



- + Established Houston developer looking to build 20,000 SF of retail space along GrandParkway in Sugar Land, TX.
- + Located across from River Park Shopping Center anchored by HEB and Gander Mountain.

RETAIL SPACE
20,000 SF

RIVERPARK CROSSING

20,000 SF OF RETAIL GRAND PKWY FRONTAGE TURNOVER WINTER 2016
SUGARLAND, TEXAS



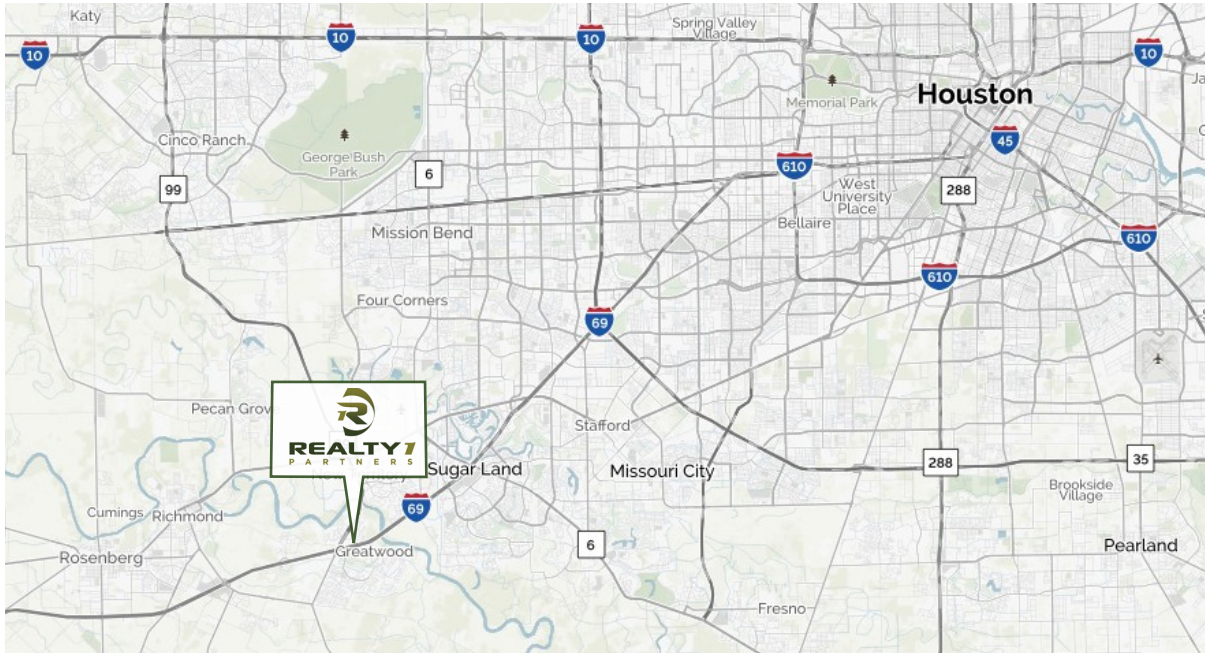
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PROPERTY INFORMATION



LOCATION

**17300 WEST GRAND PARKWAY S
SUGAR LAND, TEXAS, 77479**

SPACE

20,000 SF

RATE

\$35.00 PSF

NNN

\$7.00 PSF

TI

\$25.00 PSF

PROPERTY INFORMATION

- + The site is on a prime spot along Grand Parkway at East Riverpark Dr. just off of Highway 59 and across the Grand Parkway from the Memorial Hermann Hospital Sugar Land branch.
- + The development is in front of a strong residential subdivision with expanding residential growth in all directions.
- + Booming area filled with residential housing and attractive retail neighbors.

DEMOGRAPHICS

	3 MILE	5 MILE
EST. AVG. POPULATION	53,471	130,262
EST. AVG. HOUSEHOLD INCOME	\$140,850	\$135,631
EST. TOTAL HOUSEHOLDS	17,088	41,484

TRAFFIC COUNT

17330 W GRAND
PARKWAY S **21,549**

W GRAND PARKWAY S
HIGHWAY 59 **73,980**

*2010 AVERAGE DAILY TRAFFIC COUNT

AREA RETAILERS

HEB + BANK OF AMERICA +
WALGREENS + LA FITNESS
+ MEMORIAL HERMANN +
STARBUCKS + CHILIS + JOE'S
CRAB SHACK + GANDER +
SALT GRASS + EXXON +



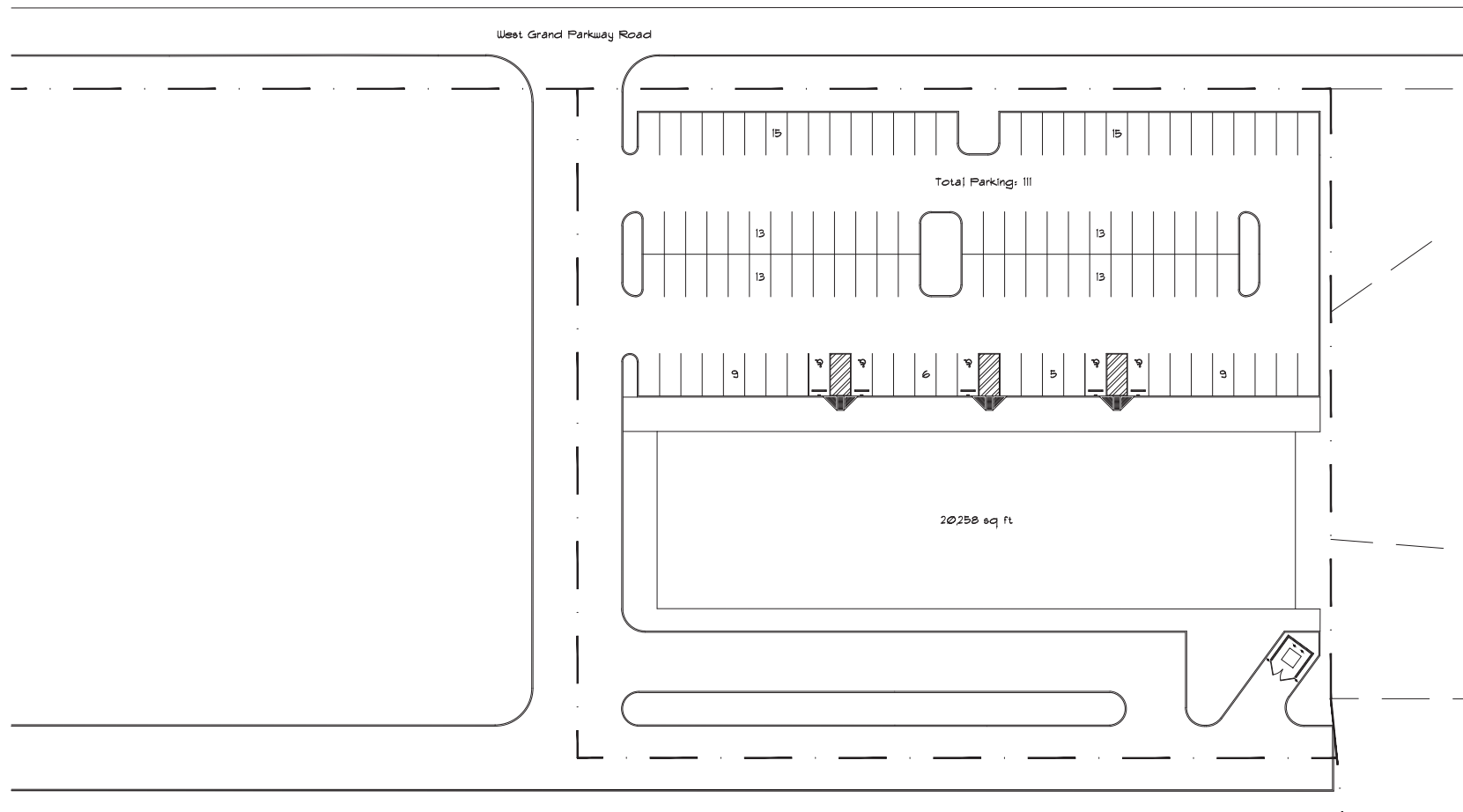
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Riverpark Crossing / 2

SITE PLAN



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AERIAL



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Riverpark Crossing / 3

AERIAL



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Riverpark Crossing / 4

AERIAL



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Riverpark Crossing / 5

DEMOGRAPHIC AND INCOME PROFILE - 1 MILE RADIUS

Summary	Census 2010		2015		2020	
Population	7,051		6,958		7,212	
Households	2,308		2,287		2,380	
Families	1,938		1,914		1,986	
Average Household Size	3.06		3.04		3.03	
Owner Occupied Housing Units	2,031		1,967		2,035	
Renter Occupied Housing Units	277		320		345	
Median Age	37.5		37.8		37.1	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.72%		1.52%		0.75%	
Households	0.80%		1.54%		0.77%	
Families	0.74%		1.49%		0.69%	
Owner HHs	0.68%		1.47%		0.70%	
Median Household Income	3.75%		2.84%		2.66%	
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	46	2.0%	37	1.6%		
\$15,000 - \$24,999	72	3.1%	44	1.8%		
\$25,000 - \$34,999	75	3.3%	58	2.4%		
\$35,000 - \$49,999	99	4.3%	86	3.6%		
\$50,000 - \$74,999	315	13.8%	290	12.2%		
\$75,000 - \$99,999	278	12.2%	245	10.3%		
\$100,000 - \$149,999	518	22.6%	471	19.8%		
\$150,000 - \$199,999	432	18.9%	562	23.6%		
\$200,000+	452	19.8%	585	24.6%		
Median Household Income	\$119,623		\$143,775			
Average Household Income	\$146,871		\$169,029			
Per Capita Income	\$46,831		\$54,178			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	525	7.4%	487	7.0%	516	7.2%
5 - 9	644	9.1%	559	8.0%	566	7.8%
10 - 14	631	8.9%	645	9.3%	581	8.1%
15 - 19	423	6.0%	501	7.2%	532	7.4%
20 - 24	261	3.7%	294	4.2%	288	4.0%
25 - 34	754	10.7%	734	10.5%	892	12.4%
35 - 44	1,220	17.3%	1,015	14.6%	1,058	14.7%
45 - 54	1,116	15.8%	1,079	15.5%	1,024	14.2%
55 - 64	792	11.2%	815	11.7%	840	11.6%
65 - 74	423	6.0%	542	7.8%	571	7.9%
75 - 84	181	2.6%	211	3.0%	261	3.6%
85+	81	1.1%	76	1.1%	85	1.2%

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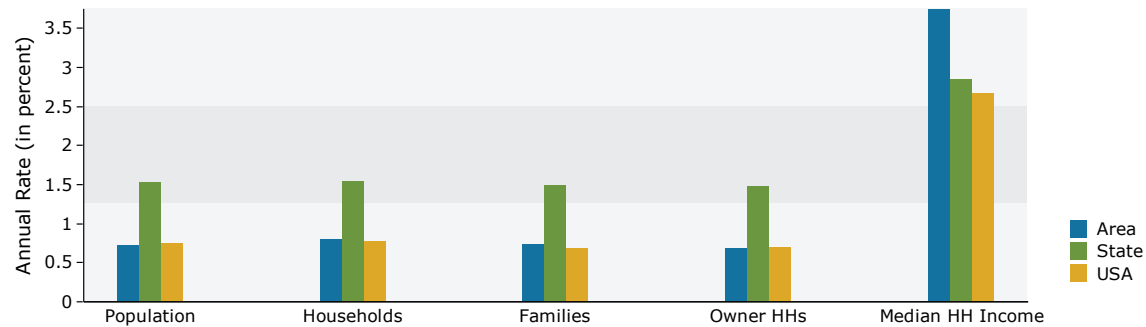
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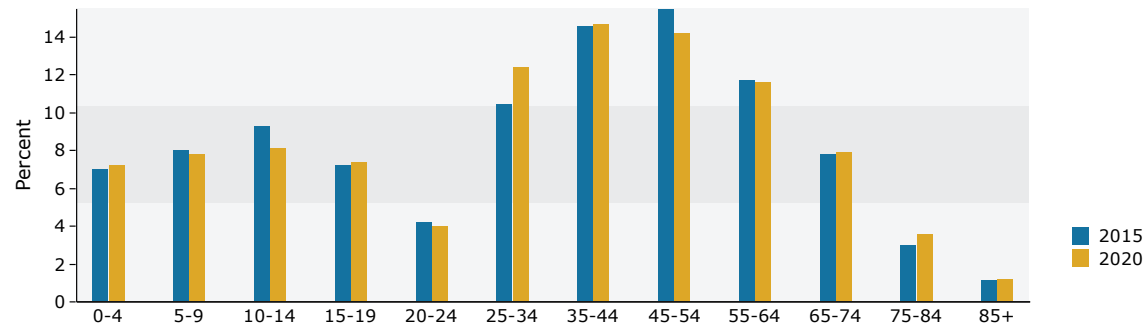
Riverpark Crossing / 6

DEMOGRAPHIC AND INCOME PROFILE - 1 MILE RADIUS

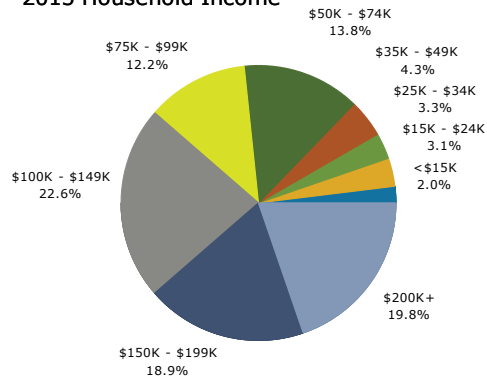
Trends 2015-2020



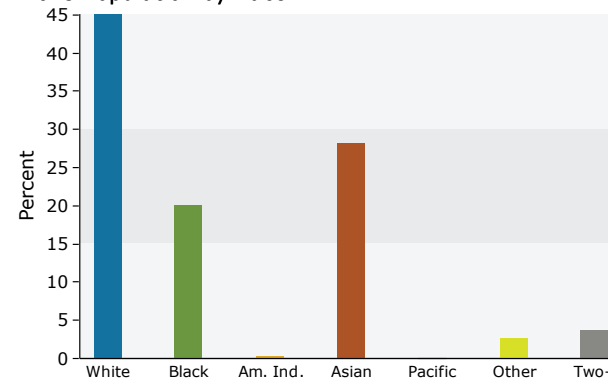
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 12.4%

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Riverpark Crossing / 7

DEMOGRAPHIC AND INCOME PROFILE - 3 MILE RADIUS

Summary	Census 2010		2015		2020	
Population	49,539		55,570		62,461	
Households	15,543		17,532		19,817	
Families	13,262		14,825		16,678	
Average Household Size	3.14		3.13		3.11	
Owner Occupied Housing Units	13,293		14,483		16,180	
Renter Occupied Housing Units	2,250		3,049		3,637	
Median Age	36.0		36.2		36.6	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	2.37%		1.52%		0.75%	
Households	2.48%		1.54%		0.77%	
Families	2.38%		1.49%		0.69%	
Owner HHs	2.24%		1.47%		0.70%	
Median Household Income	1.91%		2.84%		2.66%	
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	448	2.6%	398	2.0%		
\$15,000 - \$24,999	367	2.1%	250	1.3%		
\$25,000 - \$34,999	618	3.5%	530	2.7%		
\$35,000 - \$49,999	955	5.4%	900	4.5%		
\$50,000 - \$74,999	2,044	11.7%	1,984	10.0%		
\$75,000 - \$99,999	2,176	12.4%	2,296	11.6%		
\$100,000 - \$149,999	5,003	28.5%	5,433	27.4%		
\$150,000 - \$199,999	3,174	18.1%	4,296	21.7%		
\$200,000+	2,746	15.7%	3,731	18.8%		
Median Household Income	\$115,680		\$127,156			
Average Household Income	\$138,457		\$155,206			
Per Capita Income	\$43,799		\$49,289			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,523	7.1%	3,766	6.8%	4,296	6.9%
5 - 9	4,595	9.3%	4,342	7.8%	4,760	7.6%
10 - 14	4,607	9.3%	5,206	9.4%	5,125	8.2%
15 - 19	3,540	7.1%	4,217	7.6%	4,661	7.5%
20 - 24	2,150	4.3%	2,928	5.3%	2,817	4.5%
25 - 34	5,545	11.2%	6,389	11.5%	8,023	12.8%
35 - 44	8,818	17.8%	8,449	15.2%	9,577	15.3%
45 - 54	8,244	16.6%	8,921	16.1%	9,315	14.9%
55 - 64	5,131	10.4%	6,599	11.9%	7,433	11.9%
65 - 74	2,205	4.5%	3,251	5.9%	4,397	7.0%
75 - 84	885	1.8%	1,145	2.1%	1,618	2.6%
85+	297	0.6%	358	0.6%	438	0.7%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	26,473	53.4%	27,367	49.2%	28,419	45.5%
Black Alone	6,630	13.4%	7,762	14.0%	8,730	14.0%
American Indian Alone	117	0.2%	129	0.2%	145	0.2%
Asian Alone	13,232	26.7%	16,478	29.7%	20,642	33.0%
Pacific Islander Alone	14	0.0%	19	0.0%	24	0.0%
Some Other Race Alone	1,500	3.0%	1,892	3.4%	2,209	3.5%
Two or More Races	1,573	3.2%	1,922	3.5%	2,293	3.7%
Hispanic Origin (Any Race)	6,782	13.7%	8,108	14.6%	9,493	15.2%

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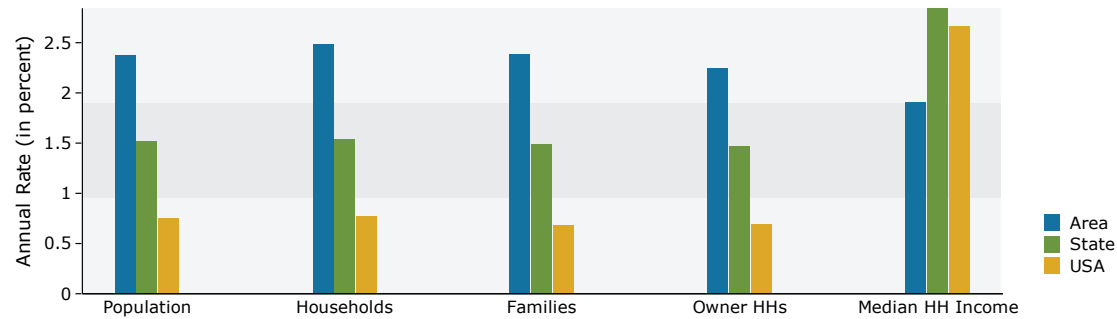
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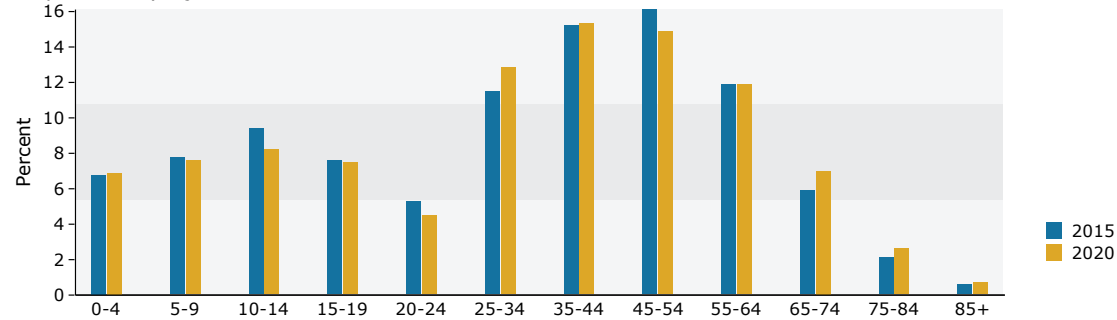
Riverpark Crossing / 8

DEMOGRAPHIC AND INCOME PROFILE - 3 MILE RADIUS

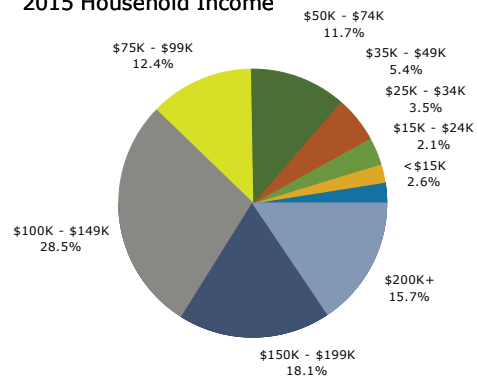
Trends 2015-2020



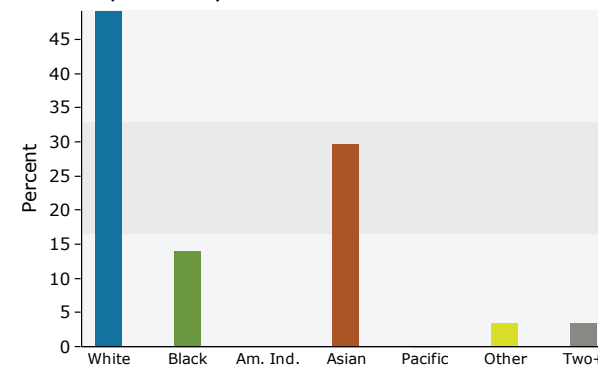
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 14.6%

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Riverpark Crossing / 9

DEMOGRAPHIC AND INCOME PROFILE - 5 MILE RADIUS

Summary	Census 2010		2015		2020	
Population	111,258		128,021		147,486	
Households	35,176		40,885		47,265	
Families	29,188		33,759		38,936	
Average Household Size	3.05		3.05		3.05	
Owner Occupied Housing Units	28,709		32,534		37,453	
Renter Occupied Housing Units	6,467		8,351		9,812	
Median Age	37.0		37.2		37.3	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	2.87%		1.52%		0.75%	
Households	2.94%		1.54%		0.77%	
Families	2.89%		1.49%		0.69%	
Owner HHs	2.86%		1.47%		0.70%	
Median Household Income	1.76%		2.84%		2.66%	
			2015		2020	
Households by Income			Number	Percent	Number	Percent
<\$15,000			1,427	3.5%	1,298	2.7%
\$15,000 - \$24,999			1,260	3.1%	897	1.9%
\$25,000 - \$34,999			1,770	4.3%	1,568	3.3%
\$35,000 - \$49,999			2,452	6.0%	2,366	5.0%
\$50,000 - \$74,999			4,877	11.9%	4,853	10.3%
\$75,000 - \$99,999			5,114	12.5%	5,681	12.0%
\$100,000 - \$149,999			10,520	25.7%	12,500	26.4%
\$150,000 - \$199,999			6,600	16.1%	9,054	19.2%
\$200,000+			6,867	16.8%	9,049	19.1%
Median Household Income			\$111,882		\$122,091	
Average Household Income			\$137,390		\$153,377	
Per Capita Income			\$44,584		\$49,847	
			2015		2020	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,105	6.4%	8,089	6.3%	9,605	6.5%
5 - 9	8,807	7.9%	9,265	7.2%	10,492	7.1%
10 - 14	9,568	8.6%	10,713	8.4%	11,378	7.7%
15 - 19	8,319	7.5%	9,301	7.3%	10,271	7.0%
20 - 24	5,608	5.0%	7,132	5.6%	6,812	4.6%
25 - 34	12,815	11.5%	15,696	12.3%	19,784	13.4%
35 - 44	17,854	16.0%	18,451	14.4%	22,220	15.1%
45 - 54	19,301	17.3%	20,078	15.7%	21,000	14.2%
55 - 64	13,183	11.8%	16,964	13.3%	18,829	12.8%
65 - 74	5,273	4.7%	8,108	6.3%	11,408	7.7%
75 - 84	2,423	2.2%	3,040	2.4%	4,256	2.9%
85+	1,000	0.9%	1,182	0.9%	1,431	1.0%
			2015		2020	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	60,890	54.7%	64,687	50.5%	69,136	46.9%
Black Alone	13,778	12.4%	16,322	12.7%	18,881	12.8%
American Indian Alone	316	0.3%	352	0.3%	407	0.3%
Asian Alone	28,789	25.9%	37,105	29.0%	47,544	32.2%
Pacific Islander Alone	33	0.0%	44	0.0%	57	0.0%
Some Other Race Alone	4,278	3.8%	5,478	4.3%	6,506	4.4%
Two or More Races	3,175	2.9%	4,034	3.2%	4,955	3.4%
Hispanic Origin (Any Race)	17,717	15.9%	21,762	17.0%	26,096	17.7%

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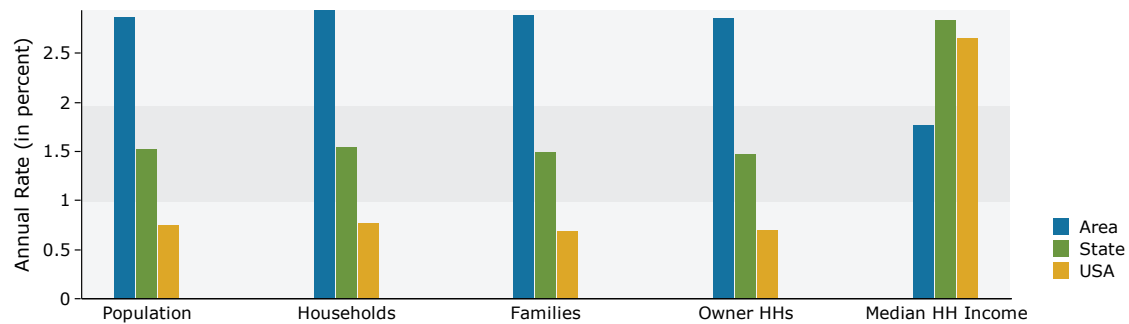
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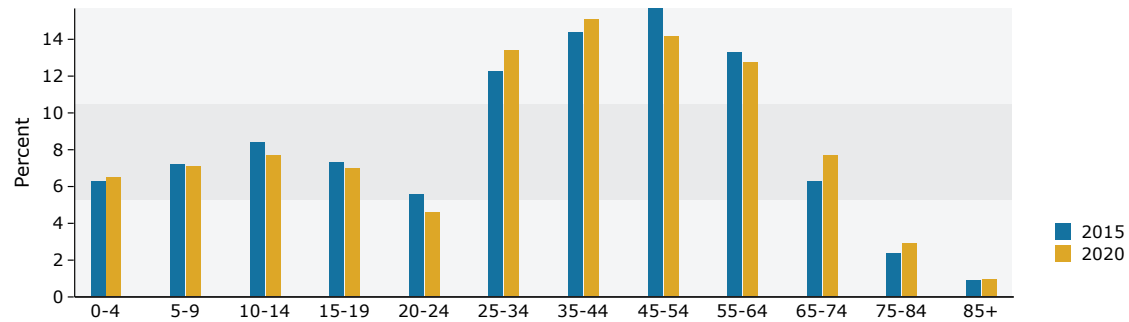
Riverpark Crossing / 10

DEMOGRAPHIC AND INCOME PROFILE - 5 MILE RADIUS

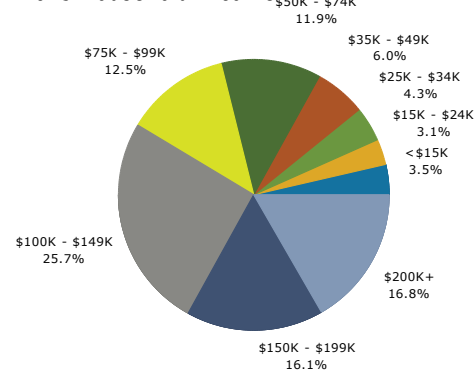
Trends 2015-2020



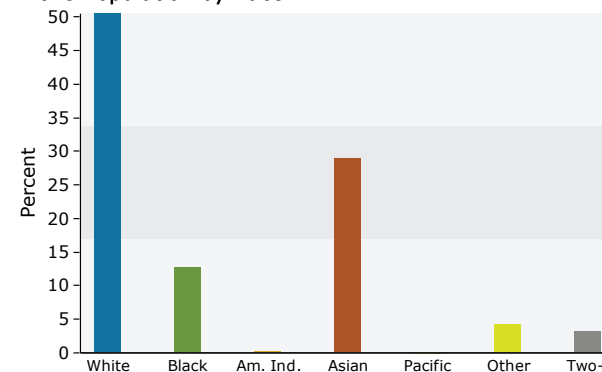
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 17.0%

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Riverpark Crossing / 11

RIVERPARK CROSSING

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- 1) shall treat all parties honestly
- 2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- 3) may not disclose that the buyer will pay a price greater

than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate license asks that you acknowledge receipt of this information about brokerage services for the Licensee's records.

Buyer, Seller, Landlord or Tenant

Date



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