34	34	34

INCOME	1 MILE	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$91,661	\$102,895	\$106,067	\$99,932
Median Household Income	\$104,283	\$99,445	\$94,513	\$94,939
Per Capita Income	\$29,260	\$33,182	\$33,122	\$31,326

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES	TRADE AREA
White	52%	50%	42%	46%
Black or African American	21%	21%	21%	22%
Asian or Pacific Islander	17%	18%	26%	20%
Other Races	9%	10%	11%	11%
Hispanic	25%	24%	25%	27%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES	TRADE AREA
1 Person Household	14%	13%	12%	13%
2 Person Households	29%	30%	26%	27%
3+ Person Households	57%	57%	62%	61%
Owner-Occupied Housing Units	67%	85%	83%	85%
Renter-Occupied Housing Units	33%	15%	17%	15%

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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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