ALIANA SHOPS

NWQ OF GRAND PARKWAY (HWY 99) & HARLEM RD | RICHMOND, TX

1,860-SF END CAP WITH DRIVE-THRU AVAILABLE FOR LEASE

NewQuest PROPERTIES®

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

Aliana Shops

NWQ OF GRAND PARKWAY (HWY 99) & HARLEM RD RICHMOND, TX

Located in the northwest quadrant of Grand Parkway (Hwy 99) and Harlem Road, in Richmond, Fort Bend County, Texas – Aliana Shops will be a brand new 6,000 SF multi-tenant retail building with excellent visibility and exposure to area residents.

The project is well positioned amid the explosive residential and commercial growth in the SW Houston submarket, which is home to 7 out of 10 of the fastest growing and top selling master-planned communities in the United States.

The site is adjacent to Aliana, the Houston area's 2nd top-selling master-planned community with 4,200 residences at completion, and Harvest Green with 1,687 residences at completion. Other master-planned communities such as Long Meadow Farms, Waterside Estates, Harvest Green, and Waterside Commons are actively adding thousands of rooftops in the area.

There are 5 elementary schools (3,800 students) and 6 daycare/early learning centers within a 1.5-mile radius. High schools are rated among the best performing in the Houston area. Fort Bend County ranks 3rd for purchasing power in the State of Texas, and 2nd on "Texas counties where wealthy people are moving" list.

Expansion of the Grand Parkway Toll Road has sparked unprecedented residential and commercial growth in Fort Bend County, ranked #1 fastest-growing county in the country. Drawing traffic from numerous surrounding affluent neighborhoods, boasts a well-rounded co-tenancy of daily needs tenants and family-oriented businesses.

This newly established, regional, retail intersection will ultimately be comprised of more than 1 million SF of retail space. Market anchors include At Home, Academy Sports & Outdoors, Studio Movie Grill and LA Fitness. Additional retail includes HEB, Target, Marshalls, Hobby Lobby and Petsmart. The 100-acre Amazon distribution center is under construction directly across the street from Aliana Shops.

With affordable rents and ideal exposure to neighborhood residents, Aliana Shops is an excellent opportunity to enter this competitive retail and medical market in a Class A two-tenant building.

FOR LEASE
±1,860 SF

PRICE
INQUIRE WITH BROKER

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PROJECT HIGHLIGHTS

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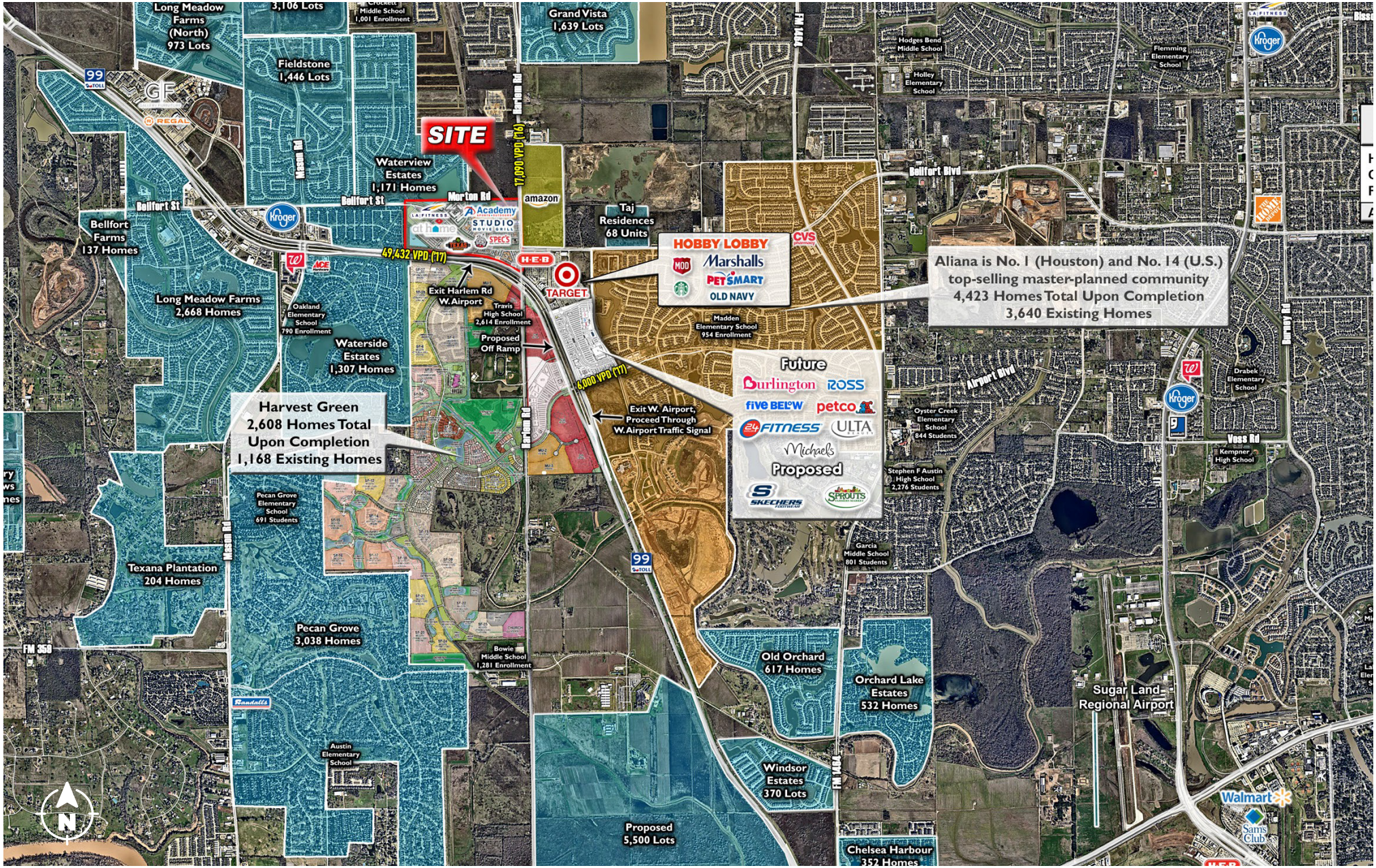

SITE
Harvest Green
2,608 Homes Total
Upon Completion
1,168 Existing Homes
Aliana is No. 1 (Houston) and No. 14 (U.S.)
top-selling master-planned community
4,423 Homes Total Upon Completion
3,640 Existing Homes
Future
Burlington
ROSS
five BELOW
petco
FITNESS
ULTA
Michaels
Proposed
SKECHERS
SPROUTS
HOBBY LOBBY
Marshalls
PETSMART
OLD NAVY
TARGET
amazon
Kroger
Walmart
Sam's Club
Long Meadow Farms (North) 973 Lots
3,106 Lots
Fieldstone 1,446 Lots
Grand Vista 1,639 Lots
Waterview Estates 1,171 Homes
Taj Residences 68 Units
Bellfort Farms 137 Homes
Long Meadow Farms 2,668 Homes
Waterside Estates 1,307 Homes
Texana Plantation 204 Homes
Pecan Grove 3,038 Homes
Old Orchard 617 Homes
Orchard Lake Estates 532 Homes
Windsor Estates 370 Lots
Proposed 5,500 Lots
Chelsea Harbour 352 Homes
Sugar Land Regional Airport
Exit Harlem Rd W. Airport
Proposed Off Ramp
Exit W. Airport, Proceed Through W. Airport Traffic Signal
49,432 VPD ('17)
17,090 VPD ('16)
8,000 VPD ('17)
Bellfort St
Morton Rd
Mason Rd
Harlem Rd
Dairy Ashford Rd
Airport Blvd
Voss Rd
FM 359
99 SH TOLL
Hodges Bend Middle School
Holley Elementary School
Flemming Elementary School
Madden Elementary School 954 Enrollment
Oakland Elementary School 790 Enrollment
Travis High School 2,614 Enrollment
Pecan Grove Elementary School 691 Students
Austin Elementary School
Bowie Middle School 1,281 Enrollment
Oyster Creek Elementary School 844 Students
Stephen F Austin High School 2,276 Students
Kempner High School
Garcia Middle School 801 Students
Drabek Elementary School
N

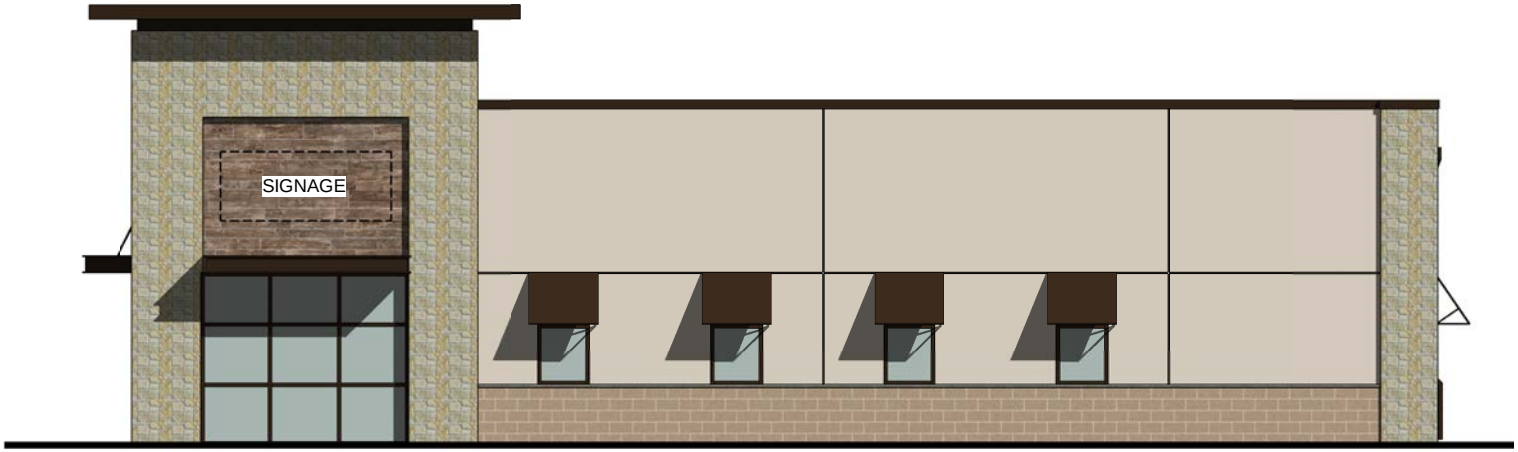
06.20 | 02.20

Waterview Estates 1,171 Homes
SITE
Bellfort St
Morton Rd
Future
amazon
Fulfillment Center (under construction)
Taj Residences 68 Units
W Bellfort Blvd
Harlem Rd
LA FITNESS
at home
STUDIO MOVIE GRILL
Academy
SPEC'S
Future
Valvoline
TEXAS ROADHOUSE
Wendy's
ideal dental
99 TOLL
49,432 VPD ('17)
26,000 VPD ('17)
49,432 VPD ('17)
H-E-B
PETSMART
Marshalls
My Kids Dentist Orthodontics
TARGET
OLD NAVY
HOBBY LOBBY
Game Stop
Cane's
BURGER 1M
Highline Dental
Proposed
Burlington
five BELOW
Future
ROSS
petco
24 FITNESS
ULTA
Michaels
Proposed
SKECHERS
Sprouts
Waterside Estates 1,307 Homes
N

12.20 | 03.20

FRONT ELEVATION

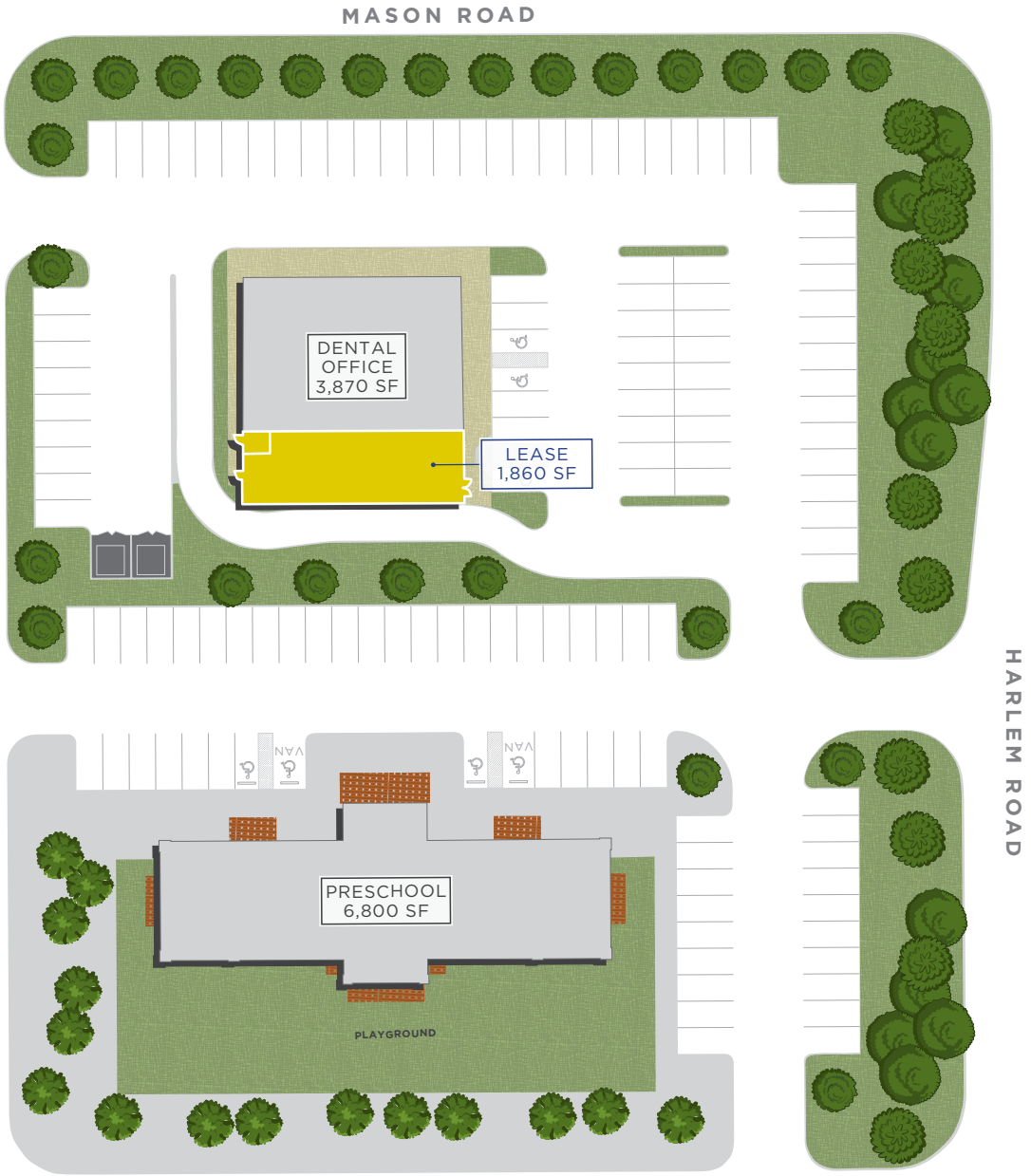
1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"

SITE PLAN



AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

SP19-0049 | 12.20 | 06.19

amazon
FULFILLMENT CENTER
ADDING EST. 3,000 EMPLOYEES TO AREA
SITE
HARLEM ROAD

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 10/20

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,722	27,414	60,332
Current Population	13,970	84,049	193,172
2010 Census Population	7,263	36,086	123,710
Population Growth 2010 to 2020	92%	133%	59%
2020 Median Age	33	33	34

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$101,242	$103,970	$115,354
Median Household Income	$114,683	$109,606	$109,089
Per Capita Income	$33,115	$34,242	$36,503

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	53%	53%	50%
Black or African American	20%	20%	20%
Asian or Pacific Islander	16%	16%	19%
Other Races	11%	11%	11%
Hispanic	26%	26%	26%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	12%	14%	12%
2 Person Households	30%	30%	26%
3+ Person Households	58%	56%	61%
Owner-Occupied Housing Units	91%	85%	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 pro erty 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
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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

EQUAL HOUSING OPPORTUNITY

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