



**DOLLAR TREE NOW OPEN**

# WATERSIDE COMMONS

SEC OF W GRAND PKWY S AND S MASON RD | RICHMOND, TEXAS

**SECOND GENERATION RETAIL AND RESTAURANT SPACE  
IN DOLLAR TREE-ANCHORED CENTER**



# PROJECT HIGHLIGHTS

## 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
- **5 elementary schools (3,800 students) and 6 daycares/early learning centers** within a 1.5 mile radius
- Dollar Tree now open

### AVAILABLE:

- 1,433 – 4,255 SF of second-generation retail space
- 1,400 SF second-generation restaurant



**190,843 POPULATION**

within 5 miles



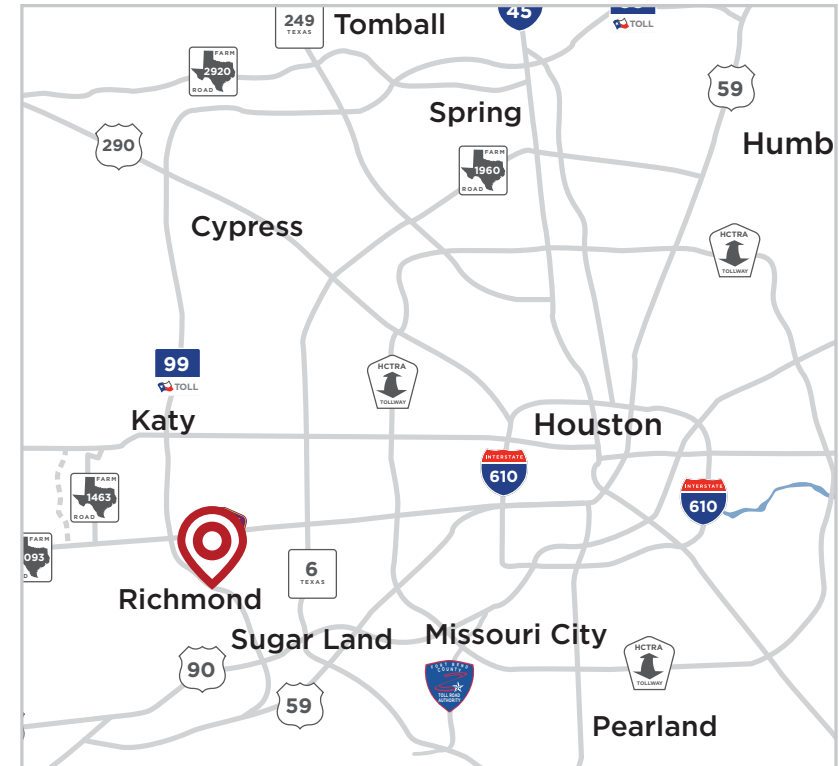
**\$109K AVG HHI**

within 5 miles



**136% GROWTH**

from 2010 – 2020 within 3 miles



### MAJOR TENANTS



**AUSTEN BALDRIDGE**

281.477.4363

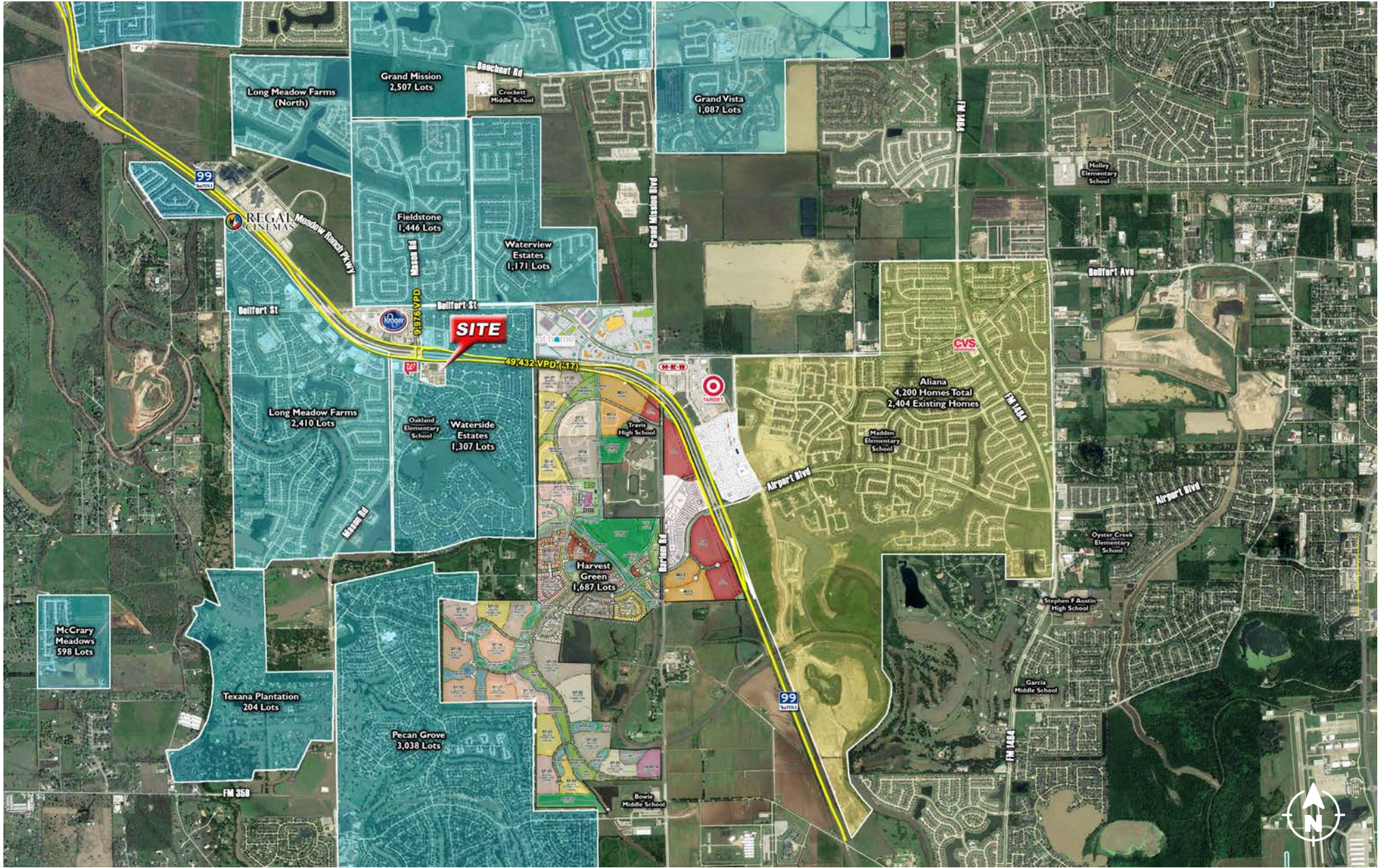
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**BRETT STRAKE**

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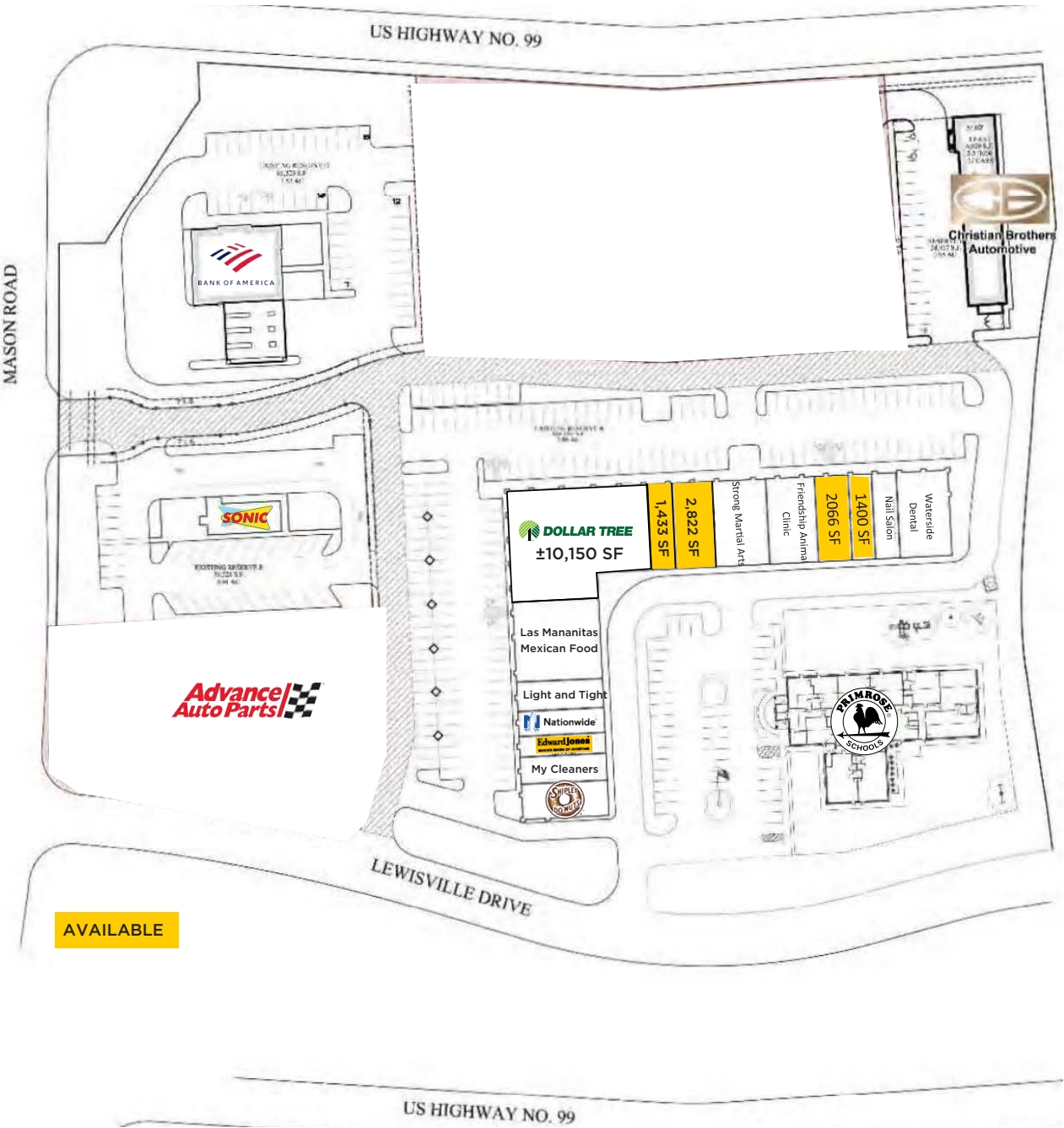


# SITE PLAN

Waterside Commons is a 42,000 SF Dollar Tree anchored 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.

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# DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,950	26,821	59,109
Current Population	14,934	80,592	190,843
2010 Census Population	7,448	34,231	125,060
Population Growth 2010 to 2020	101%	136%	57%
2020 Median Age	33	33	34

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$95,836	\$101,316	\$108,610
Median Household Income	\$108,080	\$103,988	\$100,997
Per Capita Income	\$31,335	\$33,251	\$34,224

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	53%	54%	49%
Black or African American	20%	20%	20%
Asian or Pacific Islander	17%	16%	20%
Hispanic	25%	25%	26%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	12%	14%	12%
2 Person Households	29%	31%	26%
3+ Person Households	59%	55%	62%
Owner-Occupied Housing Units	91%	86%	86%
Renter-Occupied Housing Units	9%	14%	14%

# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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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