



WATERSIDE COMMONS

Rare 10K SF Second Generation Space in Desirable Aliana Market

SEC of W Grand Pkwy S and S Mason Rd. | Richmond, Texas

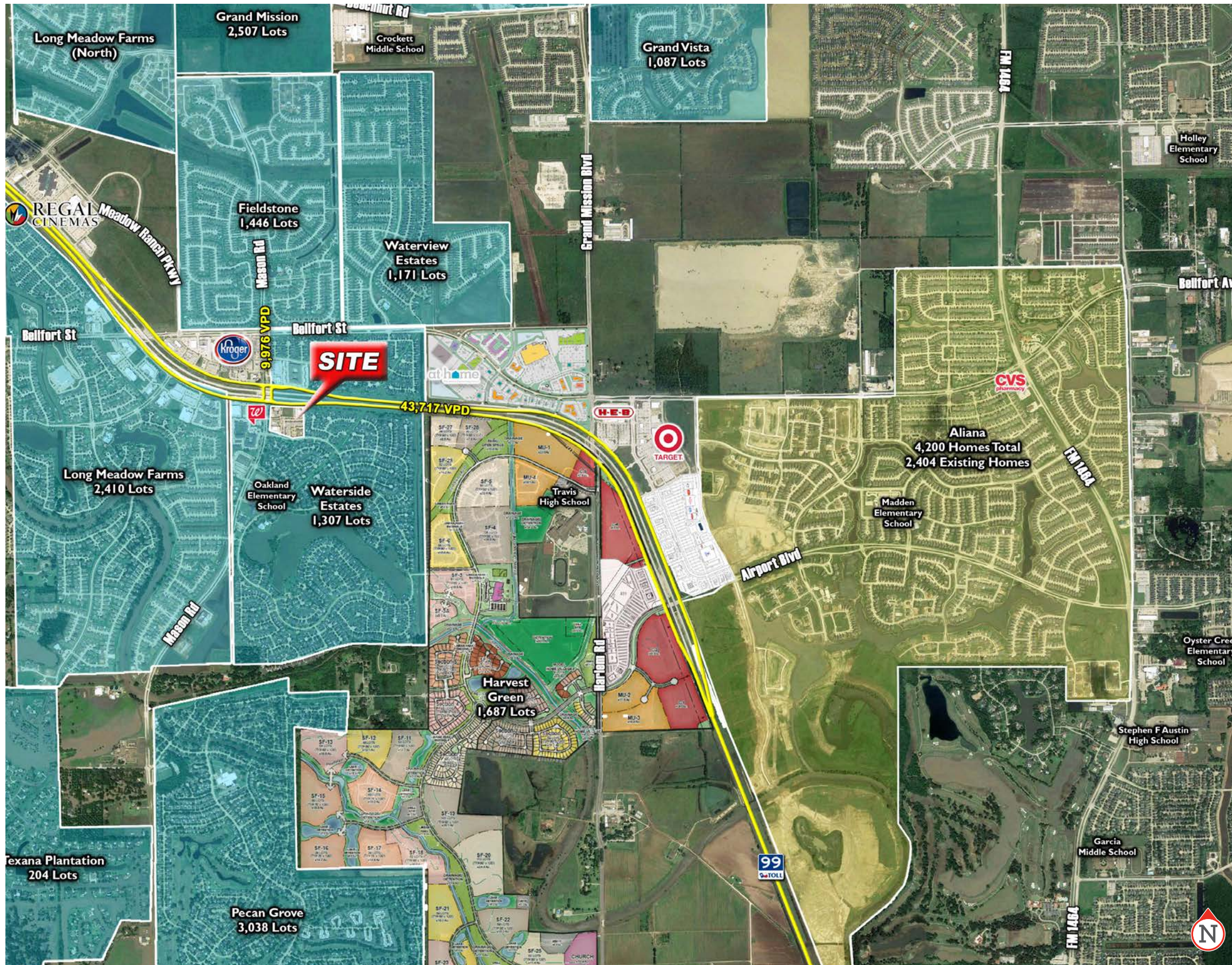


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Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

Waterside Commons

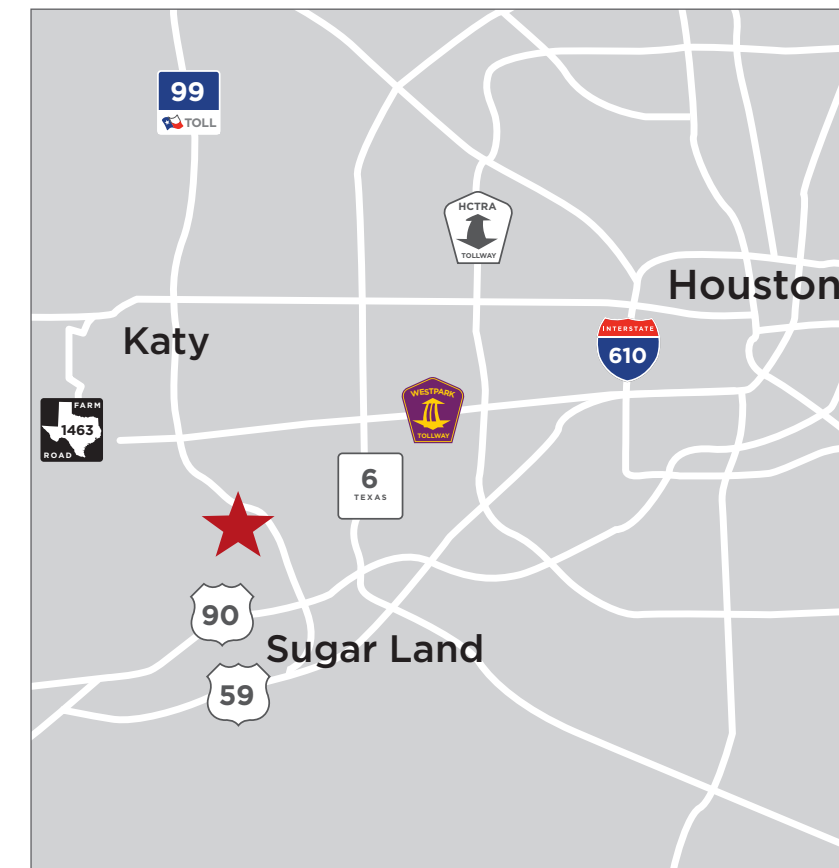
SEC of W Grand Pkwy S and S Mason Rd. | Richmond, Texas



- Richmond, TX, in the Southwest Houston submarket, is home to some of the fastest growing and top selling master planned communities in the United States
- The expansion of the Grand Parkway toll road has sparked unprecedented residential and commercial growth in Fort Bend County, ranked #1 fastest growing large county in the country
- Relatively cheap land and top notch high schools continue to fuel home starts and sales as Houstonians flock to the surrounding master planned communities

Demographics

- 3 mi. population - 59,554
- 1 mi. population growth - 92.27%
- 1 mi. HH income - \$131,005
- 2017 housing starts within 3 mile radius - 1,315



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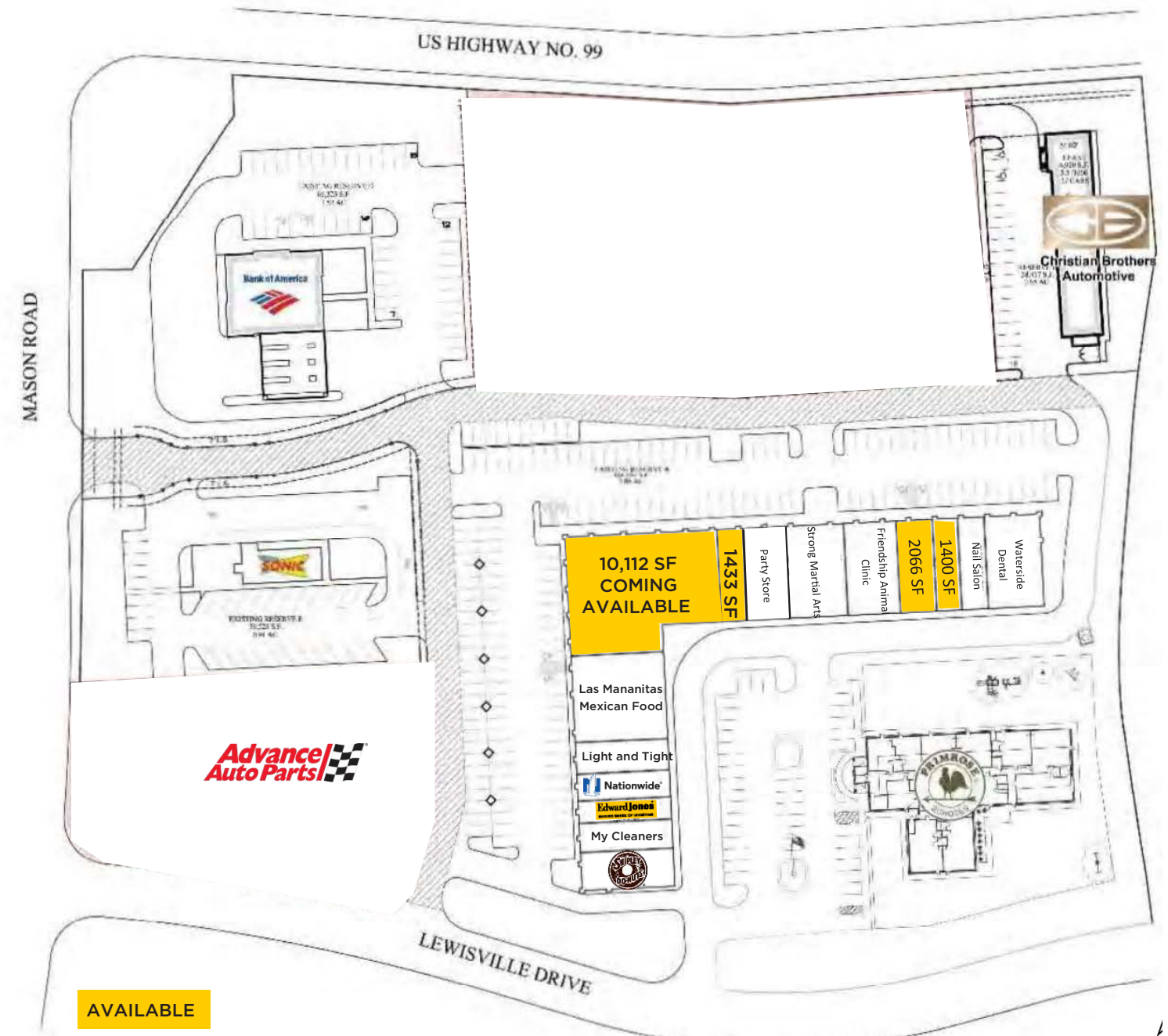
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Waterside Commons is a 42,000 SF retail center well positioned amidst the explosive residential and commercial growth in Richmond, TX, part of the Southwest Houston submarket. Drawing traffic from numerous surrounding affluent neighborhoods, including Long Meadow Farms, Waterside Estates, Harvest Green and Aliana, Waterside Commons boasts a well-rounded co-tenancy of daily needs tenants and family-oriented businesses. The shopping center has excellent signage on both Grand Parkway and S Mason, providing quick access to and from both major thoroughfares. With very affordable rents, Waterside Commons is an excellent opportunity to enter this competitive retail market in a Class A shopping center.

Spaces Available

- Up to 11,545 SF contiguous anchor space
- 1,400 SF second generation restaurant
- 2,066 SF second generation retail



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 09/18

1 Mile 3 Miles 5 Miles

POSTAL COUNTS

Current Households	3,840	20,577	56,763
Current Population	12,117	61,456	182,976
2010 Census Average Persons per Household	3.16	2.99	3.22
2010 Census Population	6,369	34,035	129,106
Population Growth 2010 to 2018	90.26%	84.71%	44.47%

CENSUS HOUSEHOLDS

1 Person Household	9.98%	13.24%	12.20%
2 Person Households	28.97%	31.35%	26.16%
3+ Person Households	61.05%	55.41%	61.64%
Owner-Occupied Housing Units	96.50%	87.98%	85.50%
Renter-Occupied Housing Units	3.50%	12.02%	14.50%

RACE AND ETHNICITY

2018 Estimated White	57.37%	57.81%	51.21%
2018 Estimated Black or African American	18.06%	18.54%	19.24%
2018 Estimated Asian or Pacific Islander	16.00%	14.38%	19.33%
2018 Estimated Other Races	8.16%	8.88%	9.84%
2018 Estimated Hispanic	21.49%	22.47%	24.19%

INCOME

2018 Estimated Average Household Income	\$131,005	\$114,279	\$111,480
2018 Estimated Median Household Income	\$114,503	\$109,304	\$105,757
2018 Estimated Per Capita Income	\$41,915	\$36,642	\$34,159

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	13.94%	14.97%	17.00%
2018 Estimated Bachelors Degree	32.61%	30.17%	28.86%
2018 Estimated Graduate Degree	19.25%	17.77%	16.47%

AGE

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

9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, 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, and property management, NewQuest is an expert at bringing your commercial project 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

