



RICHMOND TOWN PLAZA

16,100 SF Retail Center Opportunity Across From 2 Million SF Brazos Town Center

NEQ of FM 762 and Highway 59/69 | Rosenberg, Texas




Bob Conwell | Austen Baldrige | 281.477.4300

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



★
142% ANNUAL GROWTH
 FROM 2010 - 2018
*1 mile radius
“Fastest growing large county in the U.S. 2013-2016”
Census 2017

\$95K
 AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE TRADE AREA




TRAFFIC COUNT

89,457 VPD on US 59/I-69
 20,048 VPD on FM 762 north of US 59/I-69
 16,510 VPD on FM 762 south of US 59/I-69

Source: TXDOT, 2017



MAJOR AREA RETAILERS




278,586
 CURRENT POPULATION WITHIN TRADE AREA



RICHMOND TOWN PLAZA

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 16,100 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

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WHAT'S AROUND: Trade Area

Brazos Town Center Phase II

Brazos Town Center Phase I



Summer Creek
495 Lots

308 Units

200 Units

139 Homes

46 Acres
176 Homes

H-E-B

PROPOSED
MOD

PROPOSED
PACIFIC
DENTAL SERVICES

SITE
16,100 SF
RETAIL CENTER
COMING SOON

Del Webb - Sweetgrass
1,500 Homes At Completion
500 Acres

89,457 VPD

FM 762 20,048 VPD

VISTA DR





Del Webb - Sweetgrass
1,500 Homes At Completion
500 Acres

SITE
16,100 SF
RETAIL CENTER
COMING SOON

139 Homes

Brazos Town Center
Phase I

- Marshall's
- OfficeMax
- KOHL'S
- Target
- Firestone
- McAlister's Deli
- verizon
- Best Buy
- Famous Footwear
- ROSS
- CHASE
- Bank of America
- Firestone
- Old Navy
- TDECU
- Best Buy
- Home Depot
- GRINGO'S
- SUBWAY
- HOBBY LOBBY
- chili's
- petco

308 Units

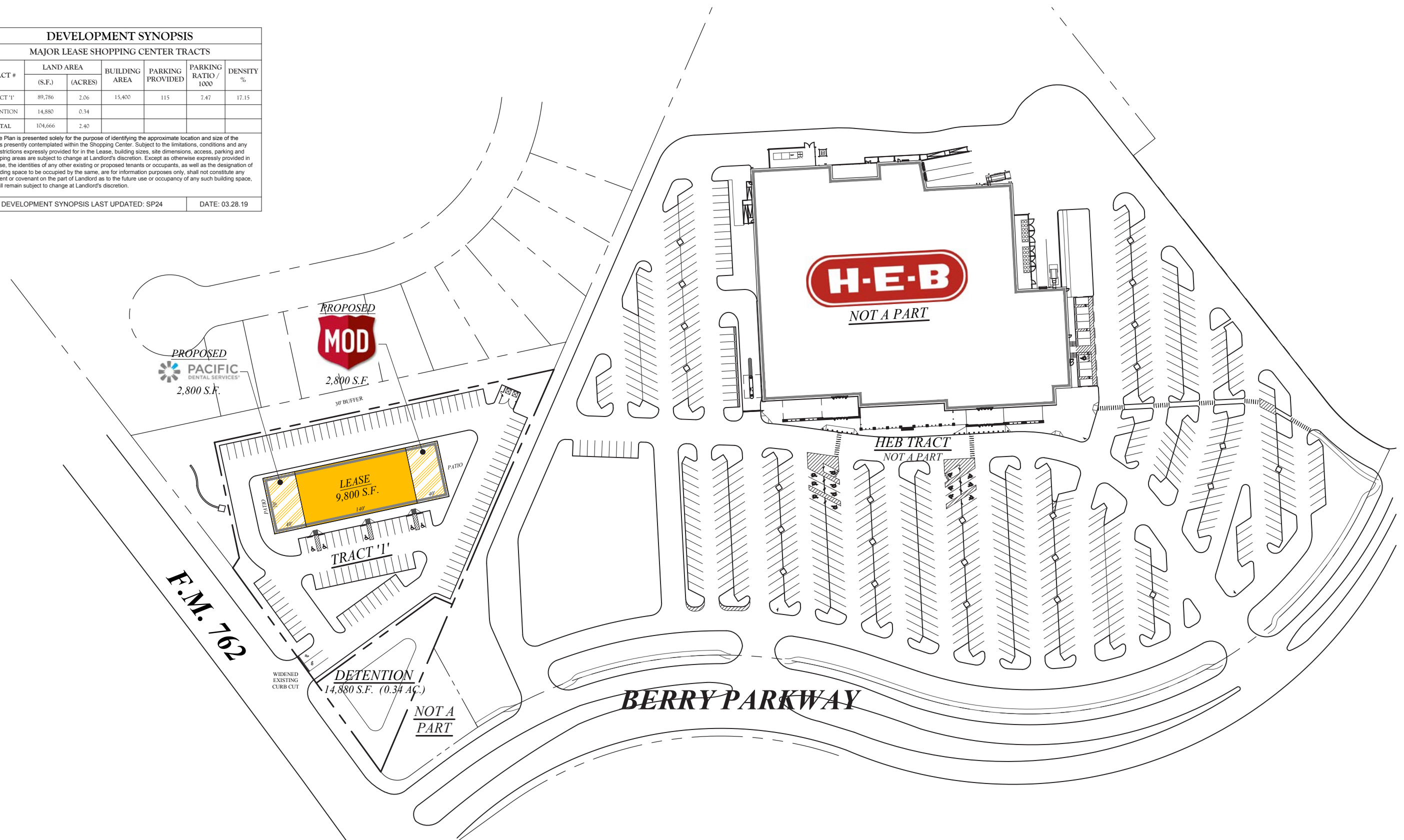
59 INTERSTATE 69 89,457 VPD



DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	89,786	2.06	15,400	115	7.47	17.15
DETENTION	14,880	0.34				
TOTAL	104,666	2.40				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP24 DATE: 03.28.19



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

1 Mile 3 Miles 5 Miles Trade Area

POSTAL COUNTS

Current Households	2,895	20,289	37,922	93,981
Current Population	7,815	60,328	115,200	278,586
2010 Census Average Persons per Household	2.70	2.97	3.04	2.97
2010 Census Population	3,227	37,588	81,233	213,443
Population Growth 2010 to 2018	142.40%	64.97%	45.14%	34.67%

CENSUS HOUSEHOLDS

1 Person Household	15.13%	20.33%	17.87%	17.95%
2 Person Households	26.56%	28.28%	28.20%	29.87%
3+ Person Households	58.31%	51.39%	53.93%	52.18%
Owner-Occupied Housing Units	75.17%	61.08%	69.79%	76.08%
Renter-Occupied Housing Units	24.83%	38.92%	30.21%	23.92%

RACE AND ETHNICITY

2018 Estimated White	50.48%	55.93%	56.09%	58.93%
2018 Estimated Black or African American	24.62%	18.83%	17.07%	15.45%
2018 Estimated Asian or Pacific Islander	13.20%	10.09%	11.23%	12.64%
2018 Estimated Other Races	11.34%	14.71%	15.16%	12.56%
2018 Estimated Hispanic	32.25%	39.69%	38.82%	31.98%

INCOME

2018 Estimated Average Household Income	\$95,404	\$87,293	\$88,045	\$103,486
2018 Estimated Median Household Income	\$94,770	\$80,948	\$81,984	\$91,357
2018 Estimated Per Capita Income	\$30,904	\$29,547	\$29,238	\$35,037

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	21.74%	23.80%	23.94%	23.47%
2018 Estimated Bachelors Degree	20.39%	18.37%	18.88%	21.36%
2018 Estimated Graduate Degree	11.55%	9.66%	10.51%	12.20%

AGE

2018 Median Age	31.7	33.9	34.7	36.2
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Our quest is your success.

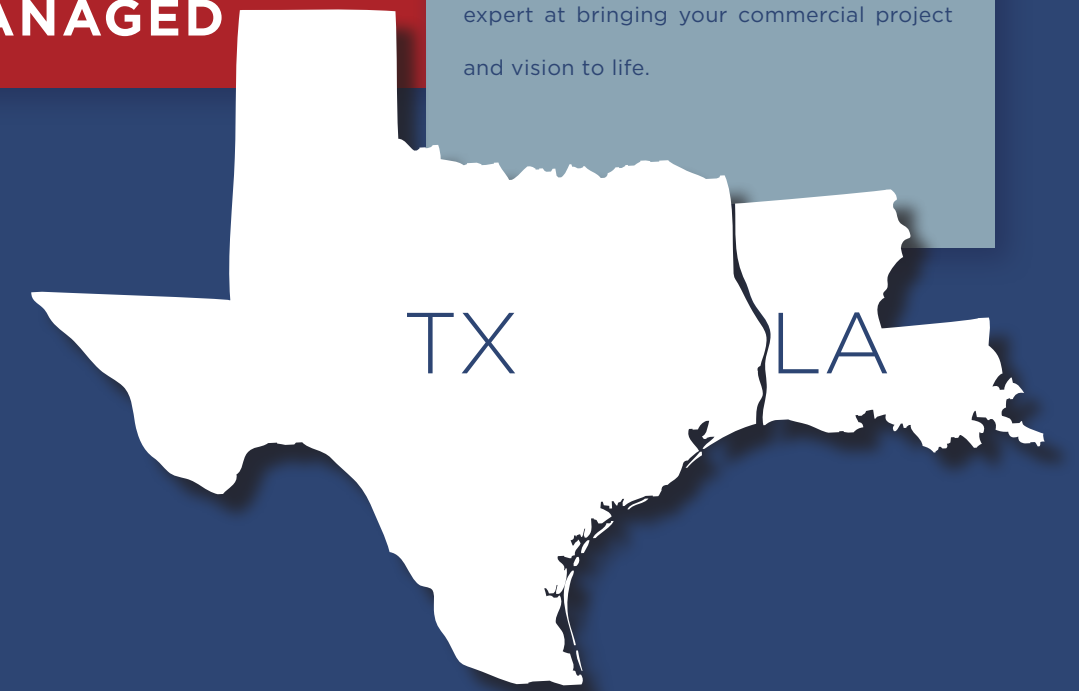
9.9M SF OWNED

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.





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.

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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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Rev. 04.24.19 DK