



ALIANA SHOPS

± 3,000 SF Lease

NWQ of Grand Parkway (Hwy 99) & Harlem Rd | Richmond, TX

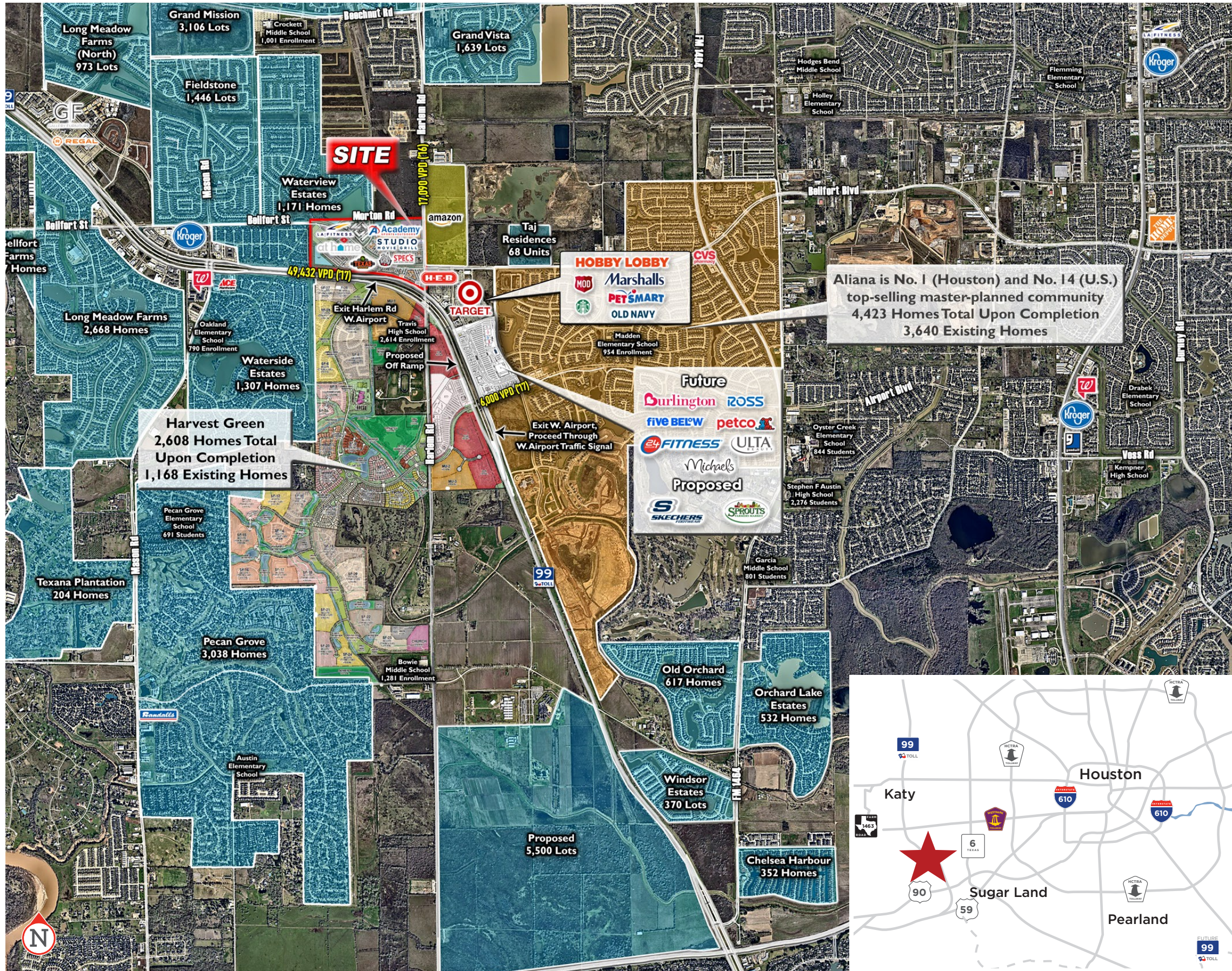


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Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

ALIANA SHOPS

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Located in the northwest quadrant of Grand Parkway (Hwy 99) and Harlem Road, in Richmond, Fort Bend County, Texas – the Aliana Shops will be a brand new 6,000 SF multi-tenant retail building with excellent visibility and exposure to area residents. The project is well positioned amidst the explosive residential and commercial growth in the SW Houston submarket, which is home to 7 out of 10 of the fastest growing and top selling master-planned communities in the United States.

The site is adjacent to Aliana, Houston's 2nd top-selling master-planned community with 4,200 residences at completion, and Harvest Green with 1,687 residences at completion. Other master-planned communities such as Long Meadow Farms, Waterside Estates, Harvest Green, and Waterside Commons are also adding thousands of rooftops in the area.

Relatively inexpensive land and top-notch high schools continue to fuel home starts and sales as Houstonians flock to the surrounding master-planned communities. There are 5 elementary schools (3,800 students) and 6 daycare/early learning centers within a 1.5-mile radius. High schools are 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.

Expansion of the Grand Parkway toll road has sparked unprecedented residential and commercial growth in Fort Bend County, ranked #1 fastest-growing county in the country. Drawing traffic from numerous surrounding affluent neighborhoods, boasts a well-rounded co-tenancy of daily needs tenants and family-oriented businesses.

This newly established, regional, retail intersection will ultimately be comprised of more than 1 million SF of retail space. Market anchors include At Home, Academy Sports & Outdoors, Studio Movie Grill and LA Fitness. Additional retail includes HEB, Target, Marshalls, Hobby Lobby and Petsmart. The 100-acre Amazon distribution center is under construction directly across the street from Aliana Shops.

With affordable rents and ideal exposure to neighborhood residents, Aliana Shops is an excellent opportunity to enter this competitive retail and medical market in a Class A two-tenant building.

Aliana is No. 1 (Houston) and No. 14 (U.S.) top-selling master-planned community
 4,423 Homes Total Upon Completion
 3,640 Existing Homes

Harvest Green
 2,608 Homes Total Upon Completion
 1,168 Existing Homes

HOBBY LOBBY
Marshalls
PET SMART
OLD NAVY

Future
 Burlington ROSS
 five BELOW petco
 24 FITNESS ULTA
 Michaels
Proposed
 SKECHERS
 SPROUTS

For Lease:	±3,000 SF
Price:	Price-\$mid-30+ \$8.50 NNN
Traffic Counts:	26,000 VPD on Harlem Road 6,540 VPD on Morton Road 14,105 VPD on Bellfort Street 49,432 VPD on Grand Parkway (Highway 99)

Demographics	1 Mile	3 Miles	5 Miles
Current Population	3,778	85,814	221,848
Average Household Income	\$91,648	\$93,325	\$98,746
Growth Since 2010 Census	95.57%	77.41%	38.96%

Source: USPS Postal Count, 12/19



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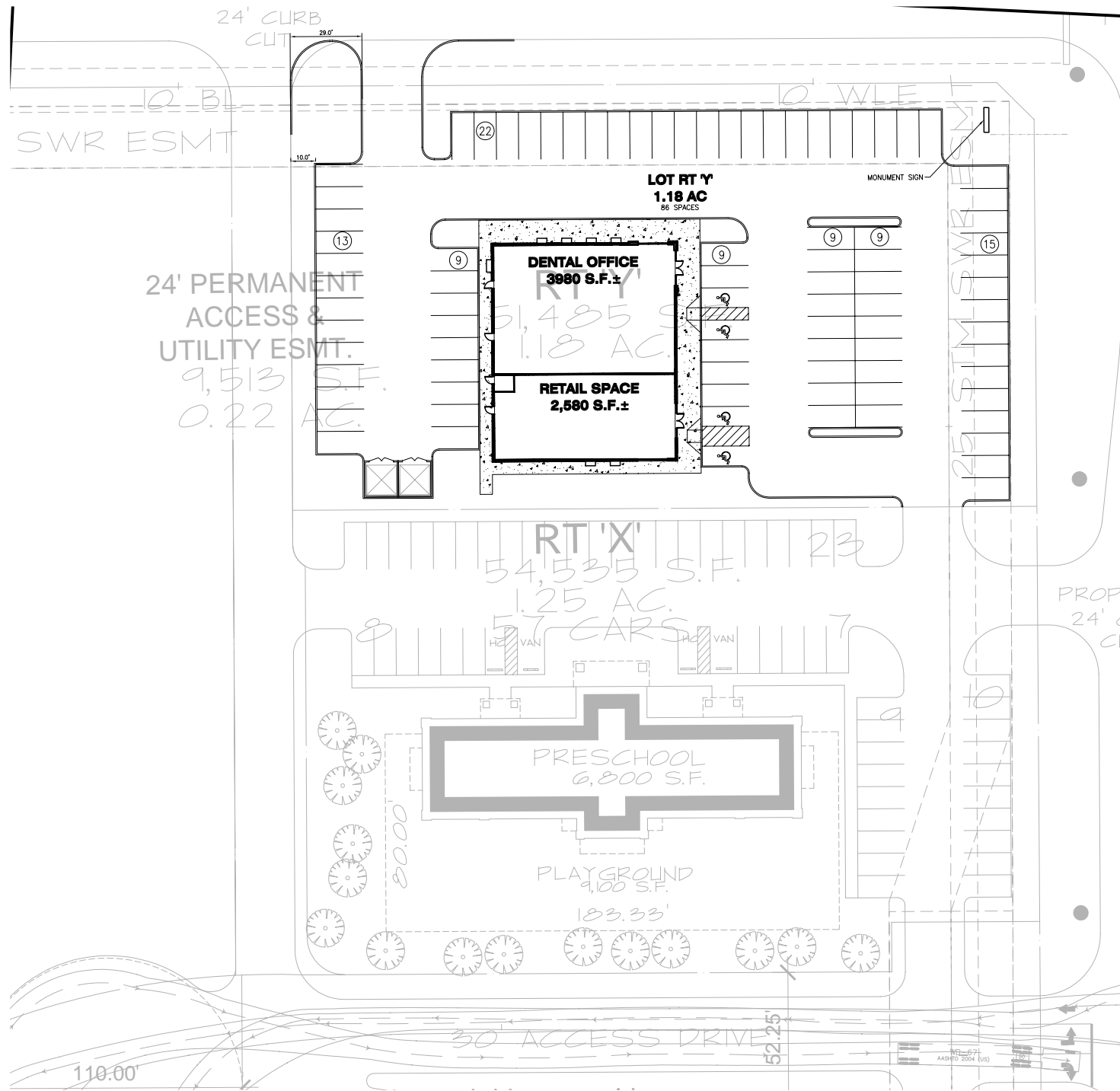
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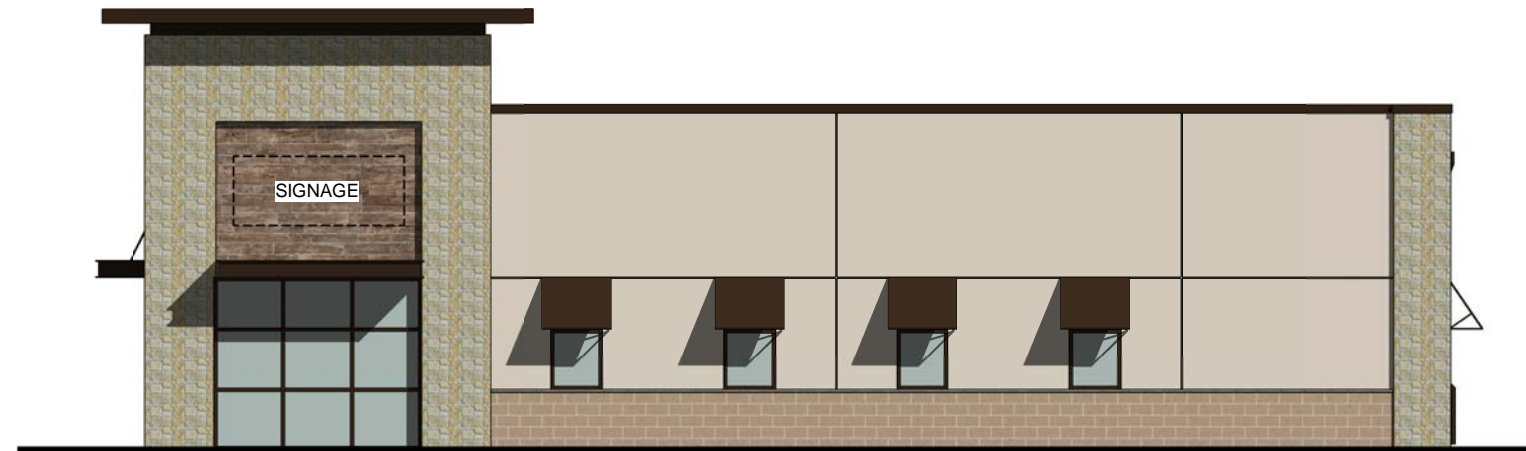
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FRONT ELEVATION

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2019 Estimates with
Delivery Statistics as of 12/2019

	1 Mile	3 Mile	5 Mile
POSTAL COUNTS			
Current Households	1,245	27,133	68,317
Current Population	3,778	85,814	221,848
2010 Census Average Persons per Household	3.04	3.16	3.25
2010 Census Population	1,932	48,495	162,823
Population Growth 2010 to 2019	95.57%	77.41%	38.96%

	1 Mile	3 Mile	5 Mile
CENSUS HOUSEHOLDS			
1 Person Household	12.80%	13.12%	12.68%
2 Person Households	27.91%	27.07%	25.51%
3+ Person Households	59.29%	59.81%	61.81%
Owner-Occupied Housing Units	89.13%	85.38%	82.86%
Renter-Occupied Housing Units	10.87%	14.62%	17.14%

	1 Mile	3 Mile	5 Mile
RACE AND ETHNICITY			
2019 Estimated White	54.18%	49.94%	45.50%
2019 Estimated Black or African American	19.17%	21.62%	20.21%
2019 Estimated Asian or Pacific Islander	16.24%	17.81%	23.26%
2019 Estimated American Indian or Native Alaskan	0.43%	0.39%	0.40%
2019 Estimated Other Races	9.98%	10.24%	10.64%
2019 Estimated Hispanic	26.62%	25.16%	24.98%

	1 Mile	3 Mile	5 Mile
INCOME			
2019 Estimated Average Household Income	\$91,648	\$93,325	\$98,746
2019 Estimated Median Household Income	\$108,152	\$101,040	\$95,852
2019 Estimated Per Capita Income	\$29,786	\$29,682	\$30,953

	1 Mile	3 Mile	5 Mile
EDUCATION (AGE 25+)			
2019 Estimated High School Graduate	13.91%	15.71%	17.95%
2019 Estimated Bachelors Degree	32.02%	29.22%	27.55%
2019 Estimated Graduate Degree	16.91%	16.37%	15.93%

	1 Mile	3 Mile	5 Mile
AGE			
2019 Median Age	33.2	33.6	34.5

Our quest
is your success.

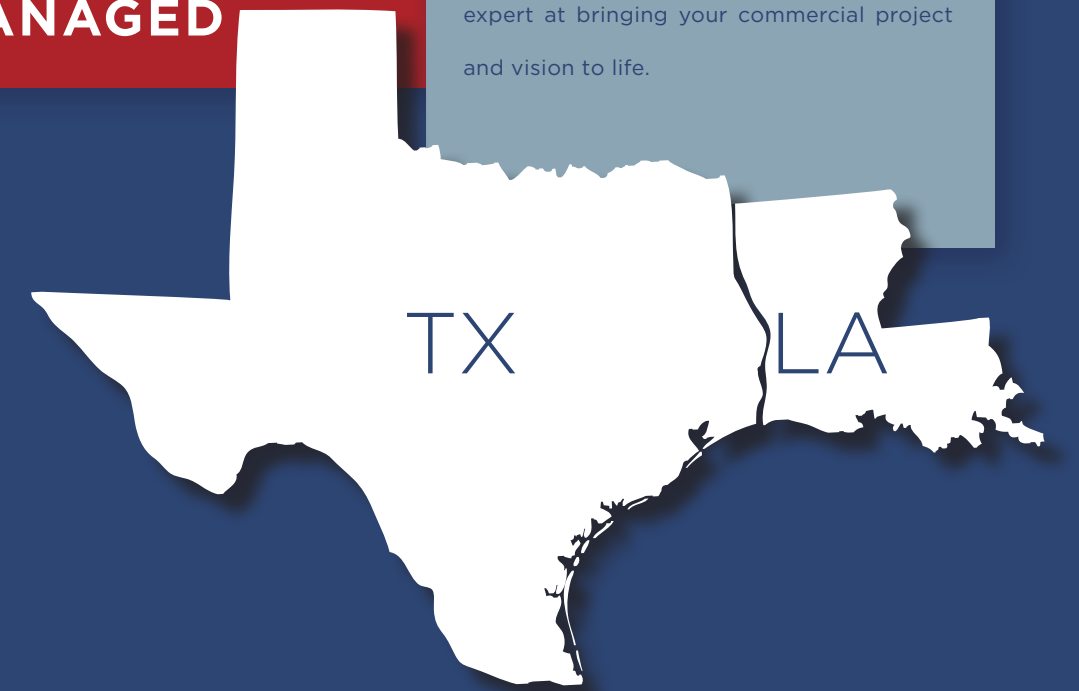
9.9M SF
OWNED

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

