

GRAND CENTER AT LONG MEADOW FARMS

NEC OF GRAND PARKWAY AND W. BELLFORT STREET | RICHMOND, TEXAS

MIXED-USE PROJECT PADS FOR SALE



GRAND CENTER AT LONG MEADON FARMS

NEC OF GRAND PARKWAY & W. BELLFORT ST. | RICHMOND, TEXAS

58 ACRES MIXED-USE PROJECT AT THE
NEC OF **GRAND PARKWAY** AND
W. BELLFORT

UPON COMPLETION, THE PROJECT WILL INCLUDE
**RETAIL, MEDICAL, HOSPITALITY,
FITNESS,** AND NEW **TOWNHOME UNITS**

CROSS ACCESS UP TO **LONG PRAIRIE TRACE**

SHADOW ANCHORS INCLUDE A **180,000 SF
REGAL CINEMA** AND A **165,000 SF
GALLERY FURNITURE SHOWROOM**

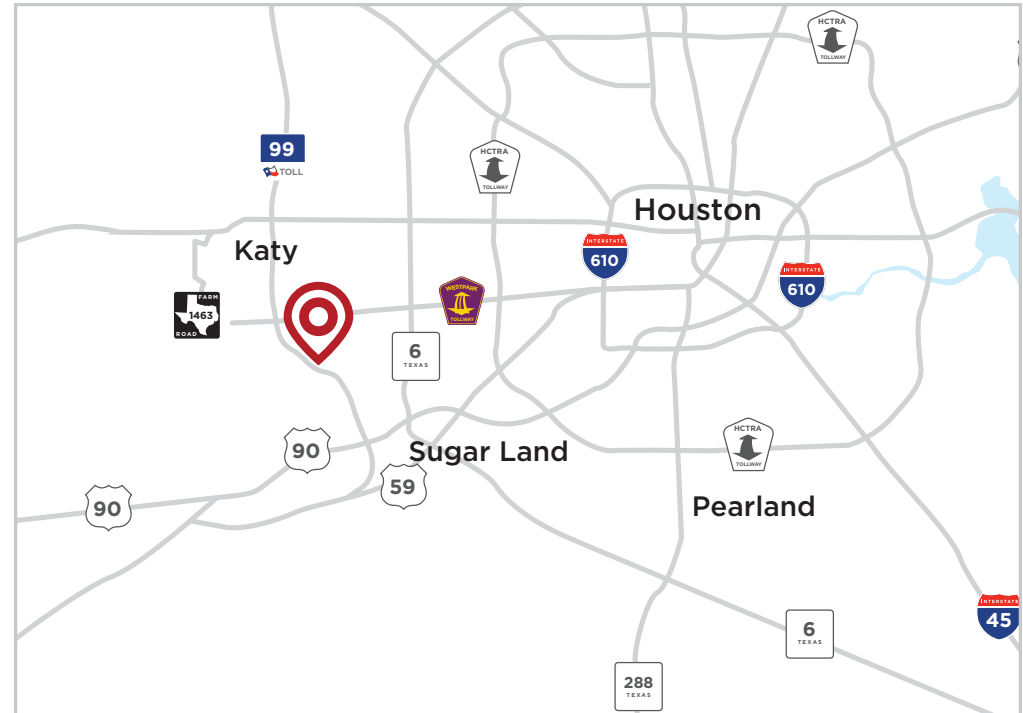
HIGH EXPOSURE AND ACCESS FROM GRAND
PARKWAY, DIRECT 99 RAMP AND FEEDER ACCESS



TRAFFIC COUNTS

49,432 VPD on Grand Parkway
8,954 VPD on West Bellfort

SOURCE: TXDOT 2017

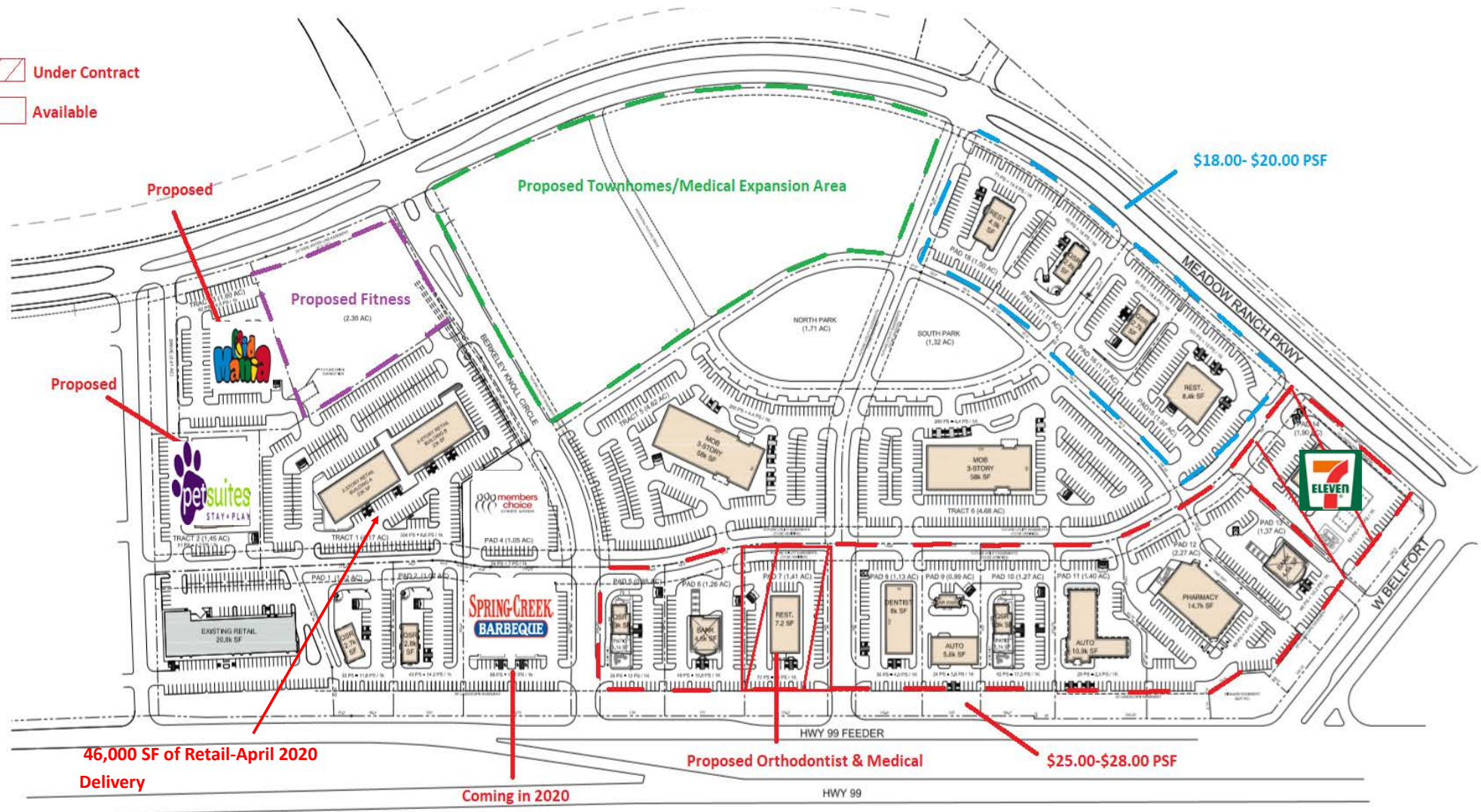


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SITE PLAN

- Under Contract
- Available



DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19

 **376K**
POPULATION
7-MILE RADIUS

 **119K**
HOUSEHOLDS
7-MILE RADIUS

 **35**
MEDIAN AGE
7-MILE RADIUS

 **\$116K**
AVERAGE HHI
7-MILE RADIUS



90%
HISTORIC
ANNUAL GROWTH

FROM 2010-2019
IN 3-MILE RADIUS

MAJOR AREA RETAILERS

Gallery Furniture
Regal Cinemas
Kroger
HEB
Target
At Home
Studio Movie Grill
Marshall's

POPULATION	3 MILES	5 MILES	7 MILES
Current Households	21,148	56,460	118,636
Current Population	63,649	179,925	376,399
2010 Census Population	33,442	118,050	283,991
Population Growth 2010 to 2019	90.33%	55.33%	34.69%
2019 Median Age	33.5	34.1	34.7

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$99,944	\$111,017	\$115,757
Median Household Income	\$109,827	\$108,358	\$103,974
Per Capita Income	\$33,511	\$35,827	\$37,343

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	55.23%	53.31%	51.07%
Black or African American	18.31%	18.06%	17.08%
Asian or Pacific Islander	16.31%	18.92%	21.47%
Other Races	9.73%	9.33%	9.96%
Hispanic	24.65%	24.11%	25.49%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Household	13.72%	12.11%	13.34%
2 Person Households	30.21%	26.77%	25.76%
3+ Person Households	56.07%	61.12%	60.90%
Owner-Occupied Housing Units	85.86%	86.70%	80.49%
Renter-Occupied Housing Units	14.14%	13.30%	19.51%

MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of combined experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



MARKET LEADER
GROCERY-ANCHORED
SHOPPING CENTERS

\$2.2 BILLION
PORTFOLIO
RETAIL & MIXED-USE

100+ TENANT
REPRESENTATION
ACCOUNTS

12 MILLION SF
LEASING SERVICES
IN TEXAS & LOUISIANA

175 PADS
300 ACRES
AVAILABLE
COMMERCIAL LAND



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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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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