

ALIANA SHOPS

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

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



Aliana Shops

NWQ OF GRAND PARKWAY (HWY 99) & HARLEM RD
RICHMOND, TX 77406

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 5,460 SF multi-tenant retail building with excellent visibility and exposure to area residents. The building will sit at the Southwest hard corner of Harlem Road and Morton Road.

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.

FOR LEASE

±1,860 SF

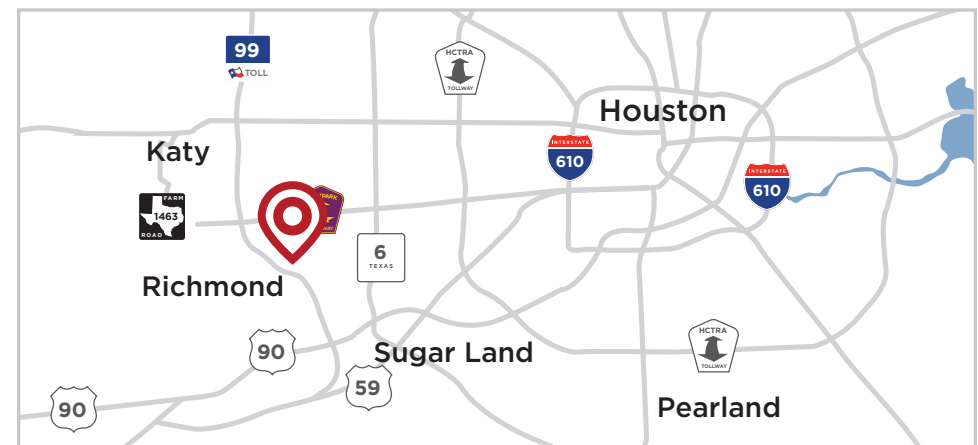
PRICE

INQUIRE WITH BROKER
EST. \$8.50 NNN

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.



SHIREEN OWLIA

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TRAFFIC COUNTS

26,000 VPD on Harlem Road
6,540 VPD on Morton Road
14,105 VPD on Bellfort Street
49,432 VPD on Grand Parkway (Highway 99)



223,246 POPULATION
within 5 miles



\$102K AVG HHI
within 5 miles



140% GROWTH
from 2010 - 2020 within 1 mile







FRONT ELEVATION

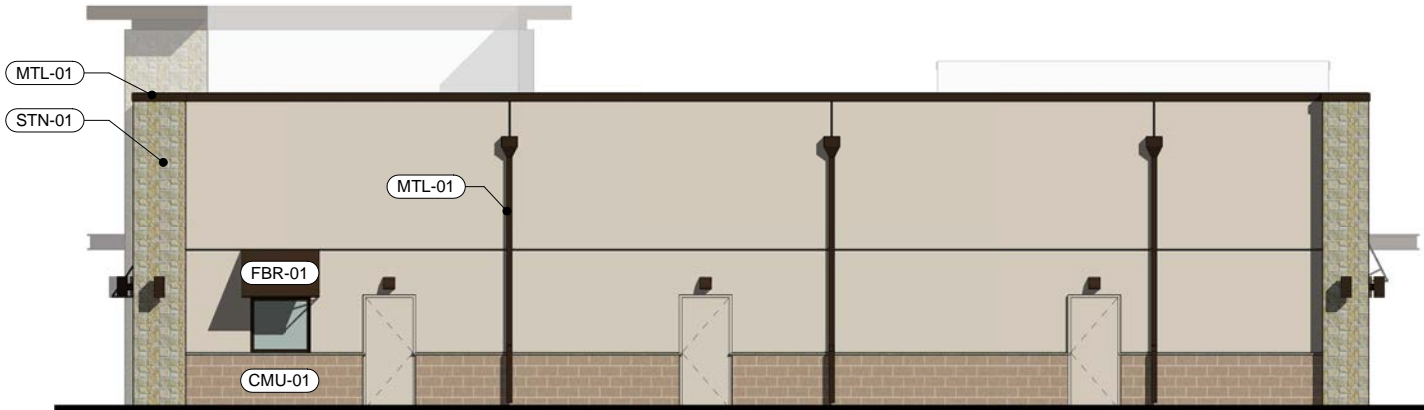
1/8" = 1'-0"

EXTERIOR FINISHES		
TAG	MANUFACTURER	STYLE
BRK-01	Upchurch Kimbrough	Palmetto Brick - London Ballast
CMU-01	Arriscraft	Cafe
EIFS-01	Sherwin Williams	SW 7567 Natural Tan
FBR-01	Fabric awning	To match storefront
MTL-01	Kawneer	Dark Bronze
MTL-02	Berridge	Preweathered Galvalume
PWT-01	Daltile	Season Wood - Autumn
STN-01	Upchurch Kimbrough	Chopped Alamo Gold



SIDE ELEVATION

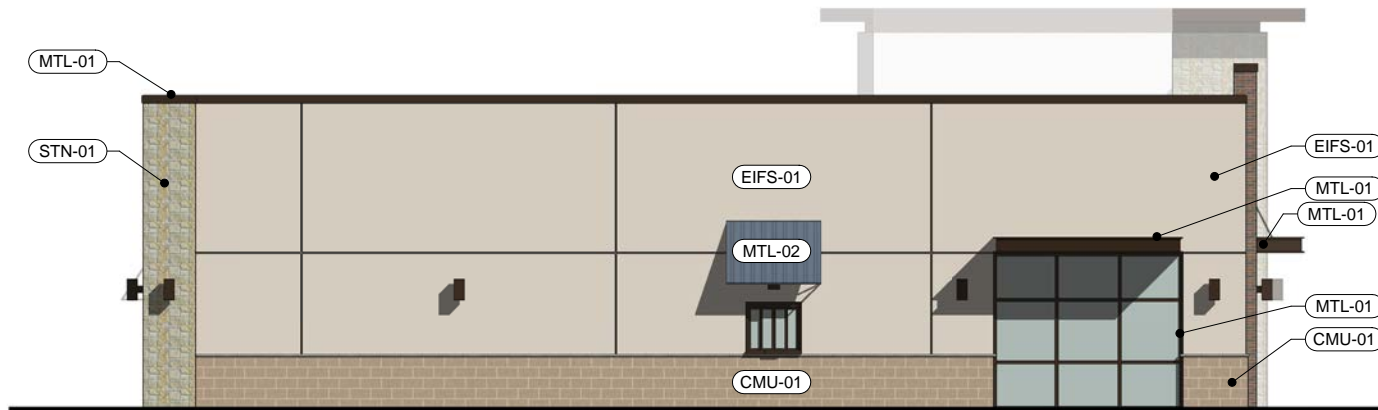
1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

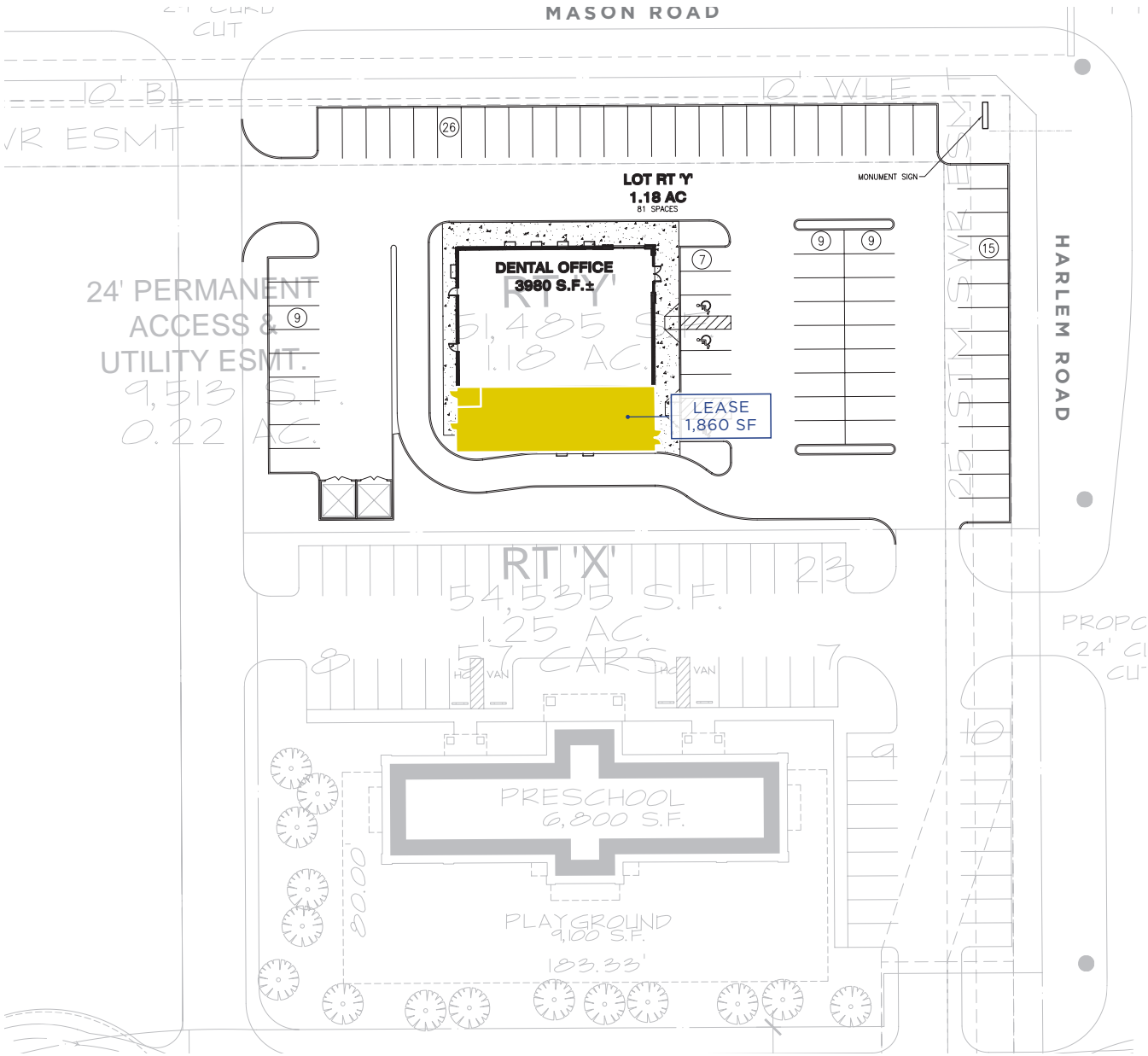
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SITE PLAN



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP19-0049 | 08.21.20 | 06.03.19

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/20



POPULATION

	1 MILE	3 MILES	5 MILES
Current Households	776	27,736	68,768
Current Population	2,474	84,993	223,246
2010 Census Population	1,030	46,751	163,908
Population Growth 2010 to 2020	140%	83%	39%
2020 Median Age	33	33	34

INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$92,808	\$99,130	\$102,258
Median Household Income	\$103,193	\$98,473	\$92,673
Per Capita Income	\$30,126	\$31,692	\$32,001

RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
White	51%	48%	43%
Black or African American	21%	23%	21%
Asian or Pacific Islander	18	18%	24%
Other Races	10%	11%	12%
Hispanic	28%	25%	26%

CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	12%	13%	13%
2 Person Households	29%	28%	26%
3+ Person Households	59%	59%	62%
Owner-Occupied Housing Units	92%	85%	83%
Renter-Occupied Housing Units	8%	15%	17%

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
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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>



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