



WATERVIEW TOWN CENTER

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



Inline Retail Spaces Available



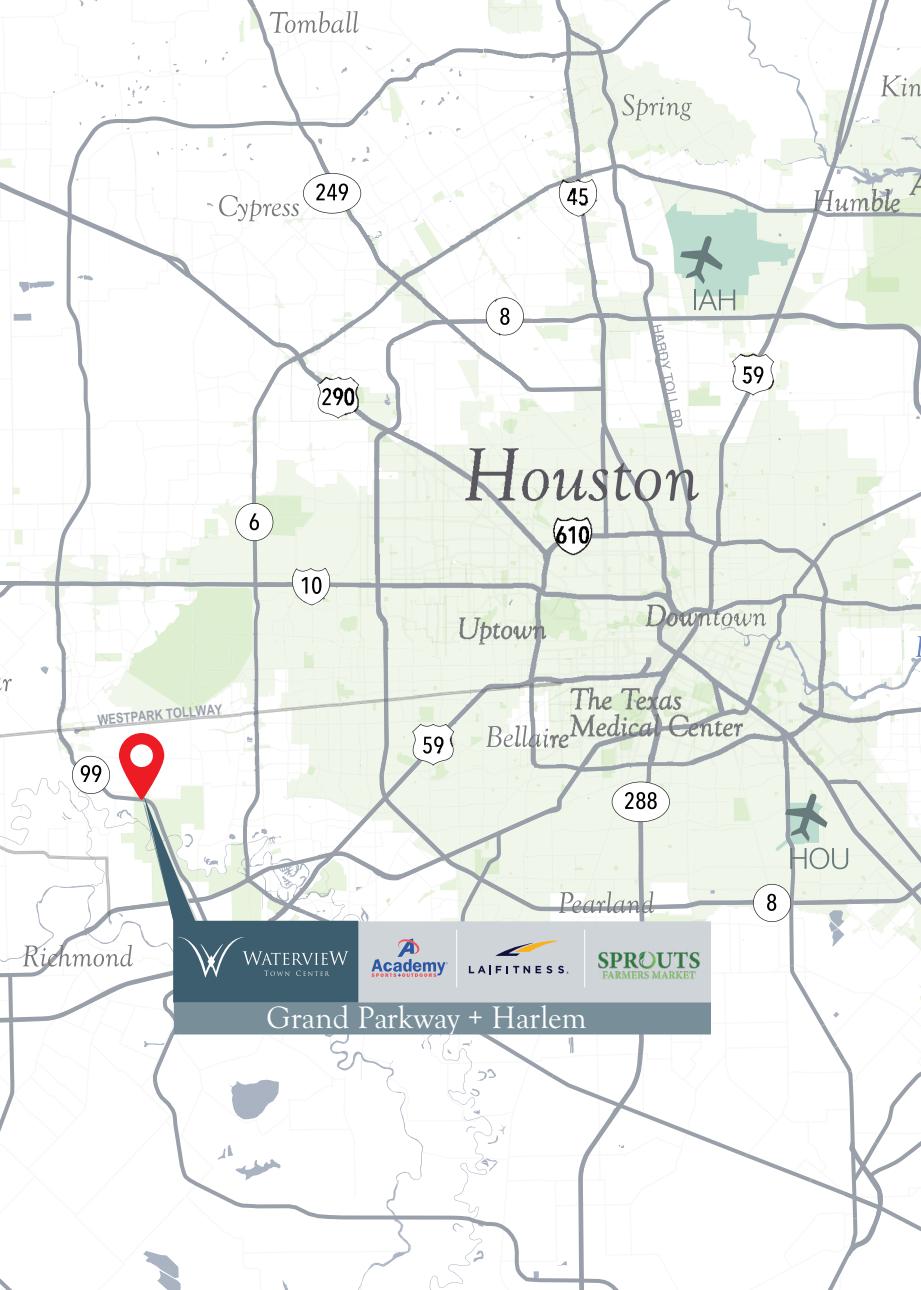
713-782-9000



Read King
Commercial Real Estate

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SITE OVERVIEW



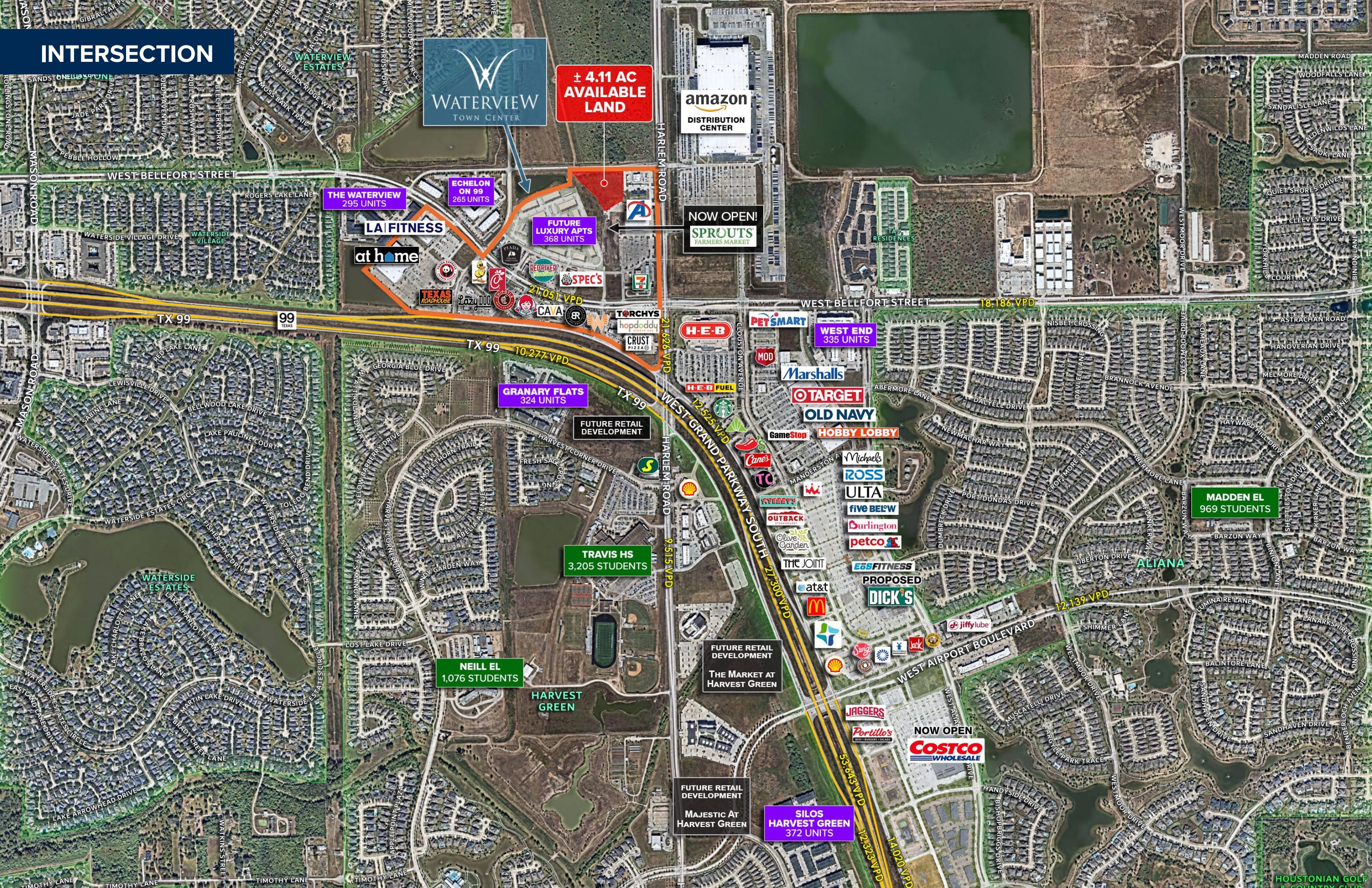
OVERVIEW

- 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	INTERSECTION	COUNT (VPD)
Total Population	12,112	134,899	272,475	SH 99 west of Harlem Rd.	43,936 2023
Estimated Households	3,166	35,084	75,839	SH 99 east of Harlem Rd.	53,643 2023
Annual Pop. Growth Rate	1.94%	2.66%	1.96%	W. Bellfort west of Harlem Rd.	21,051 2021
Daytime: Total Employees	9,636	81,261	169,568	W. Bellfort east of Harlem Rd.	18,186 2021
Est. Median HH Income	\$116,016	\$119,486	\$116,618	Harlem Rd. north of SH 99	21,626 2021
				Harlem Rd. south of SH 99	9,515 2020

INTERSECTION



SITE PLAN



WESTERN VILLAGE



SUITE	TENANT	SIZE
1	Pho Bo To & Bo Ne	2,115 SF
2	Tea Amo	1,360 SF
3	Onyx Nail Bar	3,679 SF
4	Gyro Hut	1,153 SF
5	Little Ice	1,156 SF
6	2nd Gen. Restaurant Available	1,600 SF
7	Piada	2,500 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.

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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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