



WATERVIEW

TOWN CENTER

NWC Grand Parkway + Harlem (at Aliana) | Richmond, TX



Pads + Inline Retail Spaces Available



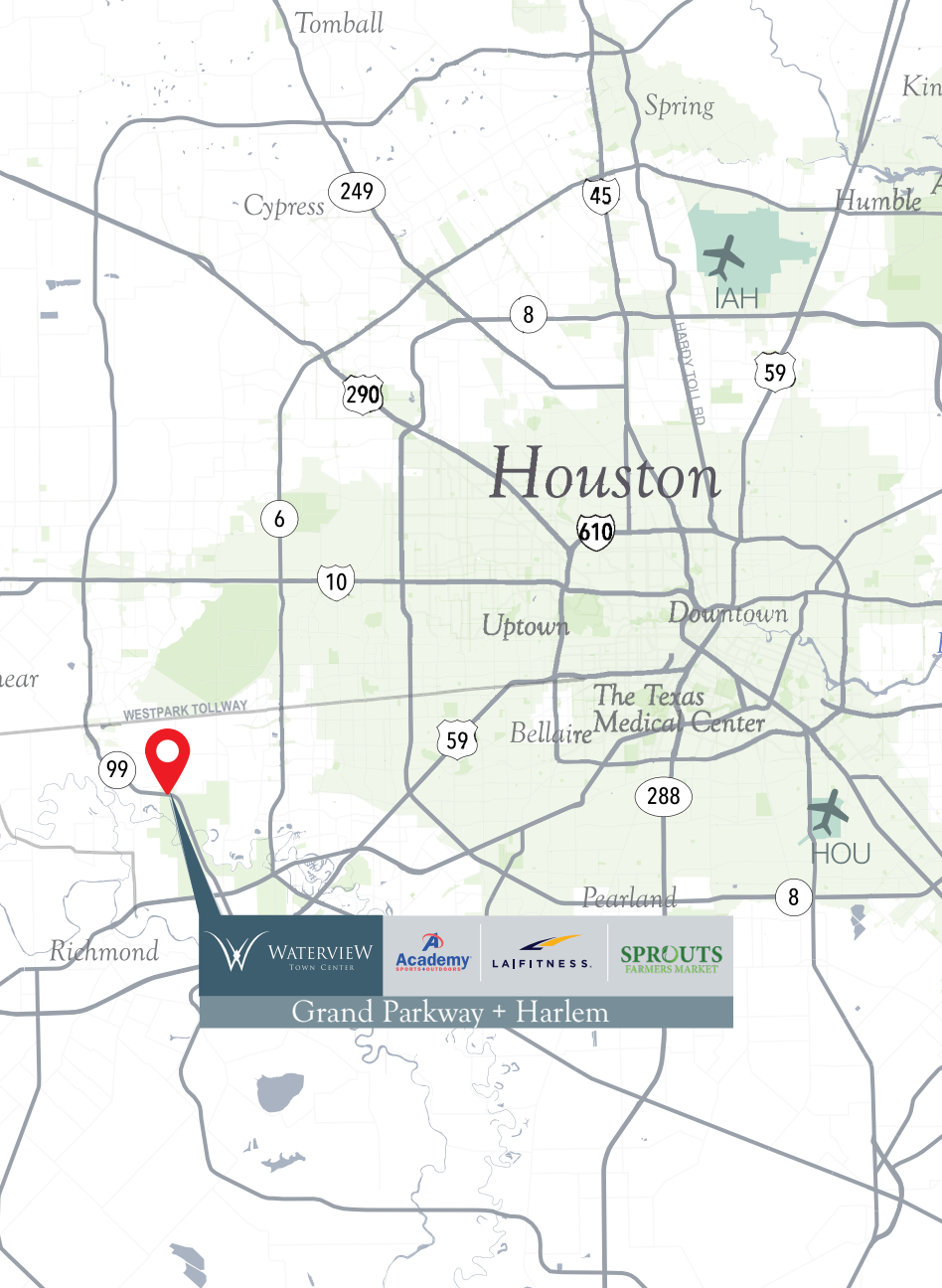
713-782-9000



Read King
Commercial Real Estate

read-king.com

SITE OVERVIEW



OVERVIEW

- Premier Retail Destination:** Waterview Town Center is a ±134-acre retail development at the high-growth intersection of Grand Parkway (SH 99) and Harlem Rd in Fort Bend County.
- Strong Anchor Lineup:** Home to national retailers including At Home, Academy Sports + Outdoors, Sprouts Farmers Market, and LA Fitness.
- Expanding Regional Hub:** Positioned within a newly established retail corridor, the development will feature over one million square feet of retail space at full buildout.
- Surrounded by Top Brands:** Located near major retailers such as HEB, Target, Marshalls, Hobby Lobby, and PetSmart, driving consistent consumer traffic.
- Thriving Residential Growth:** Adjacent to Aliana, Houston’s 7th top-selling master-planned community, set to deliver 4,000 new homes, fueling demand for retail and services.

2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	12,112	134,899	272,475
Estimated Households	3,166	35,084	75,839
Annual Pop. Growth Rate	1.94%	2.66%	1.96%
Daytime: Total Employees	9,636	81,261	169,568
Est. Median HH Income	\$116,016	\$119,486	\$116,618

TRAFFIC COUNTS

INTERSECTION	COUNT (VPD)
SH 99 west of Harlem Rd.	43,936 2023
SH 99 east of Harlem Rd.	53,643 2023
W. Bellfort west of Harlem Rd.	21,051 2021
W. Bellfort east of Harlem Rd.	18,186 2021
Harlem Rd. north of SH 99	21,626 2021
Harlem Rd. south of SH 99	9,515 2020

AREA RETAIL

Walmart
KOHLS
24 FITNESS
Total Wine & More
BESTBUY
ROSS
PETSMART
ULTA
five BELOW

GRAND MISSION
±3,000 HOMES

TERRA VISTA
±4,000 HOMES

LONG MEADOW FARMS
±2,800 HOMES

WATERSIDE ESTATES
±1,307 HOMES

HARVEST GREEN
±2,000 HOMES

PECAN GROVE
±5,150 HOMES

ALIANA
±4,000 HOMES

WATERVIEW
TOWN CENTER
Academy
LA FITNESS
at home
SPEC'S
FUTURE
SPROUTS
FARMERS MARKET

TARGET
H-E-B
Marshalls
PETSMART
OLD NAVY
HOBBY LOBBY

Burlington
ROSS
petco
Michaels
ULTA
five BELOW
Bath & Body Works
EcoFITNESS

PROPOSED
DICK'S

NOW OPEN
COSTCO
WHOLESALE

THE MARKET AT
HARVEST GREEN

MAJESTIC AT
HARVEST GREEN

Kroger
ALDI
Goodwill
Katy Furniture

GALLERY FURNITURE
CINEMARK



SITE PLAN



SUITE	TENANT	SIZE
1	Land Reserve	4.11 AC
2	Sprouts (Opening 2025)	29,105 SF
3	Academy	63,079 SF
4	Bojangles	0.94 AC
5	Red River Cantina	1.67 AC
6	Spec's	10,000 SF
7	Memorial Hermann	1.08 AC
8	Shake Shack	1.71 AC
9	7-Eleven	4,842 SF
10	Salad & Go	1.22 AC

SUITE	TENANT	SIZE
11	At Home	108,490 SF
12	LA Fitness	47,000 SF
13	Texas Roadhouse	7,420 SF
14	Panda Express	0.81 AC
15	The Shops at Waterview	8,245 SF
16	Auto Zone	7,385 SF
17	Lazy Dog	2.73 AC
18	Valvoline	2,093 SF
19	Quick Quack Car Wash	3,643 SF
20	Chick-Fil-A	5,995 SF

SUITE	TENANT	SIZE
21	Chipotle	2,364 SF
22	Wendy's	2,588 SF
23	CAVA	0.80 AC
24	Black Rock Coffee	0.58 AC
25	Whataburger	3,583 SF



EASTERN VILLAGE



SUITE	TENANT	SIZE
1	Apex Urgent Care	3,100 SF
2	Grand Eye Care	2,474 SF
3	Tune-Up	1,644 SF
4	Water's Edge	3,481 SF
5	Available	1,387 SF
6	Fuji Sushi	2,011 SF
7	Qamaria Yemen Coffee	2,000 SF
8	T-Mobile	1,282 SF
9	Milan Laser	1,572 SF
10	Torchy's Tacos	3,954 SF
11	Jersey Mike's	1,380 SF
12	Ideal Dental	2,264 SF
13	Aliana Pediatric Dentistry	3,150 SF
14	Sharetea	1,211 SF
15	Howdy Hot Chicken	1,700 SF
16	Gyro Republic	1,500 SF
17	Crust Pizza	2,209 SF
18	Hopdoddy	3,532 SF
19	Maple Street Biscuit Co.	2,800 SF
20	Available	1,866 SF





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.

11-2-2015



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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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

Information available at www.trec.texas.gov

IABS 1-0

For Leasing Opportunities Contact

Matt McKinnerney

Vice President – Leasing
mmckinnerney@read-king.com
713.980.4722

Lane Pleason

Vice President – Leasing
lpleason@read-king.com
713.980.4753

Julian Fertitta

Associate – Leasing
jfertitta@read-king.com
713.400.2132



Read King
Commercial Real Estate

713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027

The information contained herein is used solely for the purpose of illustrating both current and prospective tenants or companies within or near the property. Although Read King Commercial has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. The enclosed drawings may not be to scale and any references to square footage are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. All logos displayed are for identification purposes only and may be trademarks of their respective companies.

Demographics: This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2019, Sites USA, Chandler, Arizona, 480-491-1112 Demo-graphic Source: US Census Bureau & USPS 4/2019, TIGER Geography / 2000-2010 Census, 2019 Estimates with 2024 Projections