

THE GRAND AT ALIANA

NEC OF W GRAND PKWY S & W AIRPORT BLVD | RICHMOND, TEXAS

**JOIN THE LARGEST AND FASTEST GROWING RETAIL
CORRIDOR IN TEXAS**



PROJECT HIGHLIGHTS

THE GRAND AT ALIANA

NEC OF W GRAND PKWY S & W AIRPORT BLVD
RICHMOND, TEXAS

- Fort Bend County is Home to 7 of 10 communities with the **most new home construction**
- **1,904 annual closings** within 5 miles in 4Q2019
- **Aliana** will have **4,761 homes** at completion, and **Harvest Green** will have **2,628 homes** at completion
- High schools rated among the **best performing** in the Houston area
- Fort Bend County ranks **3rd for purchasing power in Texas**, and 2nd on “Texas counties **where wealthy people are moving**” list



TRAFFIC COUNTS

49,432 VPD on Grand Parkway



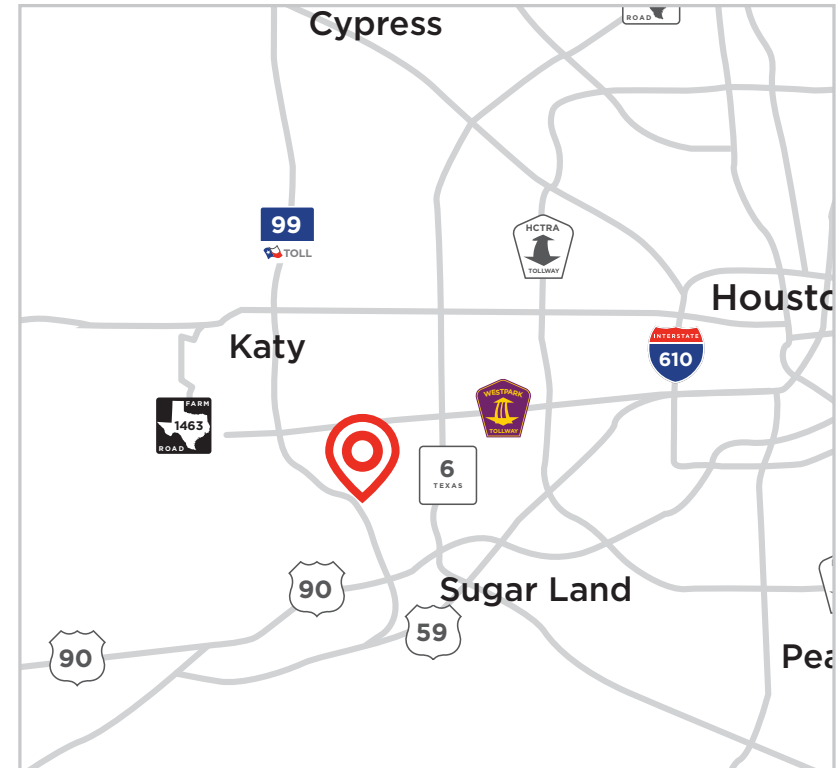
\$102K AVG HHI

within 5 miles



11,000% POPULATION GROWTH

from 2010 - 2019 within 1 mile



MAJOR AREA EMPLOYERS



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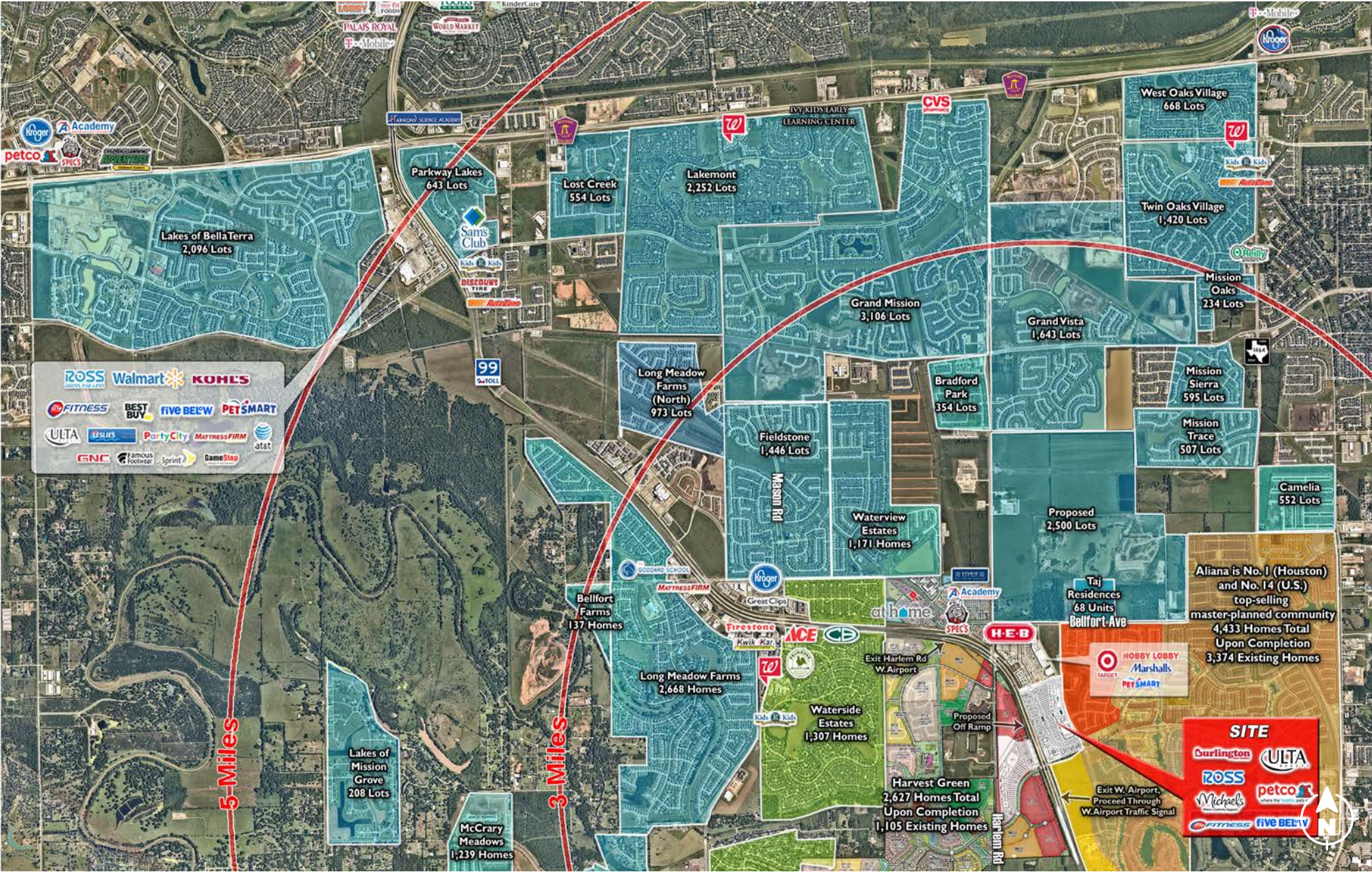
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SITE PLAN

KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS	KEY	BUSINESS	LEASE AREAS
1	Proposed Skechers	8,000 SF	12	Proposed Orthodontist	2,000 SF	23	Methodist Health/Primary Care	22,222 SF	34	Future Lease	1,050 SF
2	Deluxe Nails	4,500 SF	13	Proposed Kumon	1,200 SF	24	Available for Lease	9,100 SF	35	Proposed Visionworks	3,150 SF
3	Available for Lease	2,500 SF	14	Available for Lease	3,200 SF	25	Proposed Mister	5,488 SF	36	Proposed First Watch	4,200 SF
4	Proposed Bath & Body Works	4,000 SF	15	Future Lease	7,200 SF	26	Available Pad	52,449 SF	37	Available for Lease	2,800 SF
5	Michaels	21,705 SF	16	Available for Lease	4,000 SF	27	Available Pad	46,210 SF	38	Dr. Maredia, DDS	2,100 SF
6	Ross	22,000 SF	17	24 Hour Fitness	38,133 SF	28	Jason's Deli	4,862 SF	39	Proposed C2 Education	1,750 SF
7	Ulta	10,032 SF	18	Future Lease	2,589 SF	29	Available Pad	78,972 SF	40	McDonald's	4,456 SF
8	Five Below	8,218 SF	19	Future Lease	1,959 SF	30	Freddy's Frozen Custard	4,055 SF	41	CHI St. Luke's Health	10,454 SF
9	Burlington	35,396 SF	20	Future Lease	15,000 SF	31	Available Pad	63,025 SF	42	Express Oil Change	4,800 SF
10	Petco	14,000 SF	21	Future Lease	15,000 SF	32	Available Pad	70,877 SF	43	TimeWise	5,338 SF
11	Proposed Vitamin Shoppe	2,851 SF	22	Future Lease	20,370 SF	33	Proposed Outback Steakhouse	5,200 SF			



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



02.20 | 12.19

DEMOGRAPHICS



POPULATION	1 MILES	3 MILES	5 MILES	TRADE AREA
Current Households	844	24,863	67,732	40,245
Current Population	1,940	74,792	220,757	128,698
2010 Census Population	18	42,113	165,367	87,290
Population Growth 2010 to 2019	10555.56%	80.80%	36.12%	53.10%
2019 Median Age	33.5	34.2	34.4	34.1

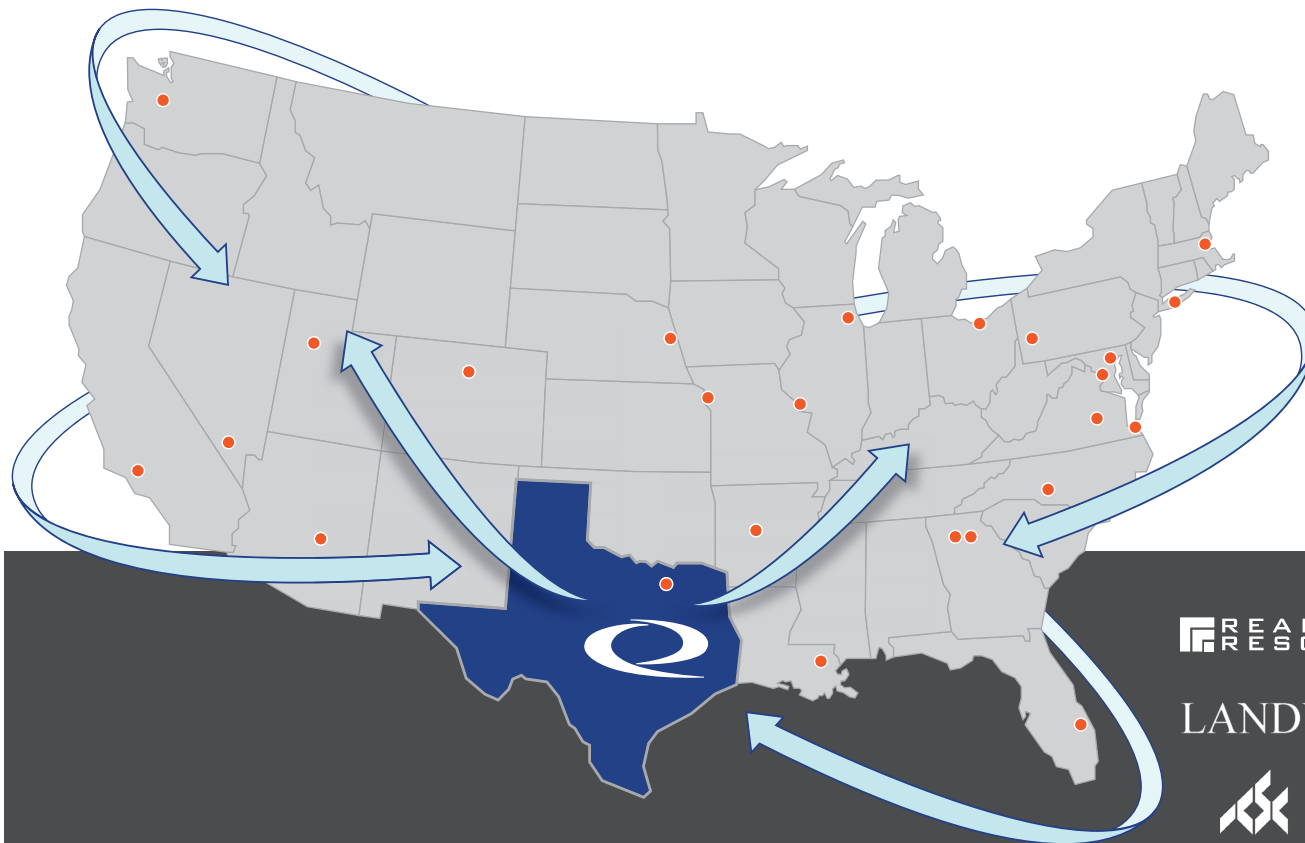
INCOME	3 MILES	5 MILES	7 MILES	TRADE AREA
Average Household Income	\$92,061	\$98,433	\$101,533	\$95,946
Median Household Income	\$110,999	\$102,989	\$95,938	\$96,877
Per Capita Income	\$29,182	\$31,817	\$31,696	\$30,098

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	TRADE AREA
White	55.49%	52.12%	43.10%	47.02%
Black or African American	20.02%	19.90%	19.71%	21.30%
Asian or Pacific Islander	14.99%	18.21%	26.37%	20.95%
Other Races	9.07%	9.38%	10.44%	10.34%
Hispanic	26.29%	23.49%	23.81%	25.16%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	TRADE AREA
1 Person Household	14.34%	13.47%	12.37%	12.62%
2 Person Households	28.54%	29.53%	25.73%	26.83%
3+ Person Households	57.12%	57.01%	61.90%	60.55%
Owner-Occupied Housing Units	66.87%	84.95%	83.42%	84.41%
Renter-Occupied Housing Units	33.13%	15.05%	16.58%	15.59%

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

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300 ACRES
AVAILABLE
COMMERCIAL LAND

REALTY
RESOURCES

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LANDVISION

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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>



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