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MAJESTIC AT HARVEST GREEN

NEC HARLEM ROAD & WEST AIRPORT BOULEVARD | RICHMOND, TX

FOR LEASE, GROUND LEASE, OR BUILD-TO-SUIT
MULTI-TENANT RETAIL BUILDING, RESTAURANT, OFFICE, SPORTS COMPLEX





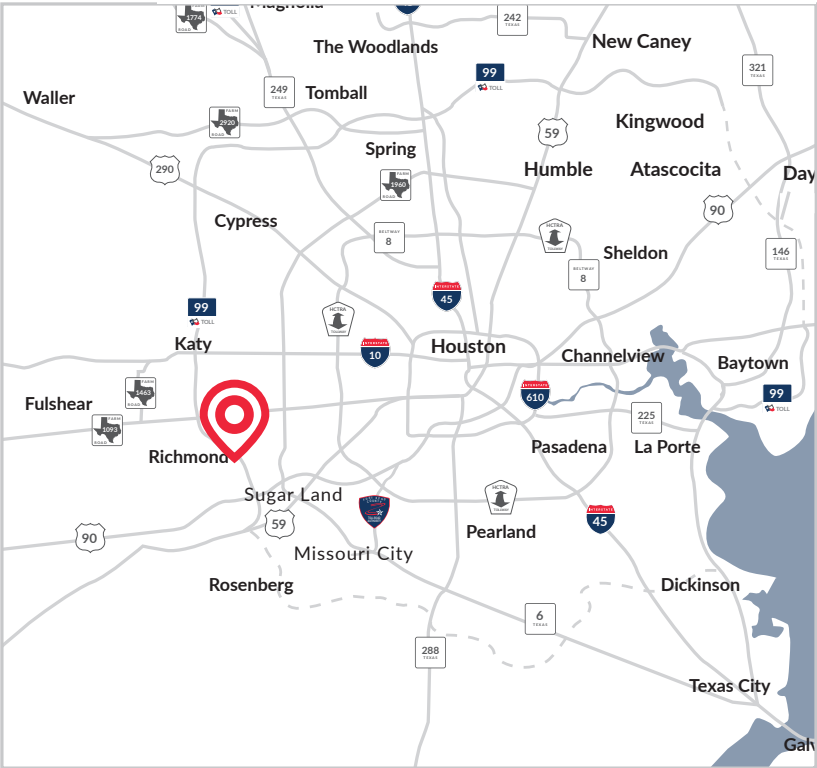
PROJECT HIGHLIGHTS

Majestic at Harvest Green

NEC HARLEM RD. & W. AIRPORT BLVD | RICHMOND, TX

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- Located at the retail hub of Grand Parkway and West Airport amidst multiple master-planned communities
- Explosive residential growth within Fort Bend County, which ranks 3rd for purchasing power within Texas
- Over 5,500 students attend William B Travis High, James Bowie Middle School and James C Neill Elementary School, which are among some of the best performing schools in the Houston area
- Nearby attractions: Messina Hof Harvest Green Winery & Kitchen is the Most Award Winning Winery in Texas Producing 100% Texas Wines & the abundant Harvest Green farmer's market at Village Farm
- Opportunity to work from home in one of the hottest suburbs of Houston



\$145K AVG HHI
within 2 miles



240,131 POPULATION
within 5 miles



9.72% GROWTH
from 2020 – 2023 within 5 miles

MAJOR AREA RETAILERS



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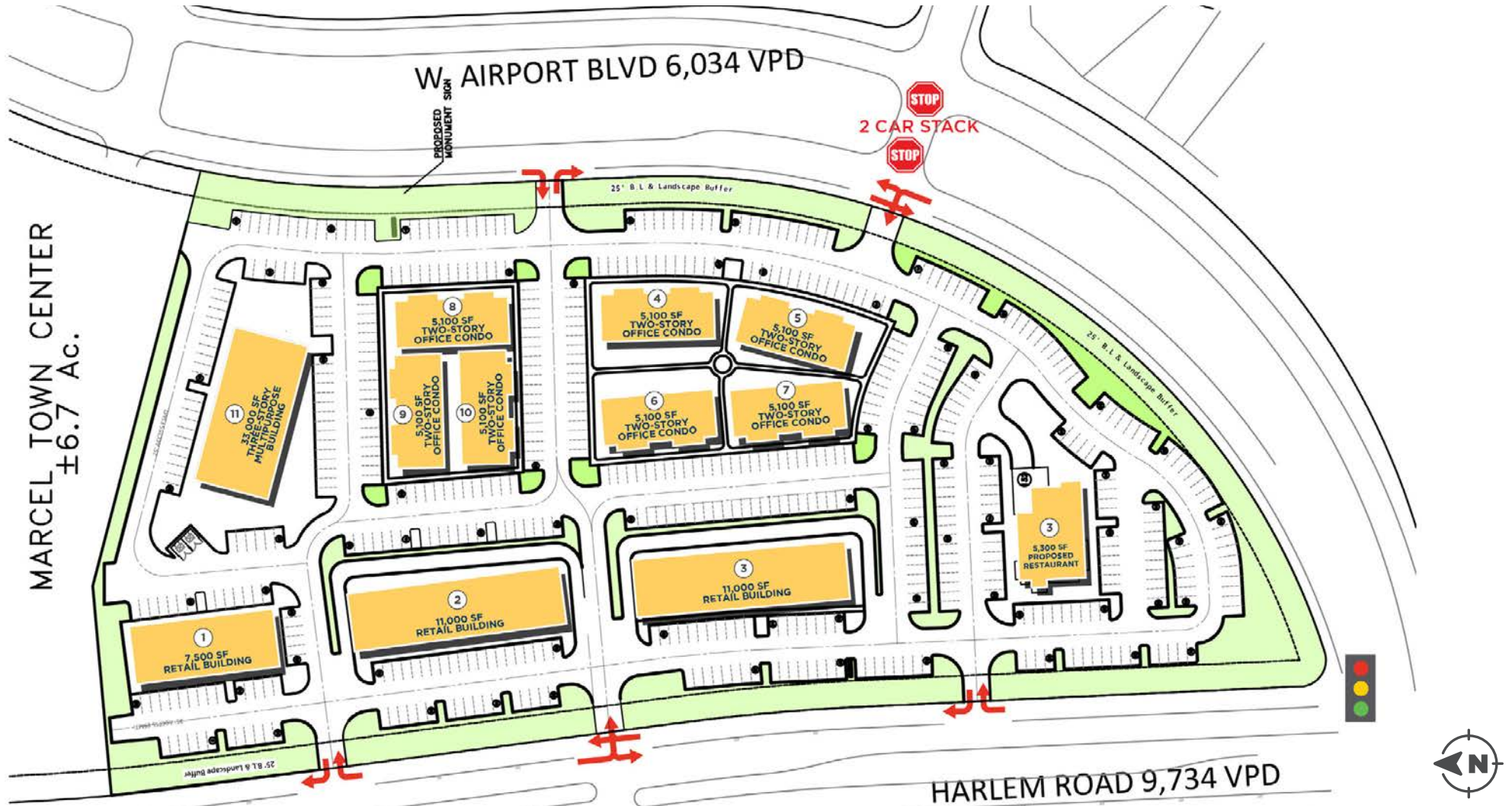




SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Retail Building	7,500 SF
2	Retail Building	11,000 SF
3	Retail Building	11,000 SF
4	Proposed Restaurant Pad	5,300 SF
5	Two-Story Office Condo	5,100 SF
6	Two-Story Office Condo	5,100 SF
7	Two-Story Office Condo	5,100 SF

KEY	BUSINESS	LEASE AREAS
8	Two-Story Office Condo	5,100 SF
9	Two-Story Office Condo	5,100 SF
10	Two-Story Office Condo	5,100 SF
11	1st Floor - Retail	11,000 SF
	2nd Floor - Retail or Office	11,000 SF
	3rd Floor - Office	11,000 SF



RENDERINGS



RENDERINGS - OFFICE AND RETAIL BUILDING



RENDERINGS - RETAIL CENTERS



DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23



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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	10,921	29,447	73,787
Current Population	34,762	93,771	240,131
2020 Census Population	36,853	85,464	220,070
Population Growth 2020 to 2023	-5.67%	9.72%	9.12%
2023 Median Age	35.6	35.2	35.7

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$144,646	\$141,653	\$135,023
Median Household Income	\$121,580	\$125,514	\$111,600
Per Capita Income	\$44,099	\$44,210	\$41,697

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	31.02%	31.83%	29.18%
Black or African American	24.56%	24.43%	23.32%
Asian or Pacific Islander	30.74%	28.15%	27.47%
Hispanic	15.76%	17.98%	23.53%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	12.61%	12.58%	12.34%
2 Person Households	25.22%	25.47%	25.33%
3+ Person Households	62.16%	61.95%	62.33%
Owner-Occupied Housing Units	78.58%	78.50%	75.91%
Renter-Occupied Housing Units	21.42%	21.50%	24.09%

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
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Shireen Owlia	640710	sowlia@newquest.com	281.640.7693
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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