An aerial photograph of a shopping center with a multi-story apartment building in the background. A yellow box highlights a specific unit in the shopping center. The shopping center has several storefronts with signs for 'WOOF GANG BAKERY & GROOMING', 'PINCH-A-PENNY POOL-PATIO-SPA', 'Dream Sniffs DENTAL', 'elements massage', 'The UPS Store', 'HANDCRAFTED COCKTAILS', and 'PABLO'S BEICAD DIVIDER'. The apartment building is labeled 'Waterside at Mason 246 Units'.

Waterside at Mason  
246 Units

3,200 SF

# WATERSIDE SHOPPING CENTER

NEC OF W. GRAND PARKWAY S. AND S. MASON ROAD | RICHMOND, TX

**3,200 SF 2ND GENERATION NAIL SALON AVAILABLE FOR LEASE**



# PROJECT HIGHLIGHTS

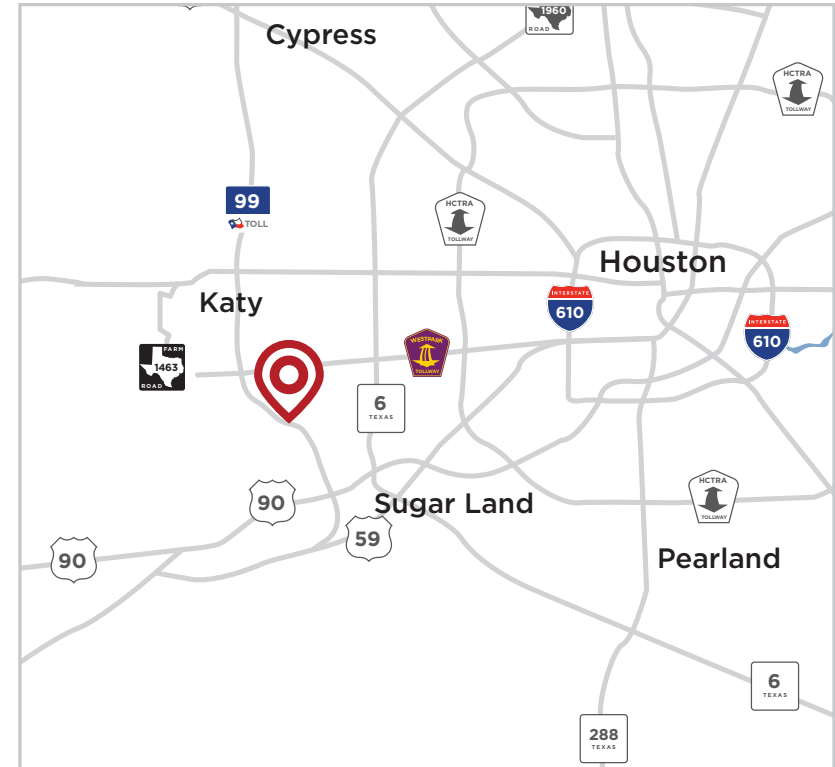
## WATERSIDE SHOPPING CENTER

NEC OF W. GRAND PARKWAY S. AND S. MASON ROAD | RICHMOND, TX

- Richmond, TX, in the Southwest Houston submarket, is home to some of the fastest growing and top selling master planned communities in the United States
- The expansion of the Grand Parkway toll road has sparked unprecedented residential and commercial growth in Fort Bend County, ranked #1 fastest growing large county in the country
- Relatively cheap land and top notch high schools continue to fuel home starts and sales as Houstonians flock to the surrounding master planned communities

### Demographics

- 3 mi. population - 81,841
- 3 mi. population growth - 139.94%
- 5 mi. HH income - \$111,607
- 3Q19 housing starts - 1,264



### MAJOR AREA RETAILERS



**NICK RAMSEY**

281.477.4359

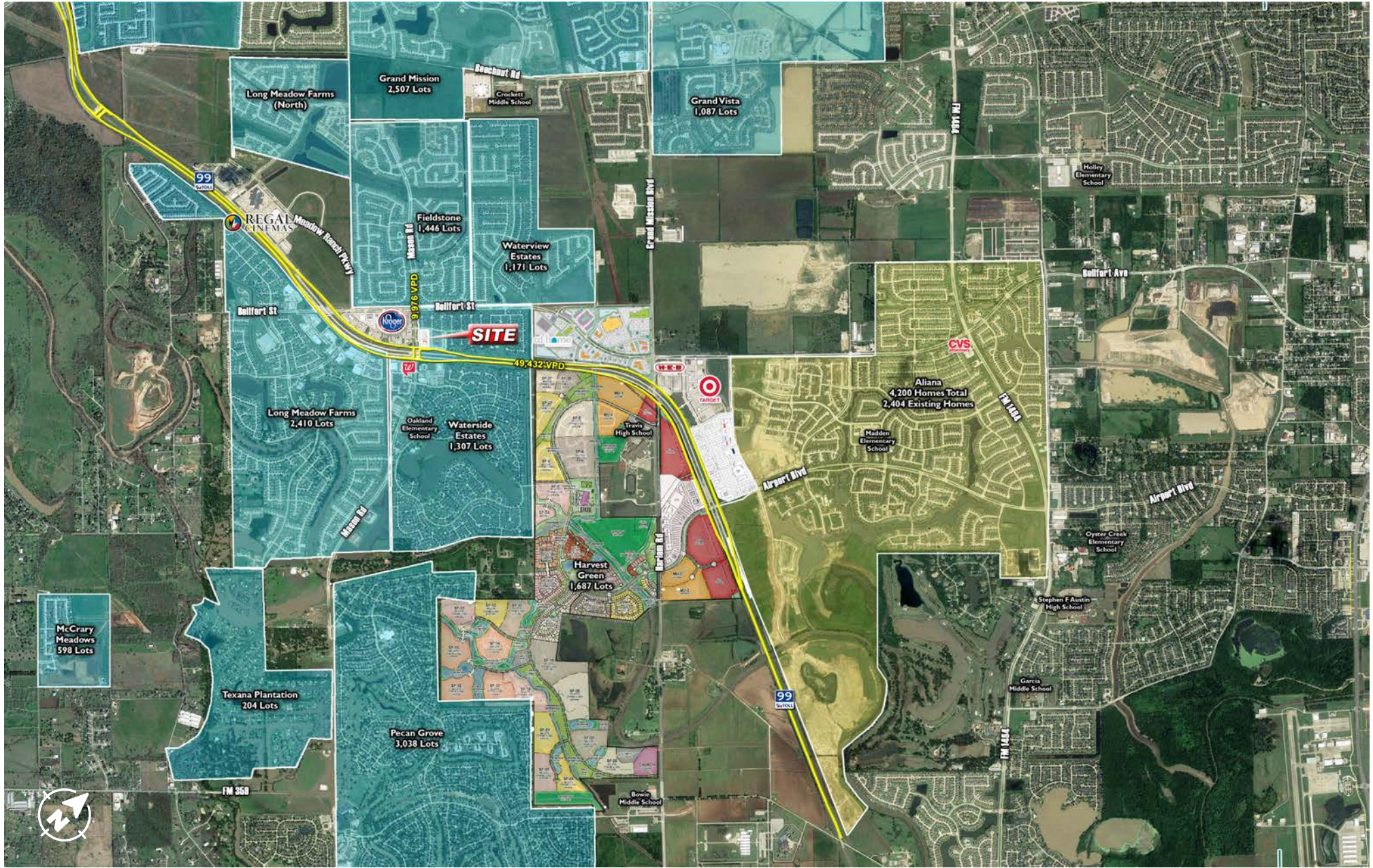
[nramsey@newquest.com](mailto:nramsey@newquest.com)

**KEVIN SIMS**

281.477.4366

[ksims@newquest.com](mailto:ksims@newquest.com)



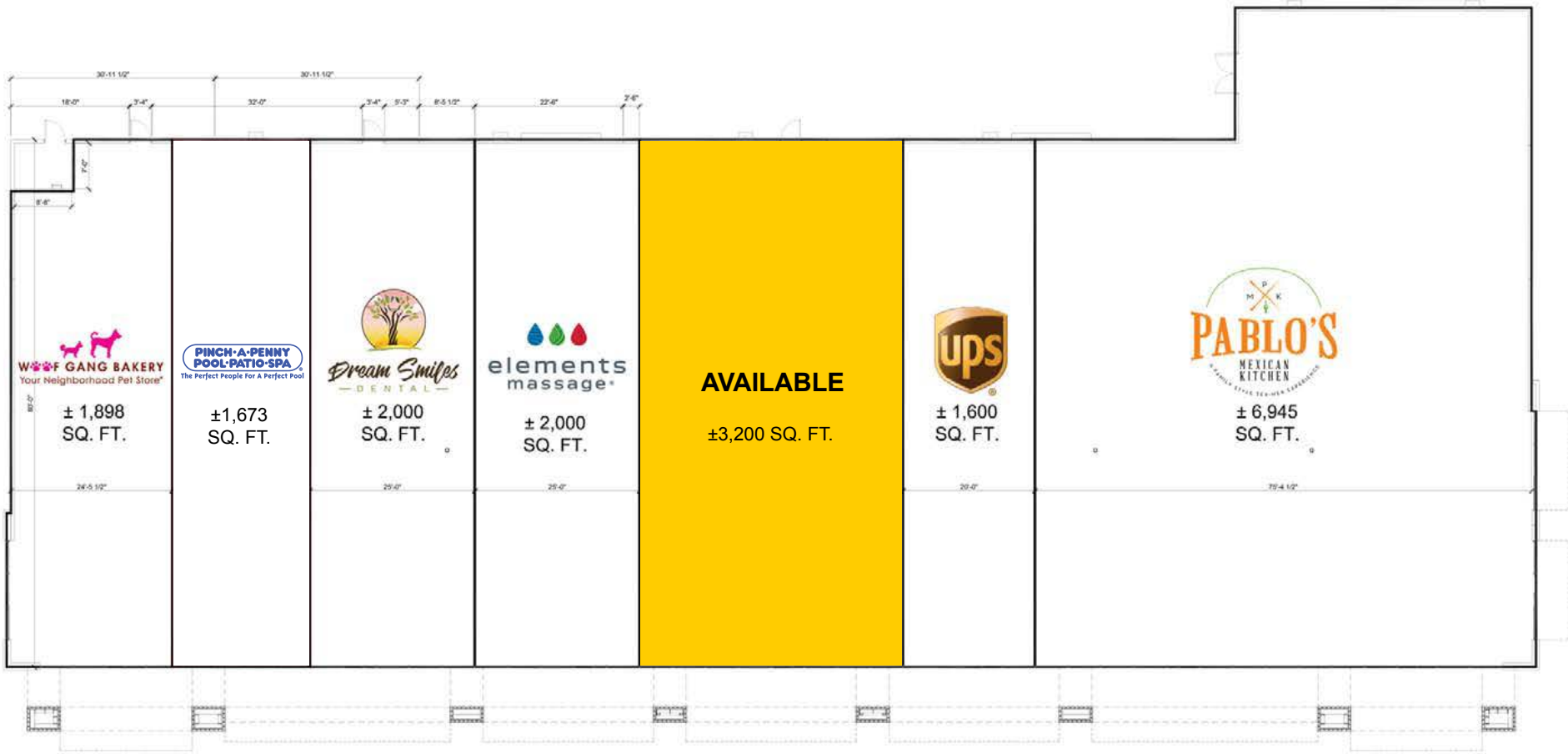




Waterside Shopping Center is a 19,404 SF retail center well positioned amidst the explosive residential and commercial growth in Richmond, TX, part of the Southwest Houston submarket. Drawing traffic from numerous surrounding affluent neighborhoods, including Long Meadow Farms, Waterview Estates, Harvest Green and Aliana, Waterside Commons boasts a well-rounded co-tenancy of daily needs tenants and family-oriented businesses. The shopping center has excellent visibility and access on both Grand Parkway and S Mason, providing quick access to and from both major thoroughfares. With very affordable rents, Waterside Commons is an excellent opportunity to enter this competitive retail market in a Class A shopping center.

**Spaces Available**

- 3,200 SF Second Generation Nail Salon



# DEMOGRAPHICS

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



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,969	27,238	59,753
Current Population	14,993	81,841	192,915
2010 Census Population	7,448	34,228	125,044
Population Growth 2010 to 2020	101.31%	139.94%	58.29%
2020 Median Age	33.2	33.5	34.1
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$98,266	\$103,955	\$111,607
Median Household Income	\$112,351	\$108,942	\$106,622
Per Capita Income	\$32,115	\$34,101	\$35,146
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	52.25%	53.14%	48.61%
Black or African American	20.27%	20.49%	20.33%
Asian or Pacific Islander	17.09%	15.78%	20.22%
Hispanic	25.27%	25.48%	25.71%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	12.17%	13.82%	12.15%
2 Person Households	29.24%	31.14%	26.19%
3+ Person Households	58.59%	55.04%	61.66%
Owner-Occupied Housing Units	90.81%	86.11%	85.95%
Renter-Occupied Housing Units	9.19%	13.89%	14.05%

# TEXAS OVERVIEW

51

FORTUNE 500  
COMPANIES  
CALL TEXAS HOME



POPULATION  
28,995,881



RECESSION PROOF  
RANKED AMONG TOP  
RECESSION-PROOF STATES  
IN AMERICA



#1 JOBS CREATOR  
IN THE NATION  
342,800 JOBS  
ADDED IN 2019



2<sup>ND</sup> LARGEST  
STATE ECONOMY  
IN THE U.S.A.



#1 STATE IN  
AMERICA  
TO START A BUSINESS

#1 STATE FOR  
BUSINESS CLIMATE  
BUSINESS FACILITIES  
MAGAZINE | 2020



TOP STATE FOR  
JOB GROWTH  
14+ MILLION WORKERS



BEST STATE  
FOR BUSINESS  
15<sup>TH</sup> YEAR IN A ROW



NO STATE  
INCOME TAX



LARGEST  
MEDICAL CENTER  
2<sup>ND</sup> LARGEST CANCER CENTER  
MD ANDERSON, HOUSTON

## FORT WORTH

#1 In U.S. job growth market | 2020  
#2 Top-moving destination | 2019  
#4 Fastest-growing city in the nation  
Leads the country in employment and population growth | 2020

## DALLAS

#6 Fastest-growing housing market | 2020  
21 Fortune 500 companies  
300 Corporate headquarters  
8,300 Californians move in area yearly  
Top 10 Hottest Job Markets | 2019

## HOUSTON

#5 Best Places to Live in Texas | 2020  
Most Diverse City in the Nation  
#3 in the World in "Cities of the Future"  
Analysis | 2020  
23 Fortune 500 Companies  
Over 5M SF of industrial space opened  
or secured by Amazon since 2018

## AUSTIN

#1 Fastest-growing major metro | 2020  
#1 Best city to start a business | 2020  
#2 Best city for young professionals | 2020  
#3 Fastest-growing city in the nation  
Best place to live in the U.S. for the  
3<sup>rd</sup> year in a row | 2020

## SAN ANTONIO

#2 Fastest-growing city in the nation  
#4 Best places to live in Texas | 2020  
#34 Best places to live in America

 **NewQuest**  
PROPERTIES®



66% OF THE POPULATION LIVES WITHIN  
THE TEXAS TRIANGLE OF DALLAS,  
HOUSTON, SAN ANTONIO, AND AUSTIN



NAMED THE #1 CORPORATE MOVE DESTINATION  
FOR THE 6<sup>TH</sup> YEAR IN A ROW

# WHY TEXAS



## ECONOMIC POWERHOUSE

RANKED **9<sup>TH</sup> LARGEST ECONOMY** WORLD-WIDE BASED ON GDP, AHEAD OF AUSTRALIA, MEXICO, SPAIN, AND RUSSIA



## NATION'S #1 EXPORTER

EXPORTED **\$331 BILLION IN GOODS** INTERNATIONALLY: MEXICO, CANADA, CHINA, SOUTH KOREA, JAPAN, BRAZIL, NETHERLANDS



## TOP OIL & GAS EXPORTER

PRODUCES **40% OF AMERICA'S OIL** AND RESPONSIBLE FOR **24%** OF THE NATION'S MARKETED NATURAL GAS PRODUCTION



## HOME TO WORLD-LEADING COMPANIES

**51 FORTUNE 500 COMPANIES**, INCLUDING: EXXONMOBIL, AT&T, HEWLETT PACKARD, SYSCO, AMERICAN AIRLINES, AND **1,400+ FOREIGN** COMPANIES: TOYOTA, SIEMENS, SHELL OIL AND **2.4 MILLION** SMALL BUSINESSES



## MANUFACTURING LEADER

ACCOUNTS FOR **10% OF TOTAL MANUFACTURING** IN THE UNITED STATES (OVER \$226 BILLION PER YEAR)



## 2<sup>ND</sup> LARGEST WORKFORCE IN AMERICA

**14+ MILLION** WORKERS



## WORLD-CLASS AIRPORTS

**380 AIRPORTS** SERVE TEXAS TRAVELERS



## TOP-NOTCH SCHOOLS

**37 PUBLIC UNIVERSITIES** AND UPPER-DIVISION CENTERS INCLUDING RICE, TEXAS A&M, SOUTHERN METHODIST - **RANKED IN BEST IN THE WORLD BY U.S. NEWS & WORLD REPORT** | 2019

# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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