

The Grand At Harvest Green

10310 GRAND PKWY | RICHMOND, TX



PREMIER MIXED-USE RETAIL DEVELOPMENT IN RICHMOND, TEXAS • PLEASE CALL FOR PRICING

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The Grand At Harvest Green

RICHMOND, TX 77406

PRICE:

Call Us for Pricing

PROPERTY TYPE	Premiere Mixed-Use Retail Development
YEAR BUILT	2022
BUILDING SF	19,820 SQ FT
STORIES	2
PARKING	92
PARKING TYPE	Open

The Grand at Harvest Green is a premier upcoming retail development that offers a unique opportunity to business owners. Nestled on the feeder of busy highway 99/Grand parkway it features 19,820 gross square feet, 92 parking spaces, and 2 end-caps with 1 Drive-Thru. This amazing retail center is situated in the master-planned community of Harvest green and across from Aliana. Both communities are the nation’s top-selling communities with more than 9000 homes total. This area has witnessed rapid population growth both residential and commercial and is a prime location on Hwy 99/Grand Pkwy that makes this an excellent retail opportunity.

This site has a noticeable location near FBISD’s largest schools, with tons of employment opportunities and exceptional numbers of big retail brands and businesses. Residents and business owners have huge potential of growing their financial investments in this fastest-growing commercial and residential belt of Texas. Less than a mile from the new Amazon fulfillment center which opened in 2021 and projects to add 3,000 new jobs to the local area, this site will surely bring a huge footfall to this shopping strip. Conveniently located, this place is right across Target’s first next-generation store, a new H-E-B, and is also surrounded by Marshals, Ross, Old Navy, Academy sports and outdoors, At home, Chick-Fil-A, Whataburger, Chipotle, Starbucks, and many more. This retail is within walking distance from William B. Travis High School (2,489 students) and in close proximity of James C. Neil Elementary School (904 students), and Bowie Middle School (1,224 students).

Additional 1,400 homes and around 4 multifamily projects to built in Harvest Green community in 2022.

The Grand At Harvest Green

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Property Highlights

- 19,820 SF retail center
- Parking - NUMBER OF PROPOSED PARKING SPACES PROPOSED ON-SITE: 92 SPACES TOTAL (83 REGULAR AND 4 ADA ACCESSIBLE 1 ELECTRIC VEHICLE 4 LOW EMISSION VEHICLE)
- Q3 2022 Delivery
- Right on Hwy 99/ Grand Pkwy
- Close to Travis High School with +/- 2,500 students
- Located between Harvest Green, a 2,000 home master - planned community and Aliana, a 4,000-home master planned community
- Additional 1,400 homes to built in Harvest Green in 2022
- 2 end caps
- Drive-thru and Patios

Site Plan



Floor 1



Floor 2

Accessibility (Facing North)



Academy
SPORTS+OUTDOORS

TORCHYS

Grand Parkway North Of
Westpark Tollway: 78,773 VDP

amazon

H-E-B

Starbucks

MOD PIZZA

REGIONS

chili's

Cune's

TARGET. HOBBY LOBBY
Marshalls OLD NAVY

ALIANA

Michael's ROSS DRESS FOR LESS ULTA
petco FIVE BELOW
PROPOSED
Jack In The Box SKECHERS SPORTS

GameStop

TACO CABANA

Olive Garden

McDonald's

SITE

State Route 99/Grand
Parkway: 49,588 AADT

Exxon

OVER THE TOP
ICE CREAMERY

DM NOM CAFE

Grand Parkway South Of
Westpark Tollway: 68,026 VDP

Harlem Rd - 17,099 VDP

The New
Jamal Khana

Accessibility (Facing North)



Accessibility (Facing East)



amazon



H-E-B

MOD PIZZA

TARGET. HOBBY LOBBY
Marshalls OLD NAVY

ALIANA
(4,000-Home Master Planned Community)

Belfort St. - 10,140 VDP

Grand Parkway North Of Westpark Tollway: 78,773 VDP

REGIONS

chili's

Cane's

TALLO CABANA

GameStop

Olive Garden

McDonald's

Exxon

SITE

State Route 99/Grand Parkway: 49,588 AADT

Grand Parkway South Of Westpark Tollway: 68,026 VDP

Accessibility (Facing East)



ALIANA
(4,000-Home Master Planned Community)

TARGET. **HOBBY LOBBY**
Marshalls **OLD NAVY**

Michaels **ROSS** DRESS FOR LESS **CULTA**
petco **FIVE BELOW**
PROPOSED
Jack **SKECHERS** **Sprinkles**

Belfort St. - 10,140 VDP

W Airport Blvd - 1,000 VDP



REGIONS



State Route 99/Grand Parkway: 49,588 AADT

Grand Parkway South Of Westpark Tollway: 68,026 VDP

SITE



The New Jamat Khana

Harlem Rd - 17,099 VDP

Architect Renderings







Richmond, TX

The city of Richmond is the seat of Fort Bend County in the U.S. state of Texas within the Houston–Sugar Land–Baytown metropolitan area. As of the 2000 U.S. Census, the city population was 11,081. Richmond city boundaries are joined on one hand with Sugar Land and with the city of Rosenberg on the other hand.

Even though it is the county seat, thus containing most of the local government offices, it actually is one of the smaller cities in the area. Adjacent Sugar Land is the largest city in the county.

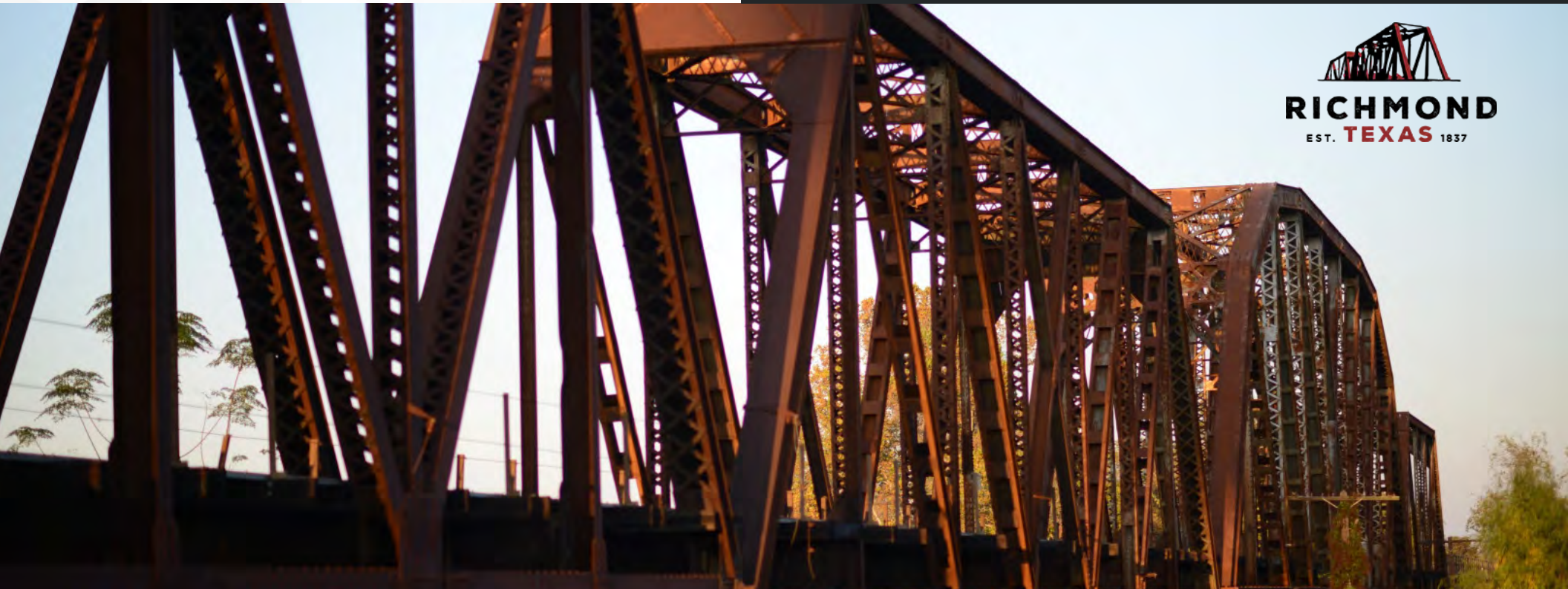
Fort Bend County - According to 2019 census estimates, its population was 811,688 and Texas's 10th-most populous county. In 2015, Fort Bend County became Texas wealthiest county, with a median household income of \$95,389

Richmond is located near the center of Fort Bend County. Most of the city is situated on the southwest side of the Brazos River, with a small portion (Richmond Landing) on the northeast side, connected by US Highway 90A

and a median family income of \$105,944, surpassing Collin and Rockwall Counties since the 2000 census. Forbes ranked it the fifth-fastest growing county in the United States

Richmond is bordered to the southwest by the city of Rosenberg. US 90A leads east 8 miles (13 km) to Sugar Land and west through Rosenberg 19 miles (31 km) to East Bernard. Downtown Houston is 30 miles (48 km) to the northeast.

According to the United States Census Bureau, the city of Richmond has a total area of 4.3 square miles (11.1 km²), of which 3.9 square miles (10.2 km²) are land and 0.35 square miles (0.9 km²), or 8.22%, is covered by water.



Local Amenities

Richmond, county seat of Fort Bend County, whose namesake is Richmond, England, is actually note-worthy in and of itself. With a civic personality that combines artistic culture with a bit of Texas cowboy, Richmond and its many historic landmarks, are becoming a popular destination for people seeking a pleasant place to live, work, play and learn.

Richmond, was settled in 1837 as an outpost along the Brazos River. The city is the home of the beautifully renovated Fort Bend County Courthouse, Fort Bend Museum, Moore Home, Morton Cemetery, as well as the George Ranch Historical Park, Long Acres Ranch Nature Center and 134 historical landmarks, Richmond, with over 5-miles of Brazos River frontage, offers a unique, historic setting, and is the cultural center of Fort Bend County, one of the fastest growing counties in the US.

Come explore why many throughout the Houston region are coming to Richmond to invest, live, work, play, and learn.

- Texas State Technical College
- George Ranch Historical Park
- Fort Bend Museum
- Braman Winery & Brewery
- Fulbrook Ale Works
- Santikos Palladium AVX Entertainment
- Messina Hof Harvest Green Winery & Kitchen
- Houstonian Golf Club
- Dry Creek Social Club



Area Overview

RICHMOND, TEXAS

- Community located in the center of Fort Bend County
 - From April 1, 2010 to July 1, 2019, Fort Bend County grew in population by 38.8%, from 584,699 to 811,688, ranking as the 5th fastest growing county in the state
 - Fort Bend County accounts for over 5% of the greater Houston region's economy (~\$26.7 billion)
 - Fort Bend County is home to 13,000 businesses generating \$40 billion in total sales annually
- 12,000+ population; expected to more than double in the next decade
- 30 minutes from Houston's central business district and Texas Medical Center
- #17 "Best Zip Codes To Live In The Houston Area" – Niche (2021)

ECONOMY

- City currently undergoing a renaissance due to its strategic location and improved infrastructure
- Richmond has seen the job market increase by 3.2% over the last year (versus 1.6% in the U.S.)
- Job growth over the next 10 years is predicted to be 37.7%; higher than the U.S. average of 33.5%
- The average income of a Richmond resident is \$41,913 a year; the U.S. average is \$28,555 a year
- Median household income of a Richmond resident is \$106,408 a year; the U.S. average is \$53,482
- Oak Bend Medical Center is the largest full-service healthcare facility in Fort Bend County
- The Richmond economy produces nearly \$2.5 billion per year of value-added goods and services
 - Construction is the largest sector of the Richmond economy, accounting for nearly one-third of gross regional product (GRP)Fort Bend County accounts for over 5% of the greater Houston region's economy (~\$26.7 billion)
 - Oil and Gas is the next largest, at 10% of the GRP

DEVELOPMENTS

- 184-mile circuit will be the largest of 3 regional loops in the metro area (estimated completion 2023)
- Amazon Fulfillment Center** – 850,000 SF on 93.5 acres
- Waterview Town Center** (subject development) – Over 1 million square feet of retail
- Grand Center** – 43-acre site along Grand Parkway; Recently purchased to be turned into a retail center
- The Grand at Aliana** – 139k SF second phase expansion
- Synergy at Waterview** – 300 residential units

120K

Population
in Richmond

37.7%

Predicted Job
Growth Over 10 Yrs

\$106K

Medium
Household Income

\$2.5B

Value-Added
Goods & Services



Area Overview

GREATER HOUSTON MSA | MSA=9,444 Square Miles

GEOGRAPHY

- The city of Houston falls into Harris County, which covers 1,778 square miles, enough space to fit the cities of Austin, Boston, Chicago, Dallas, New York City, and Seattle with room still to spare.
- At 665 square miles, the City of Houston is larger than the cities of Chicago, Dallas, Los Angeles, New York, Phoenix, and San Diego separately.

POPULATION

- Metro Houston, a major corporate center, ranks 4th in the nation in Fortune 500 headquarters and 3rd in Fortune 1000
- 21 companies on the Forbes Global 2000 list are headquartered in Houston and have a combined total revenue of \$422.2 billion.
- The Texas Medical Center, which is the world's largest premier medical center, has an economic impact in excess of \$10 billion.
- Houston is the base of operations for the international oil and gas exploration and production industry as well as for many of the nation's largest international engineering & construction firms.
- As a hub for digital technology with more than 235,000 tech workers, Houston has the 12th largest tech sector in the U.S. (Computing Technology Industry Association).
- Houston is home to NASA's Johnson Space Center (JSC), the focal point of the nation's manned space flight program

Houston's Top Employers

- | | | |
|----------------------------------|---------------------|-----------------|
| » HCA Houston Healthcare | » Houston Methodist | » Shell Oil Co. |
| » UT MD Anderson Cancer Center | » Walmart | » Kroger |
| » Memorial Hermann Health System | » ExxonMobil | » H-E-B |

5th

Most Population
MSA in the U.S.

4th

Most Population
City in the U.S.

4th

Fortune 500
Corporate HQs

12th

Largest Tech
Sector in the U.S.



Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2000 Estimated Population	15,038	84,792	218,697
2025 Projected Population	17,348	97,531	250,626
2010 Census Population	5,615	40,389	147,577
2020 Census Population	806	13,050	71,006
Projected Annual Growth 2020 to 2025	3.1%	3.0%	2.9%
Projected Annual Growth 2000 to 2020	88.3%	27.5%	10.4%
2020 Median Age	32.6	33.1	34.2

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Estimated Households	4,858	27,319	68,223
2025 Projected Households	5,578	31,352	77,969
2010 Census Households	1,790	12,704	44,528
2000 Census Households	249	3,793	21,158
Projected Annual Growth 2020 to 2025	3.0%	3.0%	2.9%
Projected Annual Growth 2000 to 2020	92.4%	31.0%	11.1%

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
2020 Estimated Average Household Income	\$122,934	\$119,430	\$112,627
2020 Estimated Median Household Income	\$101,961	\$101,816	\$91,351



218k

Estimated Population
(5-Mile Radius)



218k

Household Growth
(1-Mile Radius)



\$123k

Ave. Household Income
(1-Mile Radius)

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Information About Brokerage Services

11-2-2015

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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