

MARKET CENTER at ALIANA

10241 Grand Pkwy, Richmond, TX 77407, USA

AVAILABLE
6,000 SF

AVAILABLE 8,336 SF

49,400 VPD



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AVAILABLE SPACE

8,336 SF – NEW CONSTRUCTION

6,000 SF – 2nd Generation

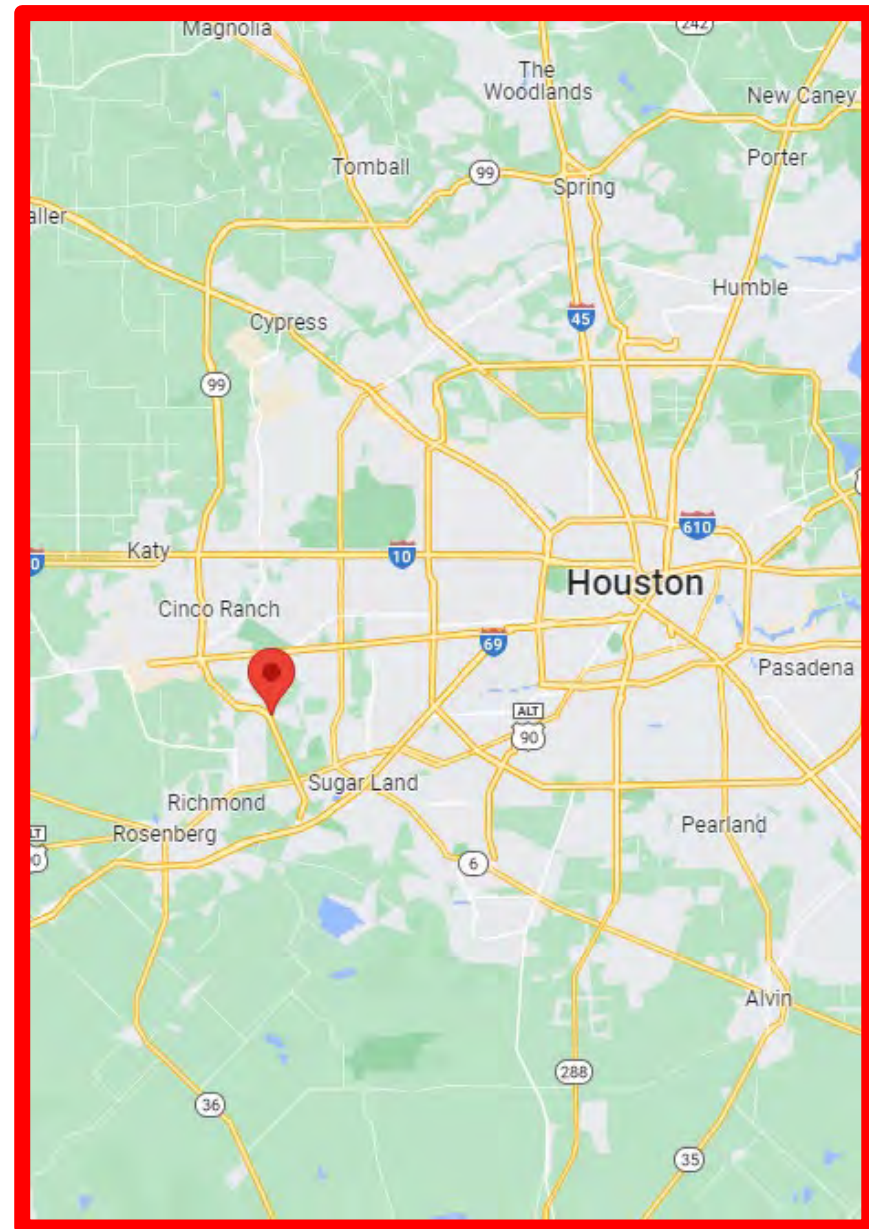
NEARBY TENANTS

TARGET, HEB, HOBBY LOBBY, MARSHALL'S, OLD NAVY, PETSMART, GREAT CLIPS, SPORT CLIPS, MASSAGE ENVY, RAISING CANE'S, CHILI'S, STARBUCKS, CARTER'S, MOD PIZZA, TACO CABANA, MATTRESS FIRM, GNC, VERIZON

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,563	92,302	225,557
DAYTIME POPULATION	5,980	72,964	179,533
HOUSEHOLDS	2,325	28,665	69,471
AVG HH INCOME	\$126,253	\$121,371	\$114,263

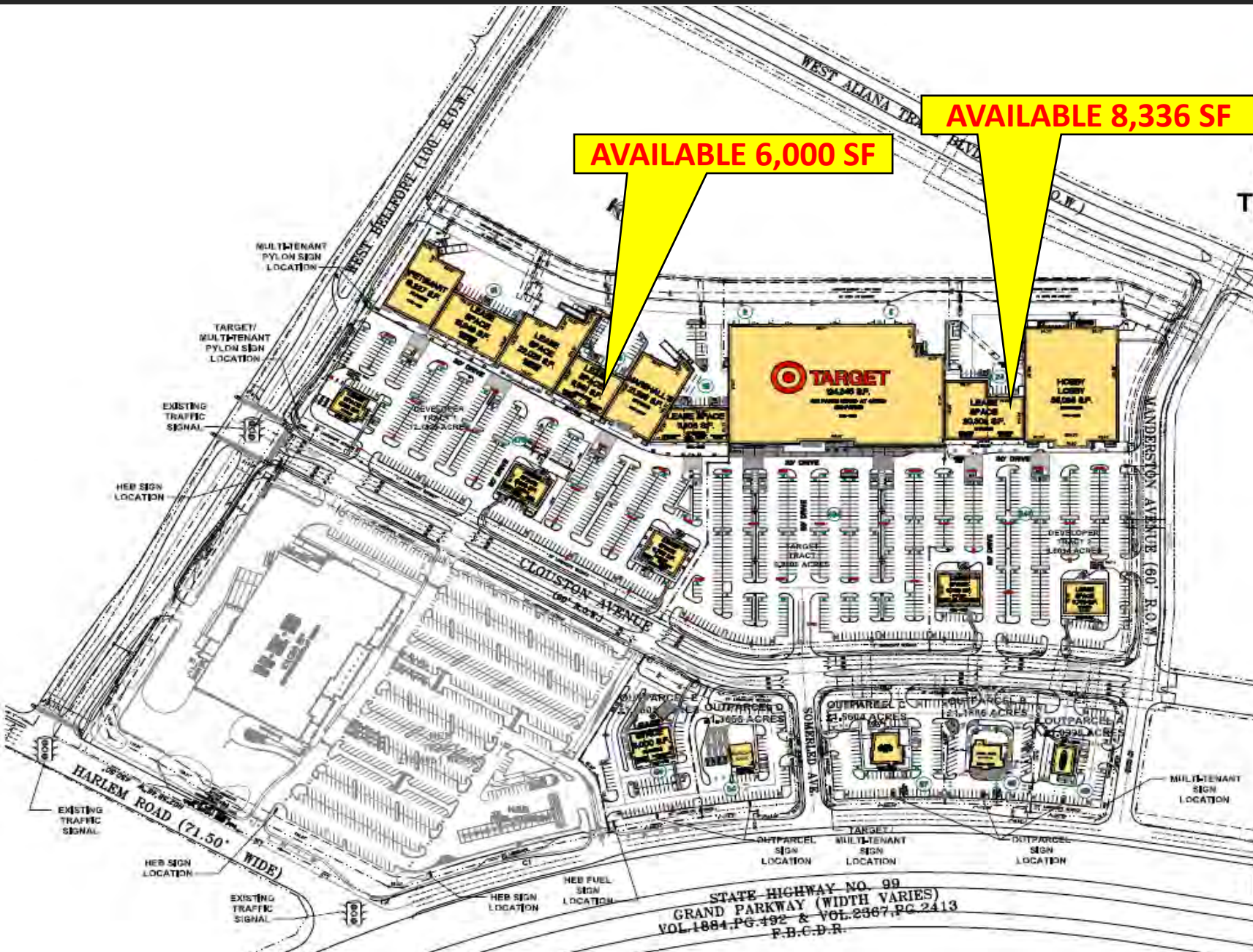
TRAFFIC COUNTS (TXDOT 2021)

HWY 99 (GRAND PKWY)	49,400 VPD
HARLEM RD.	26,000 VPD
W BELFORT ST.	14,105 VPD



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LAND USAGE STUDY
FOR
PROPOSED



ALIANA
GRAND PARKWAY AT HARLEM ROAD
FORT BEND COUNTY, TEXAS
**THE MARKET CENTER
AT ALIANA**
BY



www.propertycommerce.com



CATES-CLARK
Cates - Clark & Associates, L.L.P.
CONSULTING ENGINEERS
18000 Claybrook Drive, Suite 100
Dallas, Texas 75248
(214) 343-7400
FAX: (214) 343-7401

NORTH



1" = 50' GRAPHIC SCALE

03/07/18

**SITE
DEVELOPMENT PLAN
SCHEME L**

PLAN IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.
REV - LEASE SITE PLAN - SCHEME L - DATED 3-7-2018

CLAY TROZZO
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WWW.PROPERTYCOMMERCE.COM



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OLD NAVY



AVAILABLE 8,336 SF

HOBBY LOBBY



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AVAILABLE 6,000 SF

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		

Regulated by the
Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS1-0