



WATERVIEW

TOWN CENTER

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



Pads, Boxes + Inline Available



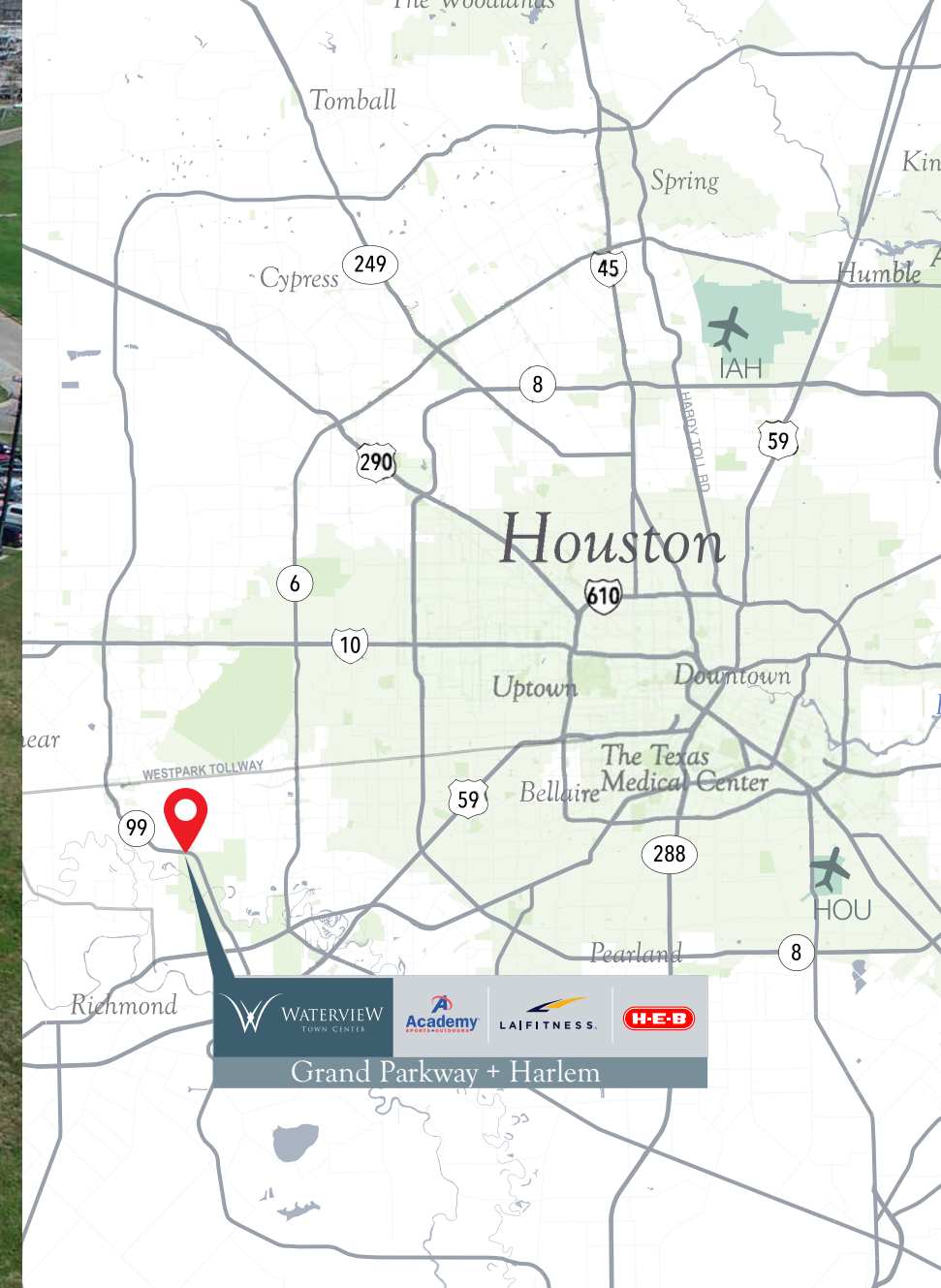
713-782-9000



Read King
Commercial Real Estate

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SITE OVERVIEW



OVERVIEW

Waterview Town Center, located at the Grand Parkway (SH99) 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	Intersection	Count(CPD)
Population	5,915	81,520	217,422	SH 99 west of Harlem Rd.	49,400 2018
Est. Households	1,951	26,485	68,661	SH 99 east of Harlem Rd.	45,000 2018
Est. Median HH Income	\$108,158	\$104,469	\$97,359	W. Belfort west of Harlem Rd.	19,884 2020
Daytime: Total Employees	776	6,293	23,619	W. Belfort east of Harlem Rd.	22,907 2020
Adj. Daytime Demos Age 16 Yrs or Over	2,118	26,941	80,485	Harlem Rd. north of SH 99	26,000 2020
				Harlem Rd. south of SH 99	23,694 2020

TRAFFIC COUNTS

AREA RETAIL

- LaCenterra
At Cinco Ranch
- TRADER JOE'S
- ALAMO
DRAFTHOUSE CINEMA
- TORCHYS
- chico's
- DISH SOCIETY
Eddie Bauer

- SUPER TARGET
- HomeGoods
- Michaels

- SPROUTS
FARMERS MARKET

WESTHEIMER

George Bush Park
7,800 acres

- WHOLE FOODS
MARKET

- H-E-B
plus!
- HOBBY LOBBY
- THE HOME DEPOT
- PALAIS ROYAL

- District West
- STAR
CINEMAGRILL

Oaks at District West

PEAK RD

WESTPARK TOLLWAY

- 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

- Santikos
Theatres
- The Palladium
22 Screens -
2 Restaurants
- GIF GALLERY FURNITURE

- Sam's
CLUB

- Academy
SPORTS+OUTDOORS
- STUDIO
MOVIE GRILL
- LAIFITNESS.
- at home
The Home Decor Superstore

99
TEXAS

- Kroger

- WATERVIEW
TOWN CENTER

GRAND MISSION

- H-E-B
- TARGET
- Marshalls
- PETSMART
- HOBBY LOBBY
- OLD NAVY
- Starbucks
- MOD
- Cane's
CRACKIN' FINESSE

1464

6
TEXAS

WEST BELLFORT

359

GRAND PARKWAY

- Messina Hof
MARKET GREEN-WINE & KITCHEN
JOIN THE FAMILY

AREAS RESIDENTIAL DEVELOPMENTS

LAKES
of
BELLA TERRA
1,300 HOMES

GRAND MISSION
3,000 HOMES

TERRAVISTA
4,000 HOMES

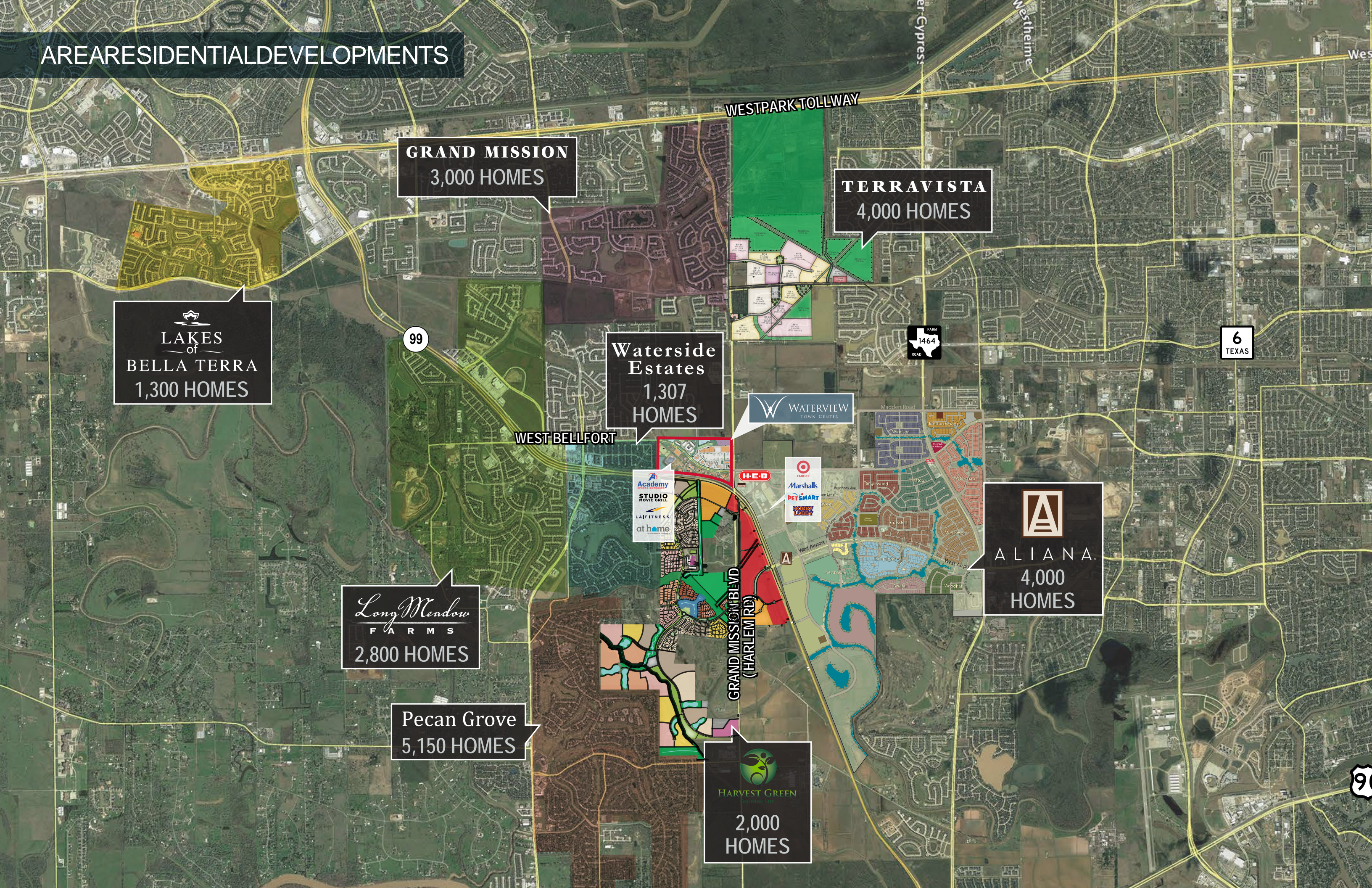
Waterside
Estates
1,307
HOMES

Long Meadow
FARMS
2,800 HOMES

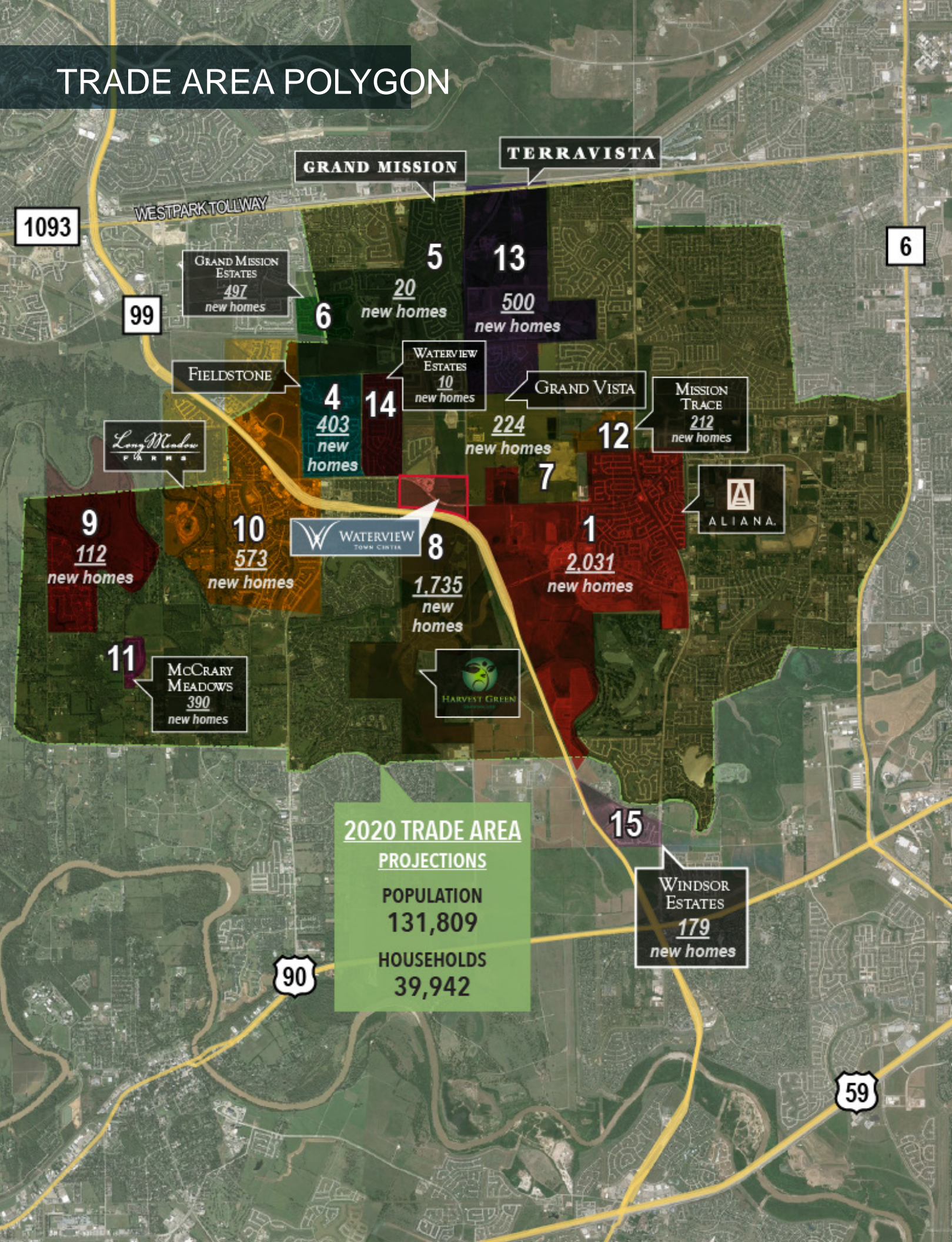
Pecan Grove
5,150 HOMES

HARVEST GREEN
2,000
HOMES

ALIANA
4,000
HOMES



TRADE AREA POLYGON



PROJECTED NEW HOME CLOSINGS (2020-2024)

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

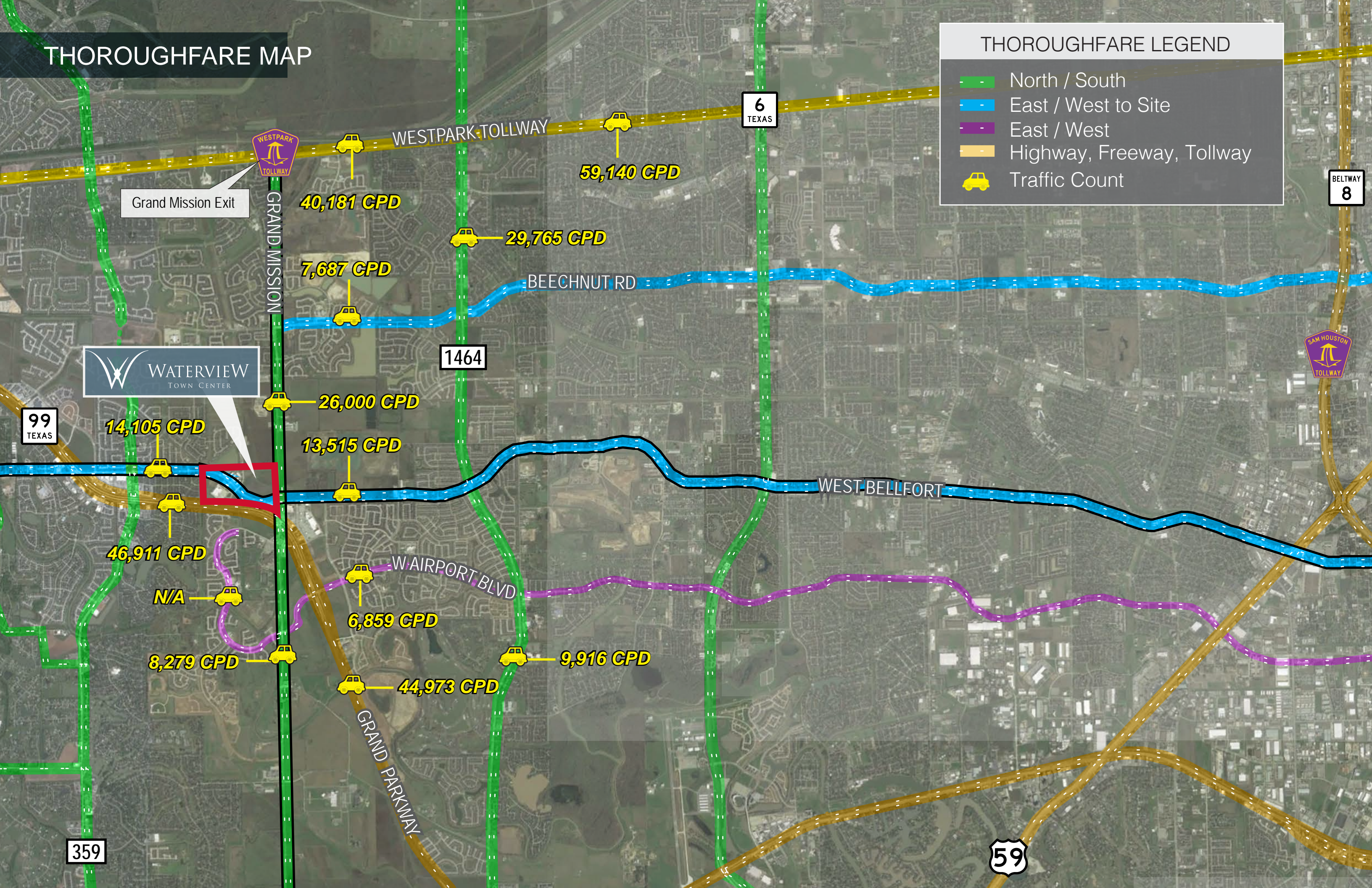
PROJECTED ANNUAL NEW HOME CLOSINGS SINGLE FAMILY PER COMMUNITY							
		2020	2021	2022	2023	2024	TOTAL
1	<i>Aliana</i>	425	350	200	74		1,049
2	<i>Lakeview Retreat</i>	230	230	250	280	280	1,270
3	<i>Camelia</i>	145	100	60			305
4	<i>Fieldstone</i>	60	4				64
5	<i>Grand Mission</i>	125	150	165	175	117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



WATERVIEW
TOWN CENTER



Grand Mission Exit

99
TEXAS

6
TEXAS

BELTWAY
8

SAM HOUSTON
TOLLWAY

359

59

SITE PLAN



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

SUITE	TENANT	SIZE
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

SUITE	TENANT	SIZE
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

EASTERNVILLAGE

W BELLFORT ST



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

HARLEM RD



WESTERNVILLAGE

WATERVIEW MEADOW DR



W BELLFORT ST

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



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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Date

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Information available at www.trec.texas.gov

IABS 1-0

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