

RICHMOND TOWN PLAZA

NEQ OF FM 762 AND HIGHWAY 59/69 | RICHMOND, TEXAS



16,800 SF RETAIL CENTER OPPORTUNITY ACROSS FROM 2 MILLION SF BRAZOS TOWN CENTER



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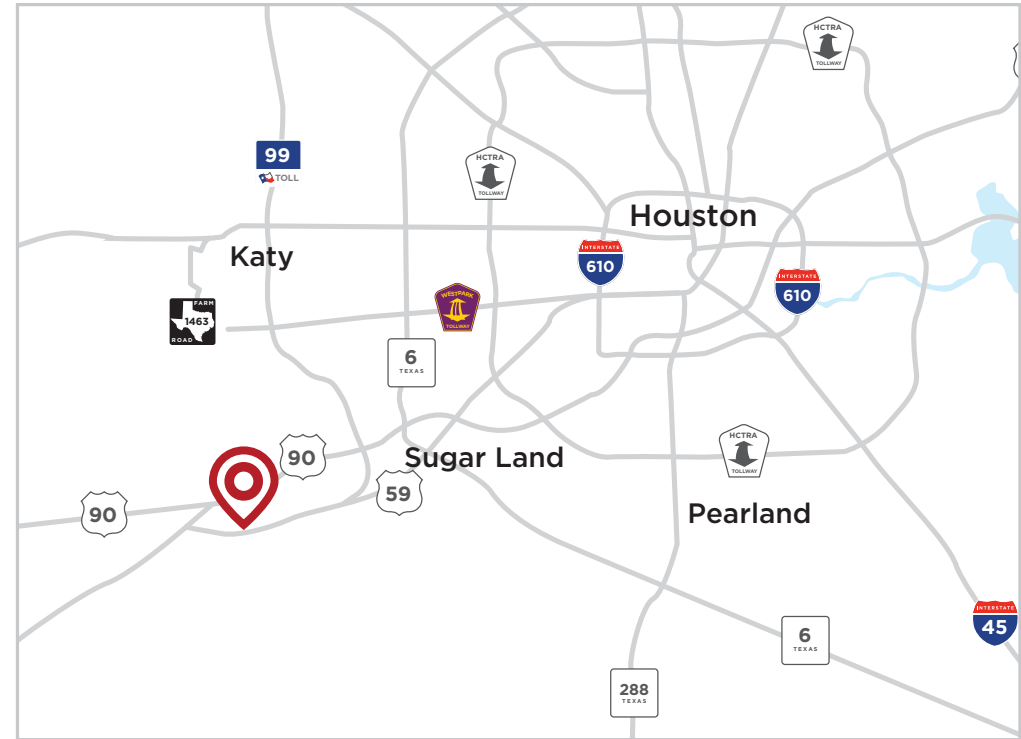
NEQ OF FM 762 AND HIGHWAY 59/69
RICHMOND, TEXAS

IDEALLY SITUATED ACROSS FROM THE **2 MILLION SF BRAZOS TOWN CENTER** AND ADJACENT TO THE RECENTLY OPENED HEB, THIS CENTER OFFERS GREAT VISIBILITY FROM **I-69 AND FM 762**

THIS 16,800 SF CENTER IS THE **PERFECT OPPORTUNITY FOR TENANTS** THAT WANT TO TAKE ADVANTAGE OF THIS DYNAMIC MARKET AS FORT BEND IS THE **FASTEST GROWING LARGE COUNTY IN THE U.S.**

TXDOT EXPANDING I-69 TO ACCOMODATE INCREASED TRAFFIC

LOOKING FOR **RESTAURANTS, DENTISTS, FINANCIAL INSTITUTIONS, MEDICAL, HAIR SALONS, OR OTHER SIMILAR CONCEPTS**



MAJOR AREA RETAILERS



BOB CONWELL
281.477.4324
bconwell@newquest.com

AUSTEN BALDRIDGE
281.477.4363
abaldridge@newquest.com







KEY	BUSINESS	LEASE AREAS
1	Available For Lease	6,300 SF
2	Proposed Pacific Dental	3,150 SF
3	Available For Lease	2,100 SF
4	Proposed Nail Salon	2,450 SF
5	Proposed Mod Pizza	2,800 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



272K
POPULATION
TRADE AREA



93K
HOUSEHOLDS
TRADE AREA



36
MEDIAN AGE
TRADE AREA



\$102K
AVERAGE HHI
TRADE AREA



97%
HISTORIC
ANNUAL GROWTH

FROM 2010-2019
IN 1-MILE RADIUS



POPULATION	1 MILE	3 MILES	5 MILES	TRADE AREA
Current Households	2,436	18,594	37,085	93,849
Current Population	8,918	54,044	112,480	276,398
2010 Census Population	3,868	36,159	81,380	214,815
Population Growth 2010 to 2019	130.72%	53.56%	41.87%	32.73%
2019 Median Age	33.0	34.0	34.9	35.9

INCOME	3 MILES	5 MILES	7 MILES	TRADE AREA
Average Household Income	\$93,423	\$83,300	\$85,501	\$100,446
Median Household Income	\$90,518	\$79,398	\$81,064	\$90,182
Per Capita Income	\$30,197	\$28,022	\$28,173	\$33,785

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	TRADE AREA
White	53.65%	56.27%	55.71%	58.33%
Black or African American	21.20%	18.39%	17.13%	15.86%
Asian or Pacific Islander	13.99%	10.96%	12.46%	12.88%
Other Races	10.82%	13.95%	14.28%	12.49%
Hispanic	30.82%	37.73%	36.53%	32.19%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	TRADE AREA
1 Person Household	14.70%	20.58%	17.85%	17.86%
2 Person Households	26.67%	28.43%	28.17%	29.81%
3+ Person Households	58.64%	51.00%	53.98%	52.33%
Owner-Occupied Housing Units	77.62%	60.14%	69.78%	76.28%
Renter-Occupied Housing Units	22.38%	39.86%	30.22%	23.72%

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 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.

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

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