



THE GRAND AT ALIANA

Join The Largest and Fastest Growing Retail Corridor in Texas

NEC of W Grand Pkwy S & W Airport Blvd | Richmond, Texas




David Meyers | Josh Friedlander | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



★
72%
HISTORIC ANNUAL GROWTH
 FROM 2010 - 2018
*3 mile radius

\$107K
AVERAGE HOUSEHOLD INCOME
 WITHIN 3 MILE TRADE AREA




FORT BEND COUNTY RANKS #1 AS THE FASTEST GROWING LARGE COUNTY IN THE NATION

Source: Census 2017



MAJOR AREA DEVELOPMENTS

- Grand Mission (3,000 Homes)
- Waterside Estates (1,307 Homes)
- Aliana (2,915 Current Homes)
- Harvest Green (1,687 Current Homes)

NEW HOMES IN 3 MILE RANGE AVERAGE PRICE OVER \$500K



○
216,848
CURRENT POPULATION
WITHIN 5 MILES



THE GRAND AT ALIANA

Fort Bend county is home to **7 OF 10 COMMUNITIES WITH MOST NEW HOME CONSTRUCTION**

1,927 ANNUAL CLOSINGS
 within 5 miles in 4Q2018

ALIANA will have **4,761 HOMES** at completion, and **HARVEST GREEN** will have **2,628 HOMES** at completion

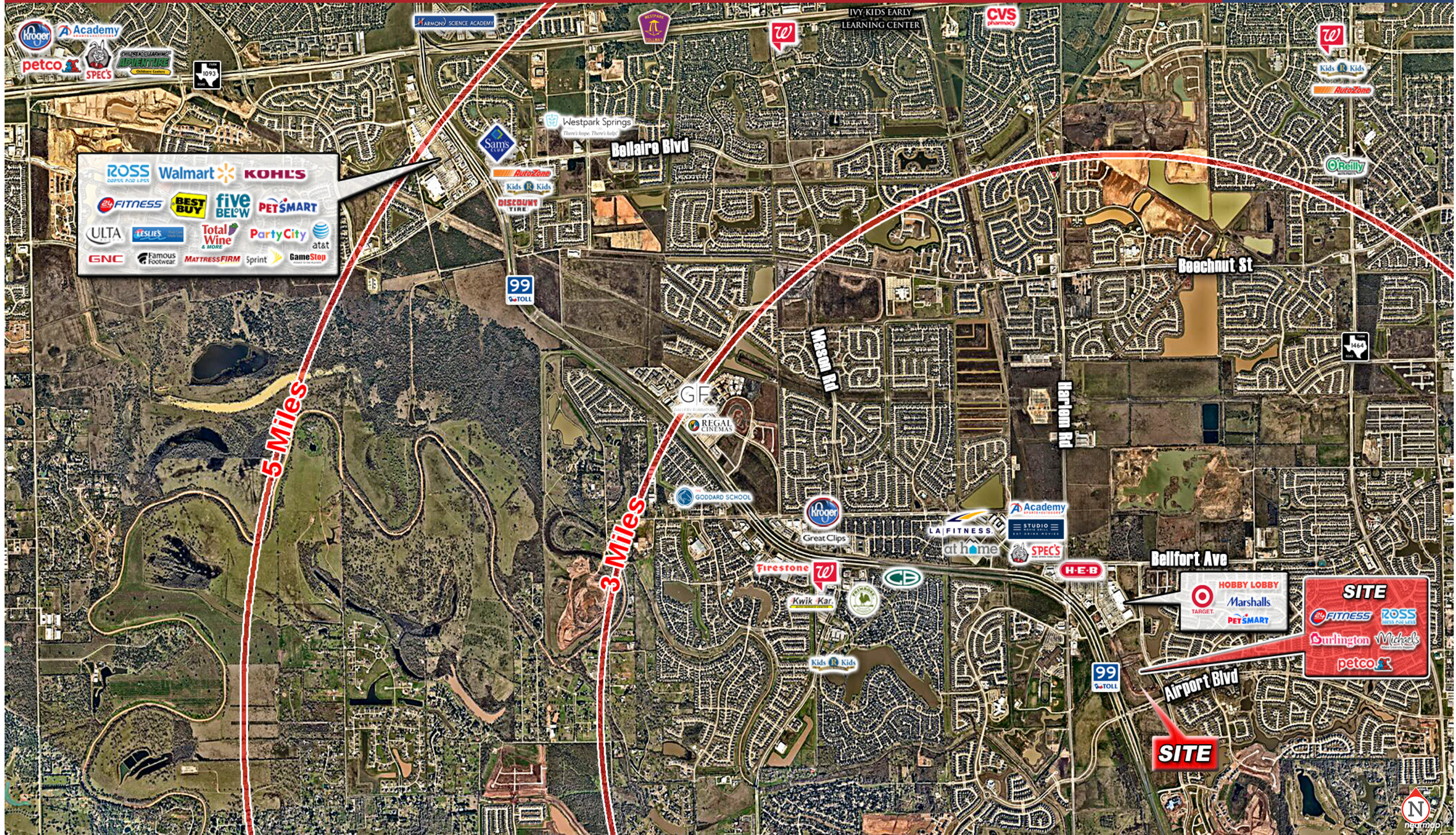
HIGH SCHOOLS RATED AMONG THE BEST PERFORMING IN THE HOUSTON AREA

FORT BEND COUNTY RANKS 3RD FOR PURCHASING POWER in the State of Texas, and **2ND ON "TEXAS COUNTIES WHERE WEALTHY PEOPLE ARE MOVING" LIST**

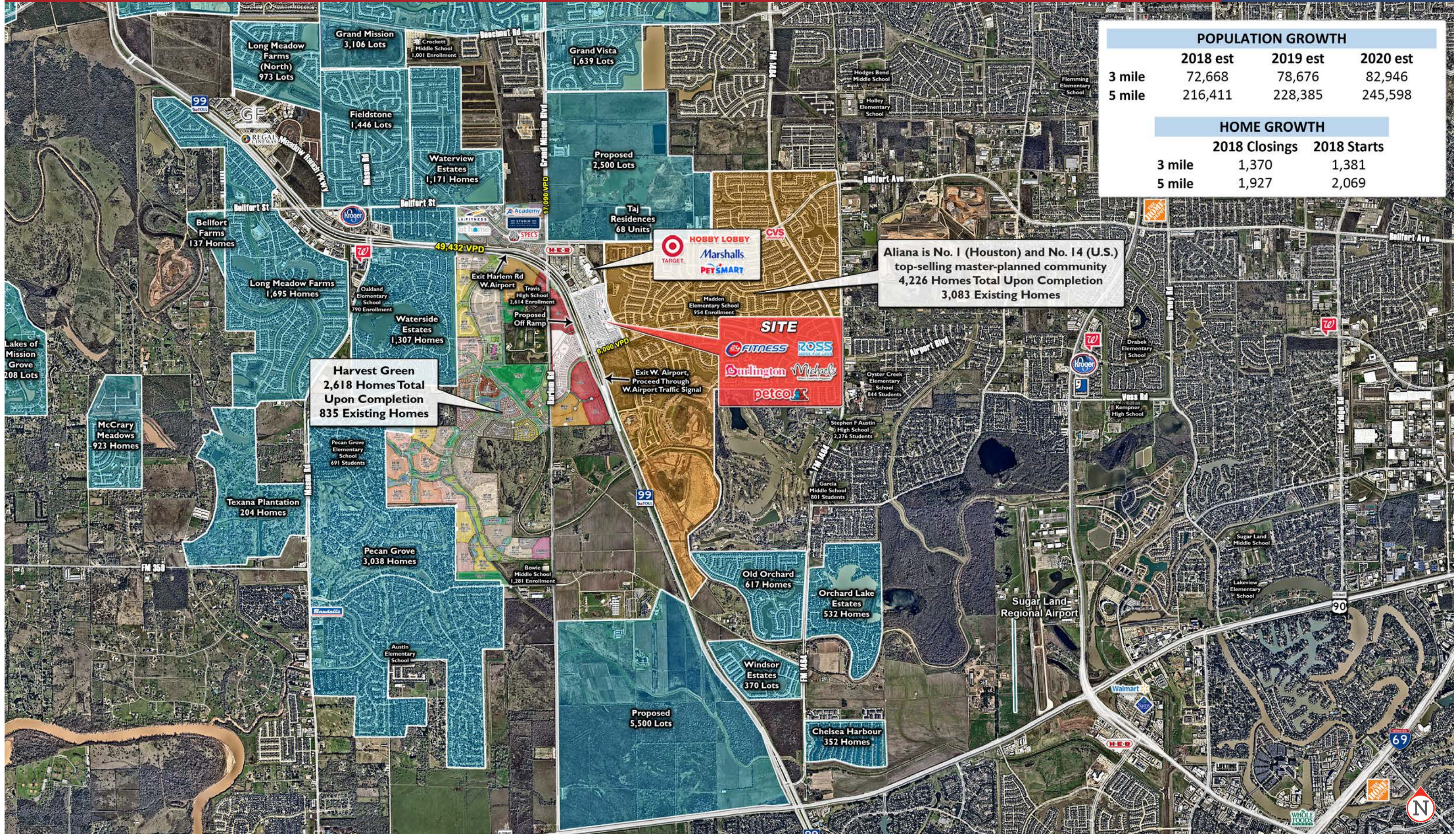
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WHAT'S AROUND: Trade Area



WHAT'S AROUND: Neighborhoods



POPULATION GROWTH			
	2018 est	2019 est	2020 est
3 mile	72,668	78,676	82,946
5 mile	216,411	228,385	245,598

HOME GROWTH		
	2018 Closings	2018 Starts
3 mile	1,370	1,381
5 mile	1,927	2,069

Aliana is No. 1 (Houston) and No. 14 (U.S.) top-selling master-planned community
 4,226 Homes Total Upon Completion
 3,083 Existing Homes

Harvest Green
 2,618 Homes Total
 Upon Completion
 835 Existing Homes

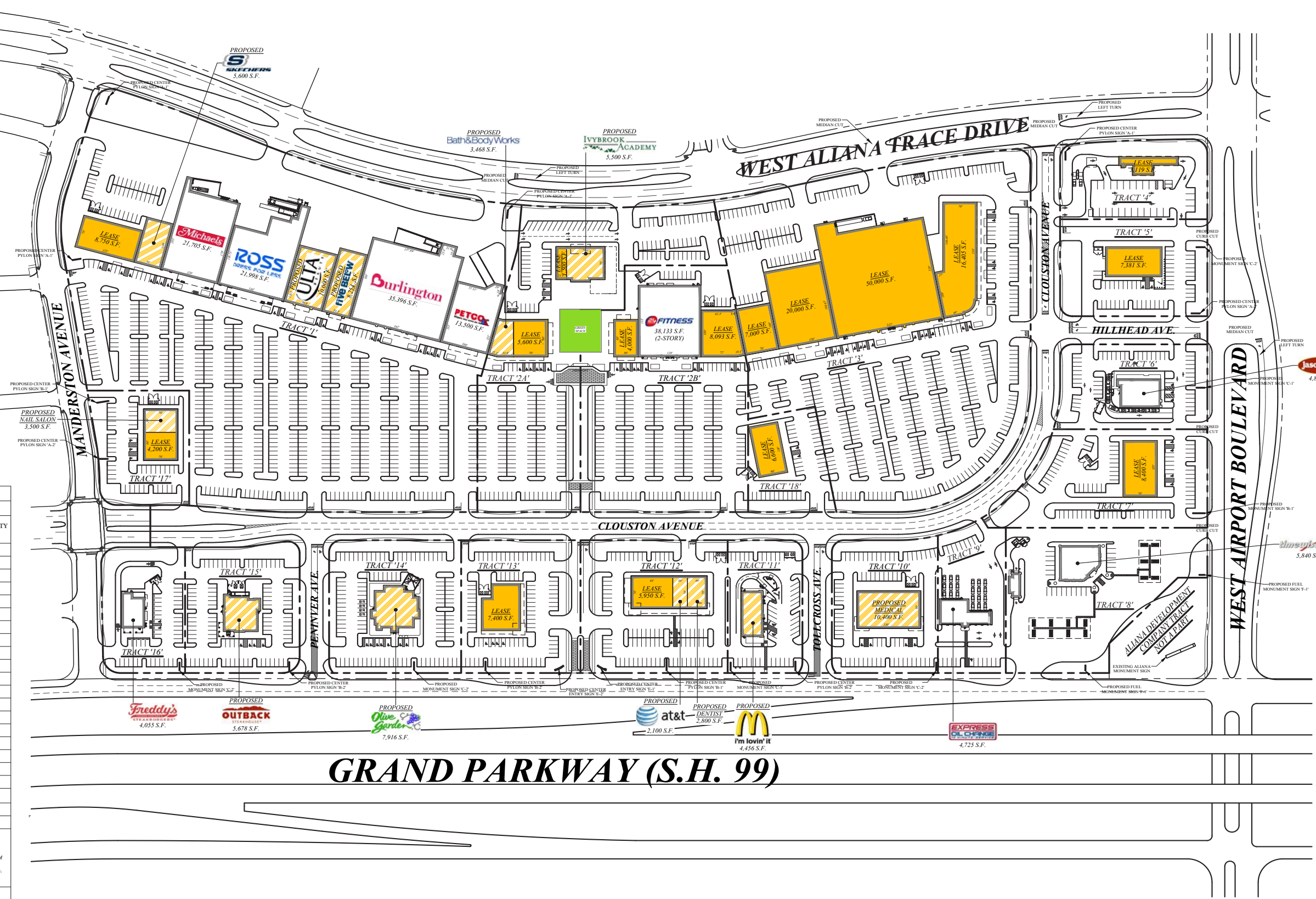
SITE

24 FITNESS ROSS
 Burlington Michaels
 petco



WHAT'S AROUND





DEVELOPMENT SYNOPSIS

MAJOR LEASE SHOPPING CENTER TRACTS

TRACT #	LAND AREA (S.F.)	(ACRES)	BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
TRACT 1'	598,644	13.74	125,203	728	5.81	20.91
TRACT 2A'	161,819	3.71	16,068	223	13.88	9.93
TRACT 2B'	166,146	3.81	50,225	237	4.72	30.23
TRACT 3'	384,894	8.84	93,405	496	5.31	24.27
TRACT 4'	49,650	1.14	3,119	26	8.34	6.28
TRACT 5'	61,822	1.42	7,381	49	6.64	11.94
TRACT 6'	54,520	1.25	4,862	50	10.28	8.92
TRACT 7'	78,972	1.81	8,400	79	9.40	10.64
TRACT 8'	96,186	2.21	5,840	24	4.11	6.07
TRACT 9'	42,899	0.98	4,725	20	4.23	11.01
TRACT 10'	61,172	1.40	10,400	74	7.12	17.00
TRACT 11'	42,860	0.98	4,456	43	9.65	10.40
TRACT 12'	84,784	1.95	10,850	84	7.74	12.80
TRACT 13'	68,728	1.58	7,400	90	12.16	10.77
TRACT 14'	75,885	1.74	7,916	122	15.41	10.43
TRACT 15'	63,025	1.45	5,678	97	17.08	9.01
TRACT 16'	44,723	1.03	4,055	41	10.11	9.07
TRACT 17'	46,210	1.06	7,700	52	6.75	16.66
TRACT 18'	33,711	0.77	6,600	39	5.91	19.58
SUBTOTAL	2,216,650	50.89	384,283	2,574	6.70	17.34
R.O.W.	209,953	4.82				
TOTAL	2,426,603	55.71				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP114 DATE: 03.27.19

WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

1 Mile 3 Miles 5 Miles Trade Area

POSTAL COUNTS

Current Households	207	23,161	66,513	39,194
Current Population	315	72,684	216,848	127,811
2010 Census Average Persons per Household	1.53	3.14	3.26	3.26
2010 Census Population	3	44,747	165,340	88,062
Population Growth 2010 to 2018	10409.17%	72.02%	33.73%	50.61%

CENSUS HOUSEHOLDS

1 Person Household	10.32%	13.48%	12.37%	12.61%
2 Person Households	30.73%	29.53%	25.71%	26.79%
3+ Person Households	58.94%	56.99%	61.92%	60.60%
Owner-Occupied Housing Units	96.10%	84.95%	83.39%	84.34%
Renter-Occupied Housing Units	3.90%	15.05%	16.61%	15.66%

RACE AND ETHNICITY

2018 Estimated White	50.66%	52.51%	43.26%	47.26%
2018 Estimated Black or African American	21.46%	20.02%	20.24%	21.59%
2018 Estimated Asian or Pacific Islander	16.56%	18.01%	25.27%	20.19%
2018 Estimated Other Races	10.94%	9.10%	10.85%	10.58%
2018 Estimated Hispanic	26.01%	22.40%	24.63%	25.42%

INCOME

2018 Estimated Average Household Income	\$91,164	\$107,240	\$105,569	\$101,718
2018 Estimated Median Household Income	\$95,837	\$104,833	\$97,148	\$96,350
2018 Estimated Per Capita Income	\$29,411	\$34,871	\$33,112	\$32,045

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	12.89%	15.89%	18.04%	17.74%
2018 Estimated Bachelors Degree	29.34%	28.79%	26.54%	26.22%
2018 Estimated Graduate Degree	18.69%	16.50%	15.40%	14.73%

AGE

2018 Median Age	31.7	34.4	34.5	34.2
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Our quest is your success.

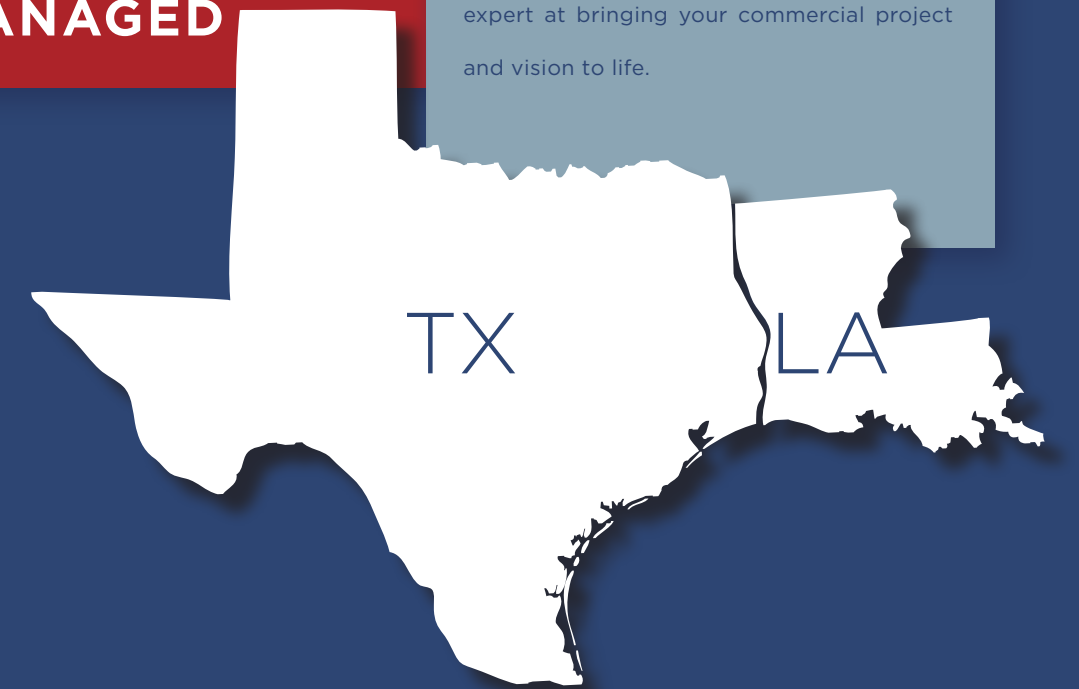
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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.

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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

