

231K
CURRENT
POPULATION
WITHIN 5 MILES



GRAND MISSION ESTATES
TOTAL UNITS: 3,091
OCCUPIED: 2,881
UNDER CONSTRUCTION: 159
FUTURE: 51
PRICE RANGE: \$109K - \$650K

**THE GRAND AT ALIANA
PHASE I & II**

EoS FITNESS Burlington
ROSS petco ULTA
Michaels SMOOTHIE KING CHI St Luke's Health
Methodist FIVE BELOW
crumbl IN THE BOX Olive Garden
JOYRAYS salata

ALIANA
TOTAL UNITS: 4,097
OCCUPIED UNITS: 4,095
UNDER CONSTRUCTION: 2
FUTURE: 0

TARGET Marshalls
HOBBY LOBBY OLD NAVY

W AIRPORT BLVD
WESTMOOR DR

FUTURE
COSTCO WHOLESALE

WEST ALIANA TRACE DR
COMING SOON
THE GRAND AT ALIANA
PHASE III

PROPOSED
MULTIFAMILY

MALALAE'S
977 STUDENTS

39,400 VPD '22

99 TOLL

GRAND PARKWAY

SITE
THE MARKET AT
HARVEST GREEN

W AIRPORT BLVD
6,034 VPD '22

MAJESTIC AT
HARVEST GREEN

HARLEM RD

9,734 VPD '22

VIEW VIDEO ▶▶

THE MARKET AT HARVEST GREEN

NWC OF W. GRAND PARKWAY S. AND W. AIRPORT BOULEVARD | RICHMOND, TEXAS

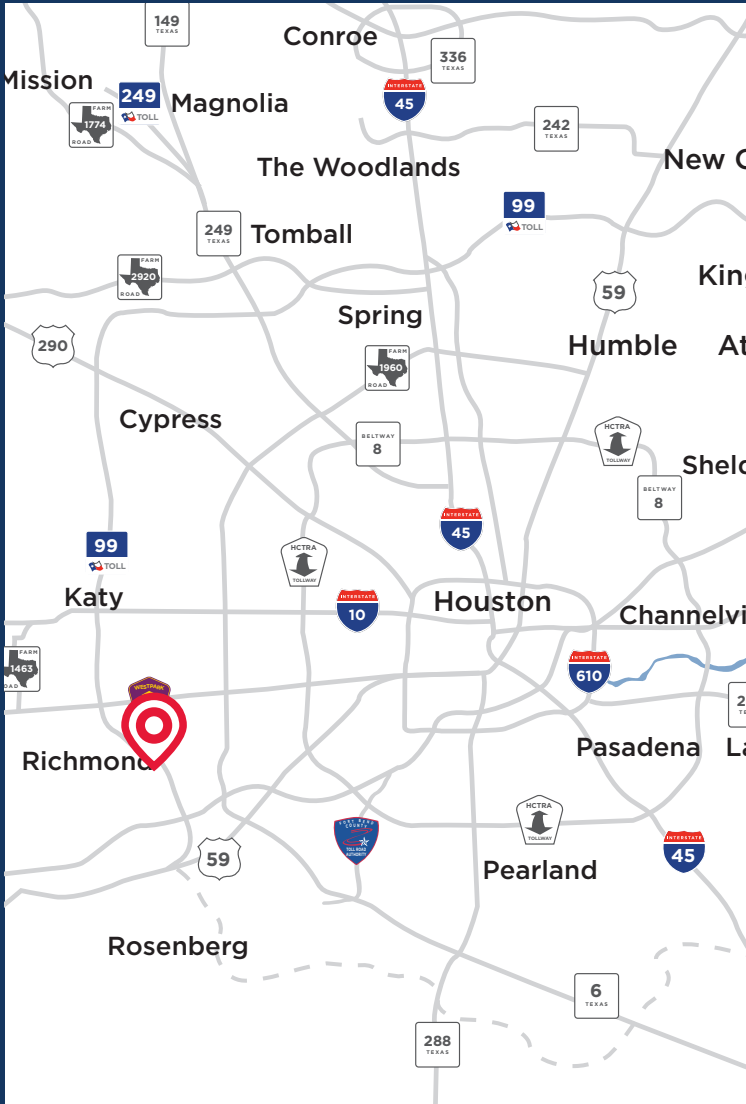
ANCHOR, JUNIOR ANCHOR RETAIL, PADS AND MULTI-TENANT
RETAIL AVAILABLE FOR LEASE OR GROUND LEASE



THE MARKET AT HARVEST GREEN

PROJECT HIGHLIGHTS

RICHMOND, TEXAS



231K
CURRENT
POPULATION
WITHIN 5 MILES



\$153K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 2 MILES



39K+
VPD ON
GRAND
PARKWAY

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

EXPLOSIVE RESIDENTIAL GROWTH

70,980 TOTAL HOUSEHOLDS & 4,681 FUTURE HOMES

527 ANNUAL STARTS & 575 ANNUAL CLOSINGS

11.17% HOUSING GROWTH 2020 - 2023

Metrostudy and Regis Estimates Within 5 Miles as of Q3 2023

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THE MARKET AT HARVEST GREEN

PROJECT HIGHLIGHTS

RICHMOND, TEXAS

[VIEW VIDEO ▶▶](#)



FORT BEND COUNTY IS HOME TO 7 OUT OF 10 COMMUNITIES WITH THE MOST NEW HOME CONSTRUCTION

OVER 7,000 HOMES IN ADJACENT MASTER-PLANNED COMMUNITIES AND HIGH SCHOOLS RATE WITHIN BEST PERFORMING IN HOUSTON AREA

FORT BEND COUNTY RANKS 3RD FOR PURCHASING POWER IN TEXAS, AND 2ND ON "TEXAS COUNTIES WHERE WEALTHY PEOPLE ARE MOVING" LIST

LAST MAJOR RETAIL TRACT AVAILABLE OFF OF GRAND PARKWAY IN THE TRADE AREA

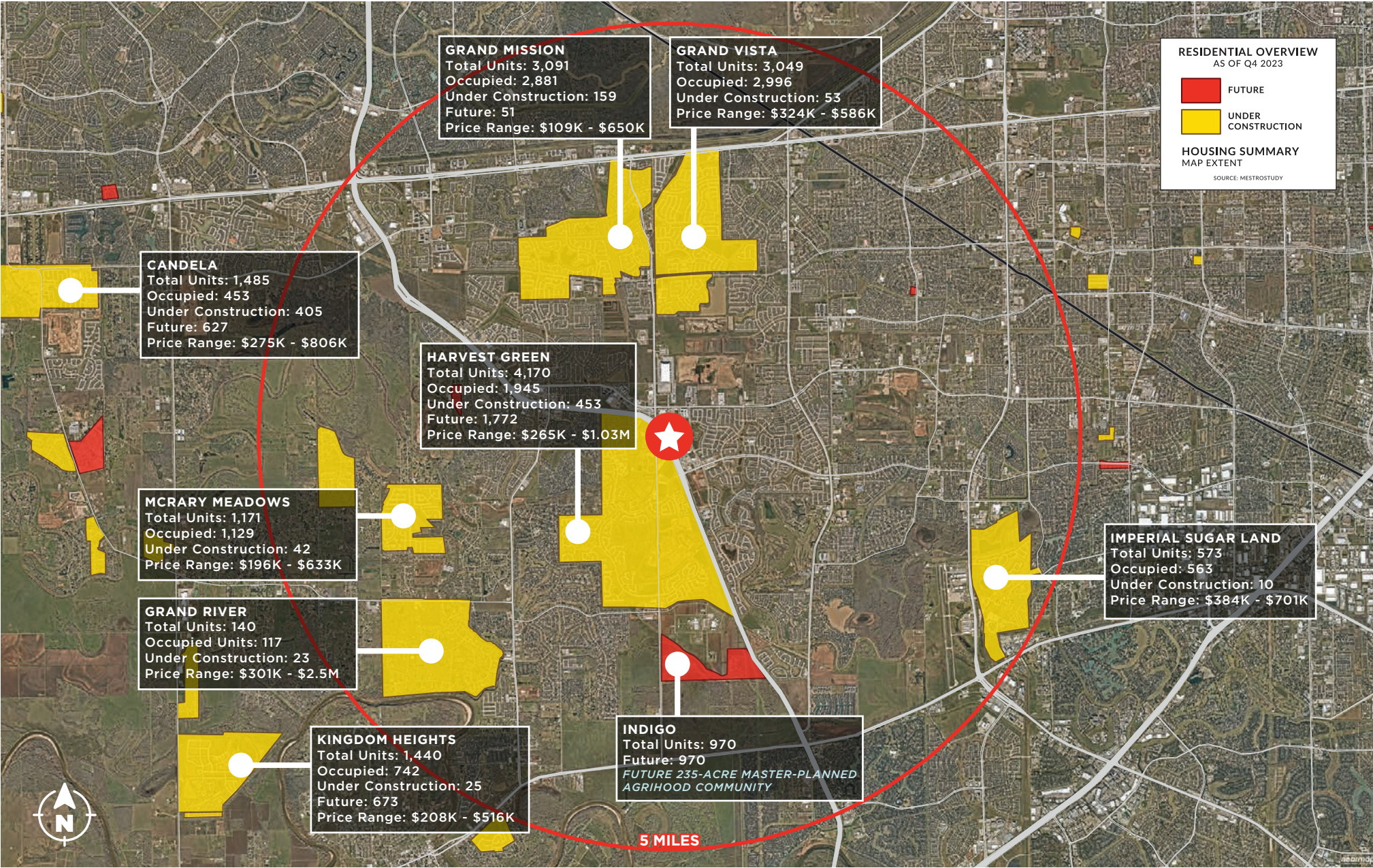
AVAILABLE: ANCHOR, JUNIOR ANCHOR, RETAIL PADS, MULTI-TENANT RETAIL

1.54 AC - 10.09 AC





RESIDENTIAL AERIAL



METROSTUDY ESTIMATES AS OF 2Q 2023

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FUTURE: 0

THE GRAND AT ALIANA PHASE I & II

- EoS FITNESS
- Burlington
- ROSS
- petco
- ULTA BEAUTY
- Michael's
- SMOOTHIE KING
- CHI St Luke's Health
- Methodist
- FIVE BEL'W
- crumbl COOKIES
- Jack in the box
- Olive Garden
- salata
- OUTBACK STEAKHOUSE
- McDonald's
- EXPRESS OIL CHANGE

SITE
THE MARKET AT HARVEST GREEN

FUTURE
COSTCO WHOLESALE

COMING SOON
THE GRAND AT ALIANA PHASE III

PROPOSED
MULTIFAMILY



SITE PLAN

KEY	BUSINESS	AREAS
1	Available Restaurant	5,300 SF
2	Available Retail	12,250 SF
3	Available Restaurant	3,000 SF
4	Available Retail	7,277 SF
5	Available Retail	7,277 SF
6	Available 2-Story Office Condos	10,408 SF
7	Available 2-Story Office Condos	10,408 SF
8	Available 3-Story Offices	39,600 SF
9	Available 2-Story Office Condos	10,408 SF
10	Available 2-Story Office Condos	10,408 SF
11	Available 2-Story Office Condos	10,408 SF
12	Available 2-Story Office Condos	10,408 SF
13	Available 2-Story Office Condos	5,100 SF
14	Available Retail	7,200 SF
15	Available 2-Story Office Condos	10,408 SF
16	Available Retail	6,250 SF
17	Available 2-Story Office Condos	10,408 SF
18	Available Retail	6,250 SF
19	Available Retail	8,820 SF
20	Available Retail	8,820 SF

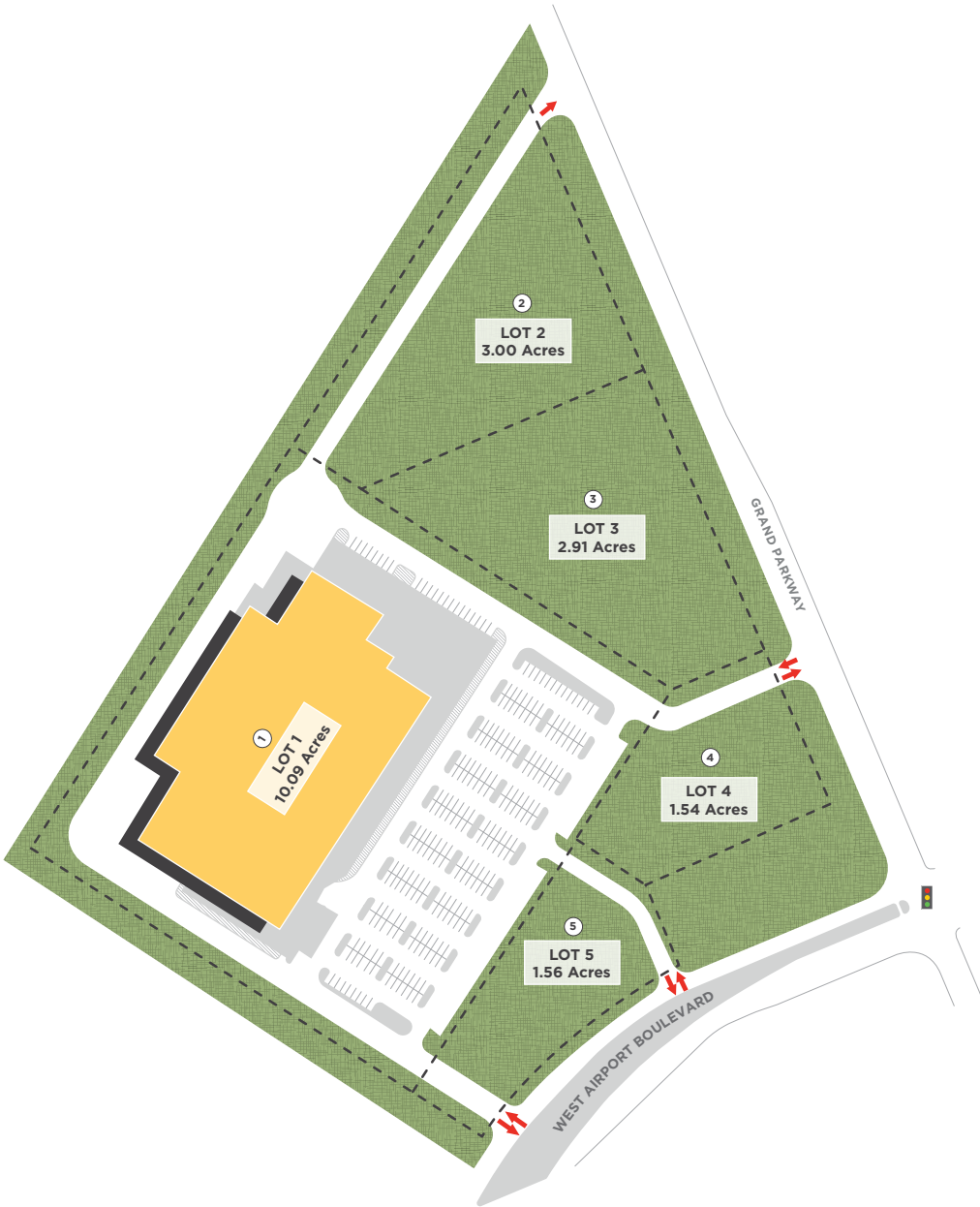


AVAILABLE
 LEASED
 IN NEGOTIATION
 ACCESS EASEMENT
 NOT A PART

SP. 24MISC005 | 03.24 | 01.24

ALTERNATIVE SITE PLAN

KEY	BUSINESS	AREAS
1	Available Retail	10.09 AC
2	Available Lot 2	3.00 AC
3	Available Lot 3	2.91 AC
4	Available Lot 4	1.54 AC
5	Available Lot 5	1.56 AC



AVAILABLE
 LEASED
 IN NEGOTIATION
 ACCESS EASEMENT
 NOT A PART

SP.01 | 02.24 | 07.23



OFFICE CONDO RENDERINGS



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



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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	9,878	27,963	70,980
Current Population	30,887	89,118	230,737
2020 Census Population	36,012	85,464	220,026
Population Growth 2020 to 2023	-6.35%	8.65%	9.89%
2023 Median Age	37.1	35.7	35.7

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$153,039	\$143,788	\$134,916
Median Household Income	\$128,581	\$123,747	\$113,215
Per Capita Income	\$47,193	\$44,597	\$41,734

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	37.05%	34.21%	29.35%
Black or African American	22.21%	22.95%	23.17%
Asian or Pacific Islander	27.60%	27.72%	27.74%
Hispanic	15.10%	17.37%	23.13%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	13.00%	11.62%	12.26%
2 Person Households	28.21%	25.32%	25.10%
3+ Person Households	58.78%	63.06%	62.64%
Owner-Occupied Housing Units	78.35%	78.12%	76.54%
Renter-Occupied Housing Units	21.65%	21.88%	23.46%

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	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
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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