

Grand Center at Long Meadow Farms

NEC of Grand Parkway & W. Bellfort Street | Richmond, Texas

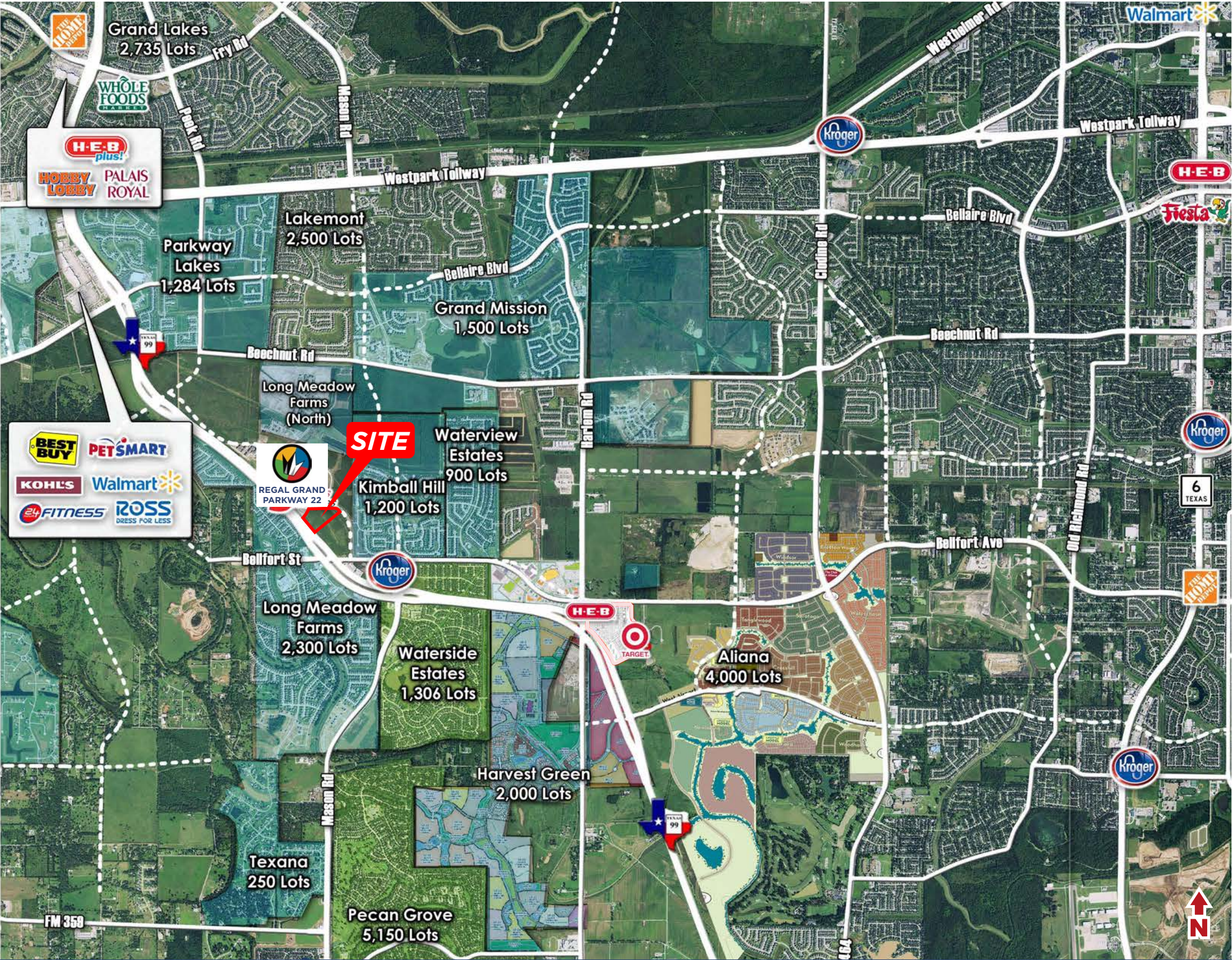
Ashley Strickland | Andrew Alvis | 281.477.4300

114,000 SF Retail Space Available Along Grand Parkway



Grand Center at Long Meadow Farms

NEC of Grand Parkway & W. Bellfort Street | Richmond, Texas



Site Specifics:

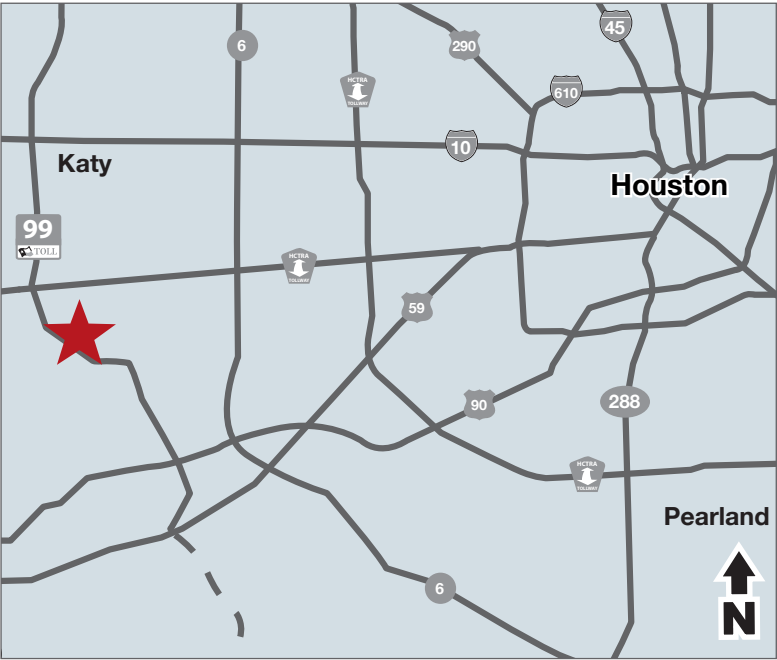
- Approx. 15 acre development
- 114,000 SF or retail space available
- Tremendous exposure to Grand Parkway
- Direct 99 off ramp & feeder access

Attractions/Nearby:

- Strong regional draw & growing community
- 180,000 SF Regal Theater entertainment center including a 22 screen theater, bowling, and dining
- Gallery Furniture: 165,000 SF showroom including an indoor playground and tree house for shopper's children and full-service restaurant
- Oakbend Medical Center: 1,600 employees & staff
Over 108,500 annual patient visits (i.e. 300 patients/day) & 36,000 annual emergency room visits
- Kroger, HEB, Target, At Home and more

Major Housing Market:

- Located in the heart of Long Meadow Farms, 2,300 existing homes to south & over 350 homes directly to the north in Long Meadows North. Average sales price: \$300-\$500,000
- Other immediate communities include: Pecan Grove (5,150 Lots), Waterside Estates (1,306 Lots), & Kimball Hill (1,200 Lots). Total of 53,356 homes within 5 miles
- Strong Incomes: Over \$127,000 average household income in both 3 and 5 miles



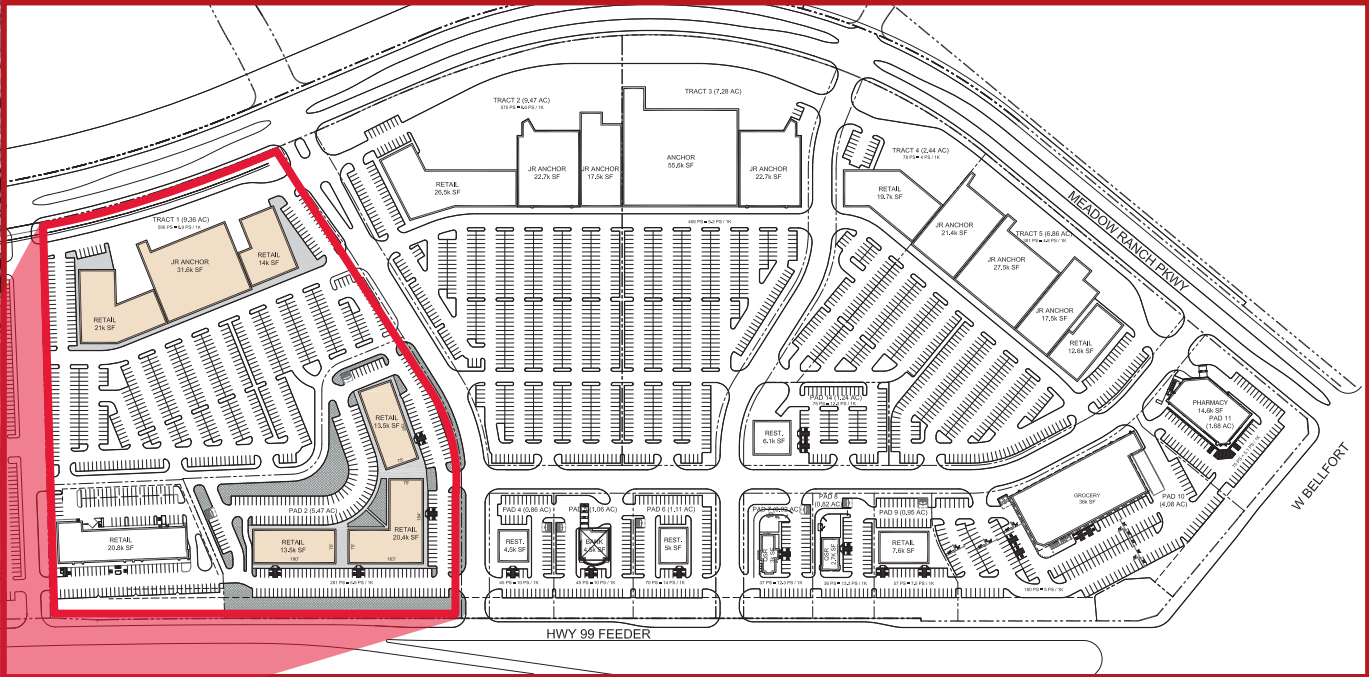
Ashley Strickland
281.477.4378
astrickland@newquest.com

Andrew Alvis
281.477.5038
andrew.alvis@newquest.com

Grand Center at Long Meadow Farms

NEC of Grand Parkway & W. Belfort Street | Richmond, Texas

FUTURE
MULTI-FAMILY
LIVING



FUTURE
DEVELOPMENT



DEMOGRAPHICS

2010 Census, 2017 Estimates with
Delivery Statistics as of 09/17

	3 Miles	5 Miles	7 Miles
POSTAL COUNTS			
Current Households	18,122	53,356	116,751
Current Population	54,732	169,633	373,481
2010 Census Average Persons per Household	3.02	3.18	3.20
2010 Census Population	33,325	119,191	285,618
Population Growth 2010 to 2017	66.23%	44.96%	33.10%
CENSUS HOUSEHOLDS			
1 Person Household	13.20%	12.12%	12.95%
2 Person Households	30.41%	26.94%	25.77%
3+ Person Households	56.39%	60.94%	61.29%
Owner-Occupied Housing Units	87.17%	87.26%	81.24%
Renter-Occupied Housing Units	12.83%	12.74%	18.76%
RACE AND ETHNICITY			
2017 Estimated White	57.69%	55.28%	53.06%
2017 Estimated Black or African American	19.05%	18.38%	17.03%
2017 Estimated Asian or Pacific Islander	14.01%	17.08%	19.75%
2017 Estimated Other Races	8.86%	8.90%	9.76%
2017 Estimated Hispanic	22.64%	23.27%	25.18%
INCOME			
2017 Estimated Average Household Income	\$127,493	\$127,170	\$121,455
2017 Estimated Median Household Income	\$111,477	\$114,723	\$108,341
2017 Estimated Per Capita Income	\$41,341	\$39,592	\$38,009
EDUCATION (AGE 25+)			
2017 Estimated High School Graduate	14.09%	15.23%	16.39%
2017 Estimated Bachelors Degree	30.92%	30.42%	29.44%
2017 Estimated Graduate Degree	17.41%	17.44%	16.77%
AGE			
2017 Median Age	34	34.2	34.6

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.





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

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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

Rev. 01/29/18 ct