



# WATERVIEW

TOWN CENTER

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



Pads + Inline Retail Spaces Available



713-782-9000

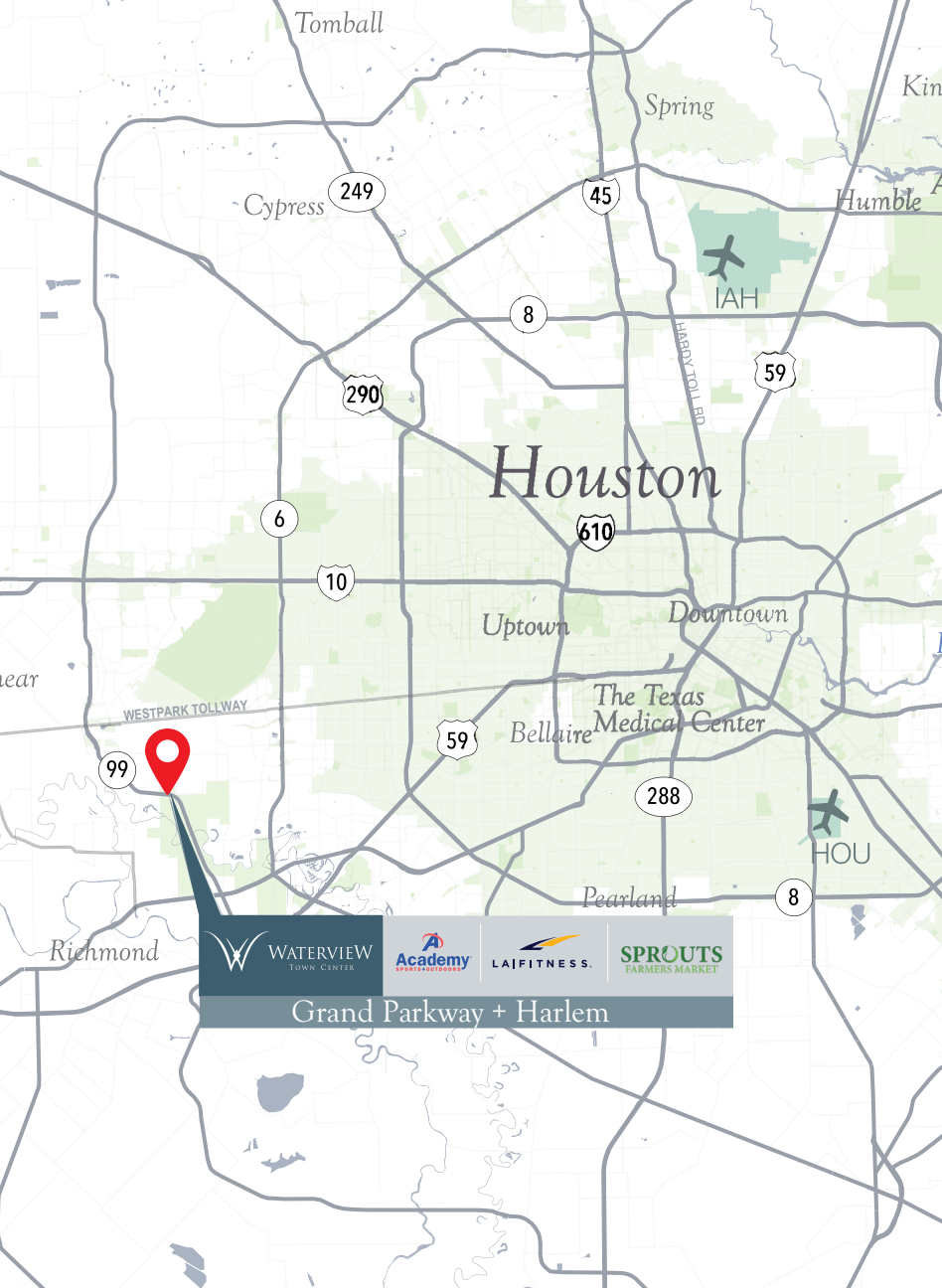


Read King  
Commercial Real Estate

[read-king.com](http://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. Belfort west of Harlem Rd. | 21,051 2021 |
| W. Belfort 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

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

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

Kroger  
ALDI  
Goodwill  
Katy Furniture

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

LONG MEADOW FARMS  
±2,800 HOMES

WATERSIDE ESTATES  
±1,307 HOMES

ALIANA  
±4,000 HOMES

FUTURE RETAIL DEVELOPMENT

FUTURE RETAIL DEVELOPMENT  
THE MARKET AT HARVEST GREEN

PROPOSED  
DICK'S

NOW OPEN  
COSTCO WHOLESALE

FUTURE RETAIL DEVELOPMENT  
MAJESTIC AT HARVEST GREEN

HARVEST GREEN  
±2,000 HOMES

PECAN GROVE  
±5,150 HOMES









SITE PLAN

| SUITE | TENANT                 | SIZE      | SUITE | TENANT               | SIZE       | SUITE | TENANT            | SIZE     |
|-------|------------------------|-----------|-------|----------------------|------------|-------|-------------------|----------|
| 1     | Land Reserve           | 4.11 AC   | 11    | At Home              | 108,490 SF | 21    | Chipotle          | 2,364 SF |
| 2     | Sprouts (Opening 2025) | 29,105 SF | 12    | LA Fitness           | 47,000 SF  | 22    | Wendy's           | 2,588 SF |
| 3     | Academy                | 63,079 SF | 13    | Texas Roadhouse      | 7,420 SF   | 23    | CAVA              | 0.80 AC  |
| 4     | Bojangles              | 0.94 AC   | 14    | Panda Express        | 0.81 AC    | 24    | Black Rock Coffee | 0.58 AC  |
| 5     | Red River Cantina      | 1.67 AC   | 15    | Available            | 8,245 SF   | 25    | Whataburger       | 3,583 SF |
| 6     | Spec's                 | 10,000 SF | 16    | Auto Zone            | 7,385 SF   |       |                   |          |
| 7     | Shake Shack            | 1.71 AC   | 17    | Lazy Dog             | 2.73 AC    |       |                   |          |
| 8     | Memorial Hermann       | 1.08 AC   | 18    | Valvoline            | 2,093 SF   |       |                   |          |
| 9     | 7-Eleven               | 4,842 SF  | 19    | Quick Quack Car Wash | 3,643 SF   |       |                   |          |
| 10    | Salad & Go             | 1.22 AC   | 20    | Chick-Fil-A          | 5,995 SF   |       |                   |          |



THE WATERVIEW  
Luxury Multi-family  
295 Units

ECHELON ON 99  
Luxury Multi-family  
256 Units

Available Pad  
0.93 AC

Future Luxury Multi-family  
368 Units

±4.11 AC  
Available Land

MORTON RD

±4.11 AC  
Available Land

HEARTLAND  
DENTAL

IVYBROOK  
ACADEMY  
HALT DAY PRE-SCHOOL

Now Open!

SPROUTS  
FARMERS MARKET

Academy  
SPORTS & OUTDOORS

PIADA  
ITALIAN  
TRADER PIZZA

Western  
Village

Bojangles

RED RIVER  
CANTINA

SPEC'S  
ONE-STOP AUTO CARE

SHAKE SHACK

7  
ELEVEN

SAJAD  
INDIAN RESTAURANT

PANDA EXPRESS

Auto  
Zone

Valvoline

CAR WASH

TEXAS  
ROADHOUSE

LAZY DOG

Chick-Fil-A

CHIPOTLE  
MEXICAN GRILL

Wendy's

CAVA

BLACK ROCK COFFEE

WHATABURGER

H&M  
KITCHEN & BAR

BOWL'D Masala

CRUST  
PIZZA

hopdoddy

Eastern  
Village

TORCHYS



WATERVIEW  
TOWN CENTER



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     | Bowl'd Masala              | 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    | Crave                      | 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](http://www.trec.texas.gov)

IABS 1-0

## For Leasing Opportunities Contact

Matt McKinnerney

Vice President – Leasing  
[mmckinnerney@read-king.com](mailto:mmckinnerney@read-king.com)  
713.980.4722

Lane Pleason

Vice President – Leasing  
[lpleason@read-king.com](mailto:lpleason@read-king.com)  
713.980.4753

Julian Fertitta

Associate – Leasing  
[jfertitta@read-king.com](mailto:jfertitta@read-king.com)  
713.400.2132



Read King  
Commercial Real Estate

713.782.9000  
[read-king.com](http://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