

THE MARKET AT HARVEST GREEN

NWC of W. Grand Pkwy. S. and W. Airport Blvd. | Richmond, TX
Anchor, Junior Anchor Retail, Pads and Multi-Tenant Retail
Available For Lease or Ground Lease

Alyx Penland
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VIEW VIDEO ▶▶

Project Highlights

- Construction started August 2026
- Located at the retail hub of Grand Parkway and West Airport amidst multiple master-planned communities
- Explosive residential growth within Fort Bend County; ranked in top 10 counties in annual numeric growth nationally[1]
- Over 5,500 students attend William B Travis High, James Bowie Middle School and James C Neill Elementary School, which are among some of the best performing schools in the Houston area
- Nearby attractions: Messina Hof Harvest Green Winery & Kitchen is the Most Award Winning Winery in Texas Producing 100% Texas Wines & the abundant Harvest Green farmer's market at Village Farm
- Opportunity to work from home in one of the hottest suburbs of Houston

[1]U.S. Census Bureau, 2024

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64K+
VPD ON GRAND PARKWAY

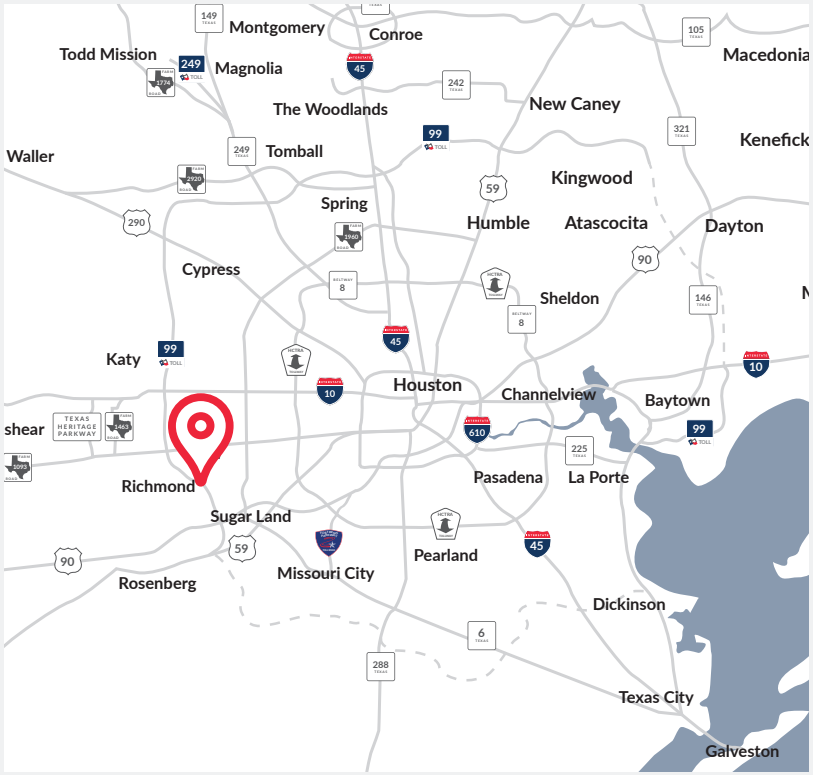
$158K
AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

470K
CURRENT POPULATION WITHIN 7 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/26

MAJOR AREA RETAILERS

TARGET, H-E-B, Michaels, ROSS, COSTCO WHOLESALE, petco, Burlington, Academy SPORTS+OUTDOORS, KUMON, ULTA BEAUTY, CHI St Luke's Health, five BELOW, Methodist



Project Highlights



FORT BEND COUNTY IS HOME TO **7 OUT OF 10 COMMUNITIES WITH THE MOST NEW HOME CONSTRUCTION**

OVER 7,000 HOMES IN ADJACENT MASTER-PLANNED COMMUNITIES AND HIGH SCHOOLS RATE WITHIN BEST PERFORMING IN HOUSTON AREA

FORT BEND COUNTY RANKS **EXPERIENCED A 42% GPD INCREASE**[1] **AND IS IN THE TOP 10 COUNTIES IN ANNUAL NUMERIC GROWTH NATIONALLY** [2]

LAST MAJOR RETAIL TRACT AVAILABLE OFF OF GRAND PARKWAY IN THE TRADE AREA

AVAILABLE:
ANCHOR, JUNIOR ANCHOR, RETAIL PADS, MULTI-TENANT RETAIL
0.71 AC - 5.63 AC

[1]Federal Reserve Bank of St. Louis, 2024
[2]U.S. Census Bureau, 2024

Trade Aerial



TxDot Traffic Counts as of 2024

02.26 | 01.25

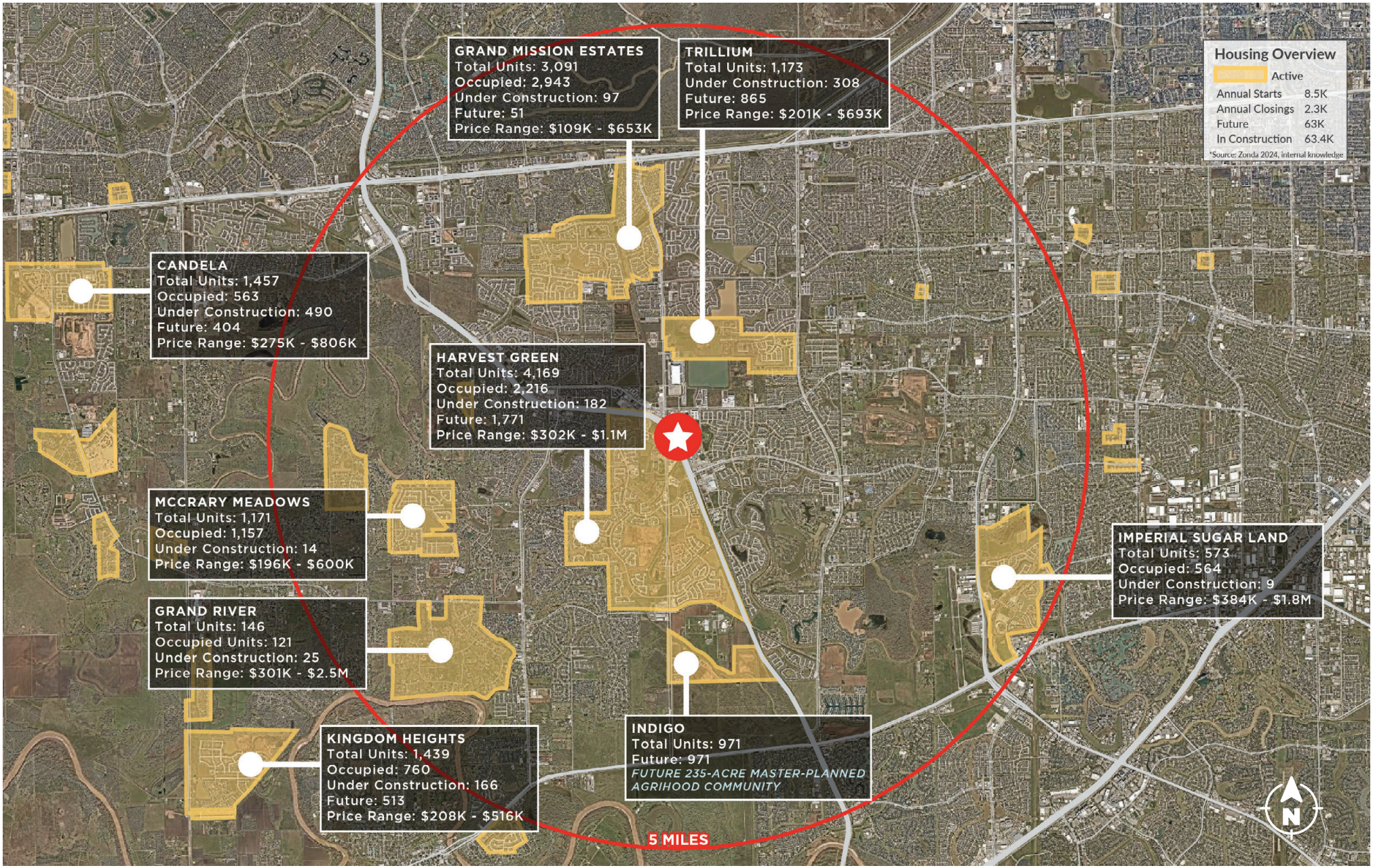
Trade Aerial



TxDot Traffic Counts as of 2024

02.26 | 01.25

Residential Aerial



02.25 | 01.25

Aerial



TxDot Traffic Counts as of 2026

06.26 | 02.25

Site Plan

AVAILABLE | LEASED | IN NEGOTIATION | ACCESS EASEMENT | NOT A PART

KEY	BUSINESS	AREAS
1	Available Lot H	5.63 AC
A	Available Retail A	11,164 SF
B	Available Retail B	12,380 SF
2	Lease Negotiations: Next Level Urgent Care	3,000 SF
C1	Available Retail C1	11,096 SF
3	Leased: PJ's Coffee	1,500 SF
C2	Available Retail C2	10,096 SF
D	Available Retail D	3,675 SF
E	Available Retail E	3,000 SF
F	Available Retail F	12,300 SF



Aerial Rendering



SP.A0.1 | 06.26 | 07.25

Renderings

Lot A







Renderings

Lot B







Renderings

Lot C







Demographics



POPULATION	3 MILES	5 MILES	7 MILES
Current Households	33,409	79,314	149,701
Current Population	106,369	258,171	470,487
2020 Census Population	85,532	219,823	416,109
Population Growth 2020 to 2025	24.36%	17.44%	13.07%
2025 Median Age	36.0	36.4	37.4

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	29.62%	27.91%	29.17%
Black or African American	24.30%	23.81%	21.99%
Asian or Pacific Islander	30.72%	28.85%	27.92%
Hispanic	17.77%	22.68%	24.67%

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	$157,708	$145,851	$144,509
Median Household Income	$119,849	$114,231	$115,135
Per Capita Income	$50,099	$46,845	$47,756

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Households	17.54%	13.94%	17.72%
2 Person Households	26.74%	30.13%	28.75%
3+ Person Households	55.72%	55.93%	53.53%
Owner-Occupied Housing Units	75.77%	73.09%	69.23%
Renter-Occupied Housing Units	24.23%	26.91%	30.77%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/26

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Alyx Penland	**729586**	**apenland@newquest.com**	**281.955.3591**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission (TREC) | Information available at: http://www.trec.texas.gov

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