



WATERVIEW

TOWN CENTER

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



Pads, Boxes + Inline Available



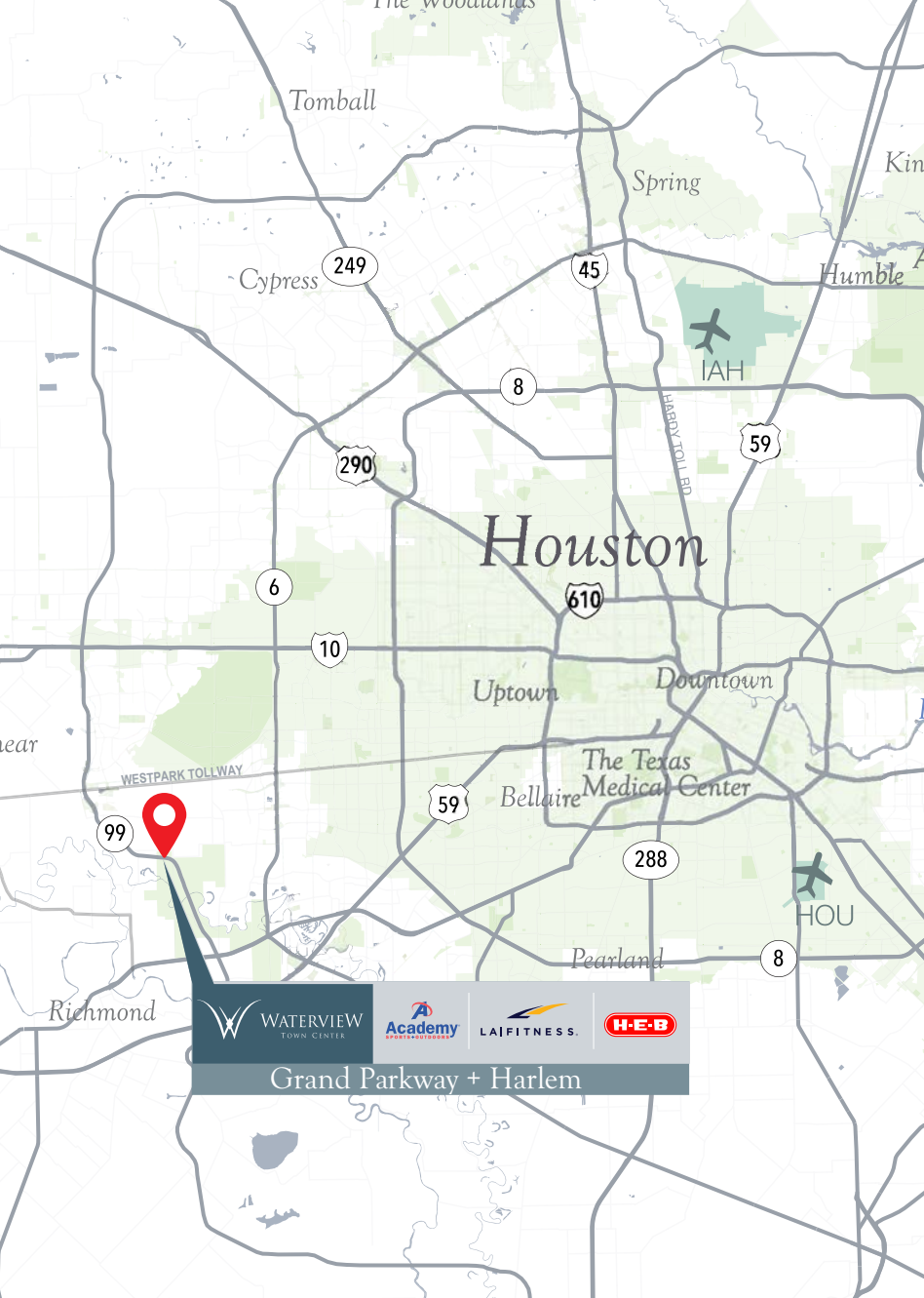
713-782-9000



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Commercial Real Estate

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SITE OVERVIEW



OVERVIEW

Waterview Town Center, located at the Grand Parkway (SH 99) and Grand Mission Blvd in Fort Bend County, is a future 134 acre retail development.

Anchors include At Home, Academy Sports + Outdoors, Studio Movie Grill and LA Fitness.

This Newly established, regional, retail intersection will ultimately be comprised of more than one million square feet of retail space.

Additional retailers include HEB, Target, Marshalls, Hobby Lobby and Petsmart.

This site is adjacent to Aliana, Houston’s seventh top-selling master-planned community which will offer 4,000 homesites at buildout.

Traffic Counts: 100,000 CPT (est.)	Households: Approximately 26,485 within a three mile radius
	Projected Households: 37,449 (source Metrostudy)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,915	81,520	217,422
Est. Households	1,951	26,485	68,661
Est. Median HH Income	\$108,158	\$104,469	\$97,359
Daytime: Total Employees	776	6,293	23,619
Adj. Daytime Demos Age 16 Yrs or Over	2,118	26,941	80,485

TRAFFIC COUNTS

Intersection	Count (CPD)
SH 99 west of Harlem Rd.	49,400 2018
SH 99 east of Harlem Rd.	45,000 2018
W. Belfort west of Harlem Rd.	19,884 2020
W. Belfort east of Harlem Rd.	22,907 2020
Harlem Rd. north of SH 99	26,000 2020
Harlem Rd. south of SH 99	23,694 2020

AREA RETAIL

LaCenterra
At Cinco Ranch

TRADER JOE'S

ALAMO
DRAFTHOUSE CINEMA

TORCHYS

chico's

DISH
SOCIETY

Eddie Bauer

SUPER
TARGET

HomeGoods

Michaels

H-E-B
plus!

HOBBY LOBBY

THE HOME DEPOT

PALAIS ROYAL

Academy
SPORTS+OUTDOORS

Kroger

LOWE'S

Bella Terra

BEST BUY

KOHL'S
expect great things

Walmart

ROSS
DRESS FOR LESS

PETSMART

Total Wine
& MORE

24 FITNESS

Party City

District West

STAR
CINEMA GRILL

WHOLE
FOODS
MARKET

Sam's
CLUB

Santitas
Theatres

The Palladium
22 Screens -
2 Restaurants

GIF GALLERY FURNITURE

Kroger

WATERVIEW
TOWN CENTER

Academy
SPORTS+OUTDOORS

STUDIO
MOVIE GRILL

LAIFITNESS.

at home
The Home Decor Superstore

SPROUTS
FARMERS MARKET

WESTHEIMER

Oaks at District West

PEAK RD

GRAND MISSION

GRAND PARKWAY

WESTPARK TOLLWAY

WEST BELLFORT

George Bush Park
7,800 acres

H-E-B

TARGET

Marshalls

PETSMART

HOBBY LOBBY

OLD NAVY

Starbucks

MOD

Pepper's

Cane's
CRACKIN' FINNERY

Messina Hof
READY TO GRILL MONDAY & KITCHEN
BRINGING THE FLAVOR TO YOU
JOIN THE FAMILY

359

1464

6
TEXAS

99
TEXAS

AREA RESIDENTIAL DEVELOPMENTS

LAKES
of
BELLA TERRA
1,300 HOMES

GRAND MISSION
3,000 HOMES

WESTPARK TOLLWAY

TERRAVISTA
4,000 HOMES

Waterside
Estates
1,307
HOMES

WEST BELLFORT

Long Meadow
FARMS
2,800 HOMES

Pecan Grove
5,150 HOMES

HARVEST GREEN
2,000
HOMES

ALIANA
4,000
HOMES

WATVIEW
TOWN CENTER

Academy
SPORTS & OUTDOORS
STUDIO
MOVIE GRILL
LAIFITNESS
at home

H-E-B

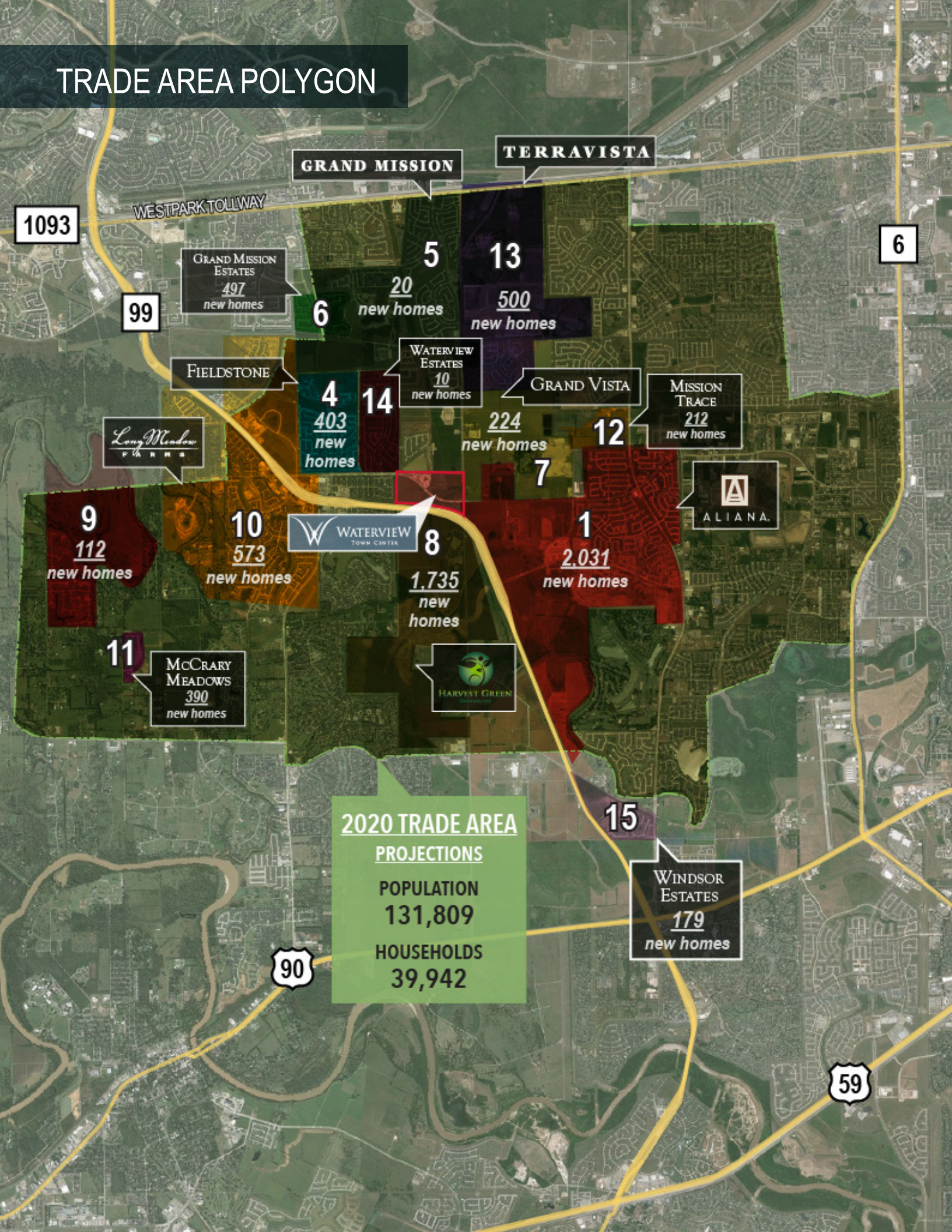
TARGET
Marshalls
PETSMART
Hobby Lobby

FARM
1464
ROAD

6
TEXAS

GRAND MISSION BLVD
(HARLEM RD)

9



PROJECTED NEW HOME CLOSINGS
(2020-2024)

TRADE AREA PROJECTIONS					
	2020	2021	2022	2023	2024
Projected Population	131,809	138,412	145,481	150,625	153,401
Projected Households	39,942	41,943	44,085	45,644	46,485

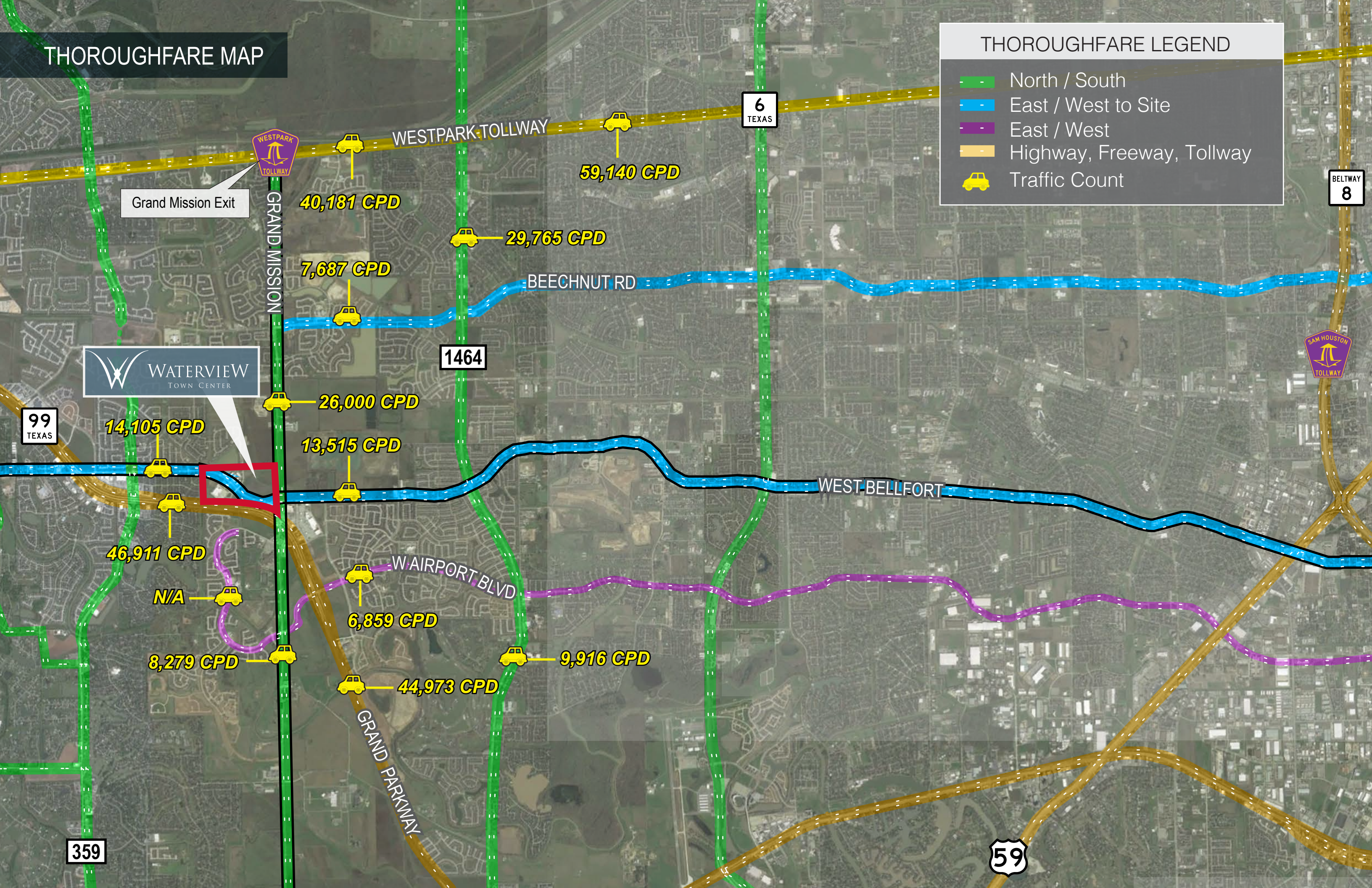
PROJECTED ANNUAL NEW HOME CLOSINGS SINGLE FAMILY PER COMMUNITY						
	2020	2021	2022	2023	2024	TOTAL
1 Aliana	425	350	200	74		1,049
2 Lakeview Retreat	230	230	250	280	280	1,270
3 Camelia	145	100	60			305
4 Fieldstone	60	4				64
5 Grand Mission	125	150	165	175	117	732
6 Taj Residences	175	175	147			497
7 Grand Vista	225	210	200	38		673
8 Harvest Green	325	375	400	350	72	1,522
9 Lakes of Mission Grove	10	10	10	10	10	50
10 Long Meadow Farms	75	100	125	100	64	464
11 McCrary Meadows	125	135	150	155	175	740
12 Pecan Lakes Estates II		18	18	15	4	55
13 Oasis at Clodine		10	10	10	2	32
TOTAL NEW HOME CLOSINGS	1,920	1,867	1,735	1,207	724	7,453

source: Metrostudy 2020

THOROUGHFARE MAP

THOROUGHFARE LEGEND

- North / South
- East / West to Site
- East / West
- Highway, Freeway, Tollway
- Traffic Count



SITE PLAN

Proposed SPROUTS FARMERS MARKET Opening 2025

Pad Available 0.93 Acres

Pad Available 1.31 Acres

Pad Available 1.08 Acres

Future Development

Future Luxury Multi-family

Luxury Multi-family 265 Units

Land Reserve 1

Streets: MORTON RD, WATERVIEW MEADOW DR, W BELLFORT ST, GRAND PKWY, HARLEM RD

Existing and Proposed Tenants: at home, LA Fitness, Academy, Bojangles, Red River Cantina, Spec's, 7-Eleven, Salad & Go, Panda Express, The Shops at Waterview, Auto Zone, Valvoline, Quick Quack Car Wash, Chick-Fil-A, Wendy's, CAVA, Black Rock Coffee, Whataburger, Chipotle, Eastern Village, Torchy's, Hopdoddy, Crust, Qamaria, Crave.

SUITE	TENANT	SIZE
1	Land Reserve	4.11 AC
2	Sprouts (Proposed)	29,105 SF
3	Academy	63,079 SF
4	Bojangles (Future)	0.94 AC
5	Red River Cantina (Future)	1.67 AC
6	Spec's	10,000 SF
7	Available Pad	1.71 AC
8	Available Pad	1.08 AC
9	7-Eleven	4,842 SF
10	Salad & Go (Future)	1.22 AC
11	At Home	108,490 SF
12	LA Fitness	47,000 SF
13	Texas Roadhouse	7,420 SF
14	Panda Express (Proposed)	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
21	Chipotle	2,364 SF
22	Wendy's	2,588 SF
23	CAVA (Future)	0.80 AC
24	Black Rock Coffee	0.58 AC
25	Whataburger	3,583 SF

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 (Proposed)	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 (Future)	0.80 AC
4	Bojangles (Future)	0.94 AC	14	Panda Express (Proposed)	0.81 AC	24	Black Rock Coffee	0.58 AC
5	Red River Cantina (Future)	1.67 AC	15	The Shops at Waterview	8,245 SF	25	Whataburger	3,583 SF
6	Spec's	10,000 SF	16	Auto Zone	7,385 SF			
7	Available Pad	1.71 AC	17	Lazy Dog	2.73 AC			
8	Available Pad	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 (Future)	1.22 AC	20	Chick-Fil-A	5,995 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	Contour Lashes	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	Hop Doddy	3,532 SF
19	Maple Street Biscuit Co.	2,800 SF
20	Crave Cookies	1,866 SF

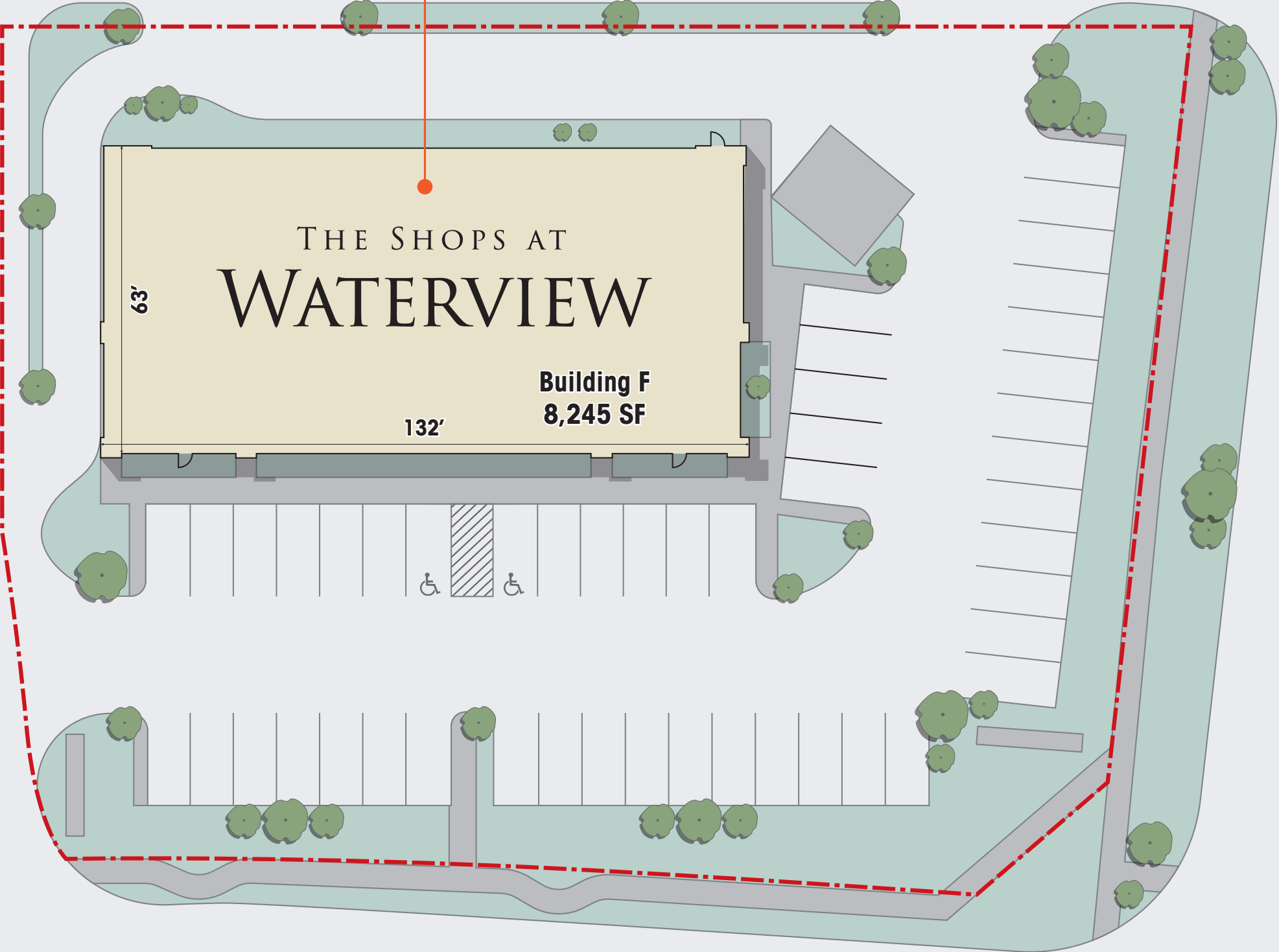


WESTERN VILLAGE



SUITE	TENANT	SIZE
1	Pho Bo To Grill	2,115 SF
2	Tea Amo	1,360 SF
3	Onyx Nail Salon	3,679 SF
4	Dirty Dough Cookies	1,153 SF
5	Cinnaholic	1,156 SF
6	Aloha Poke	1,600 SF
7	Piada	2,500 SF

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Opening Summer 2024





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.

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