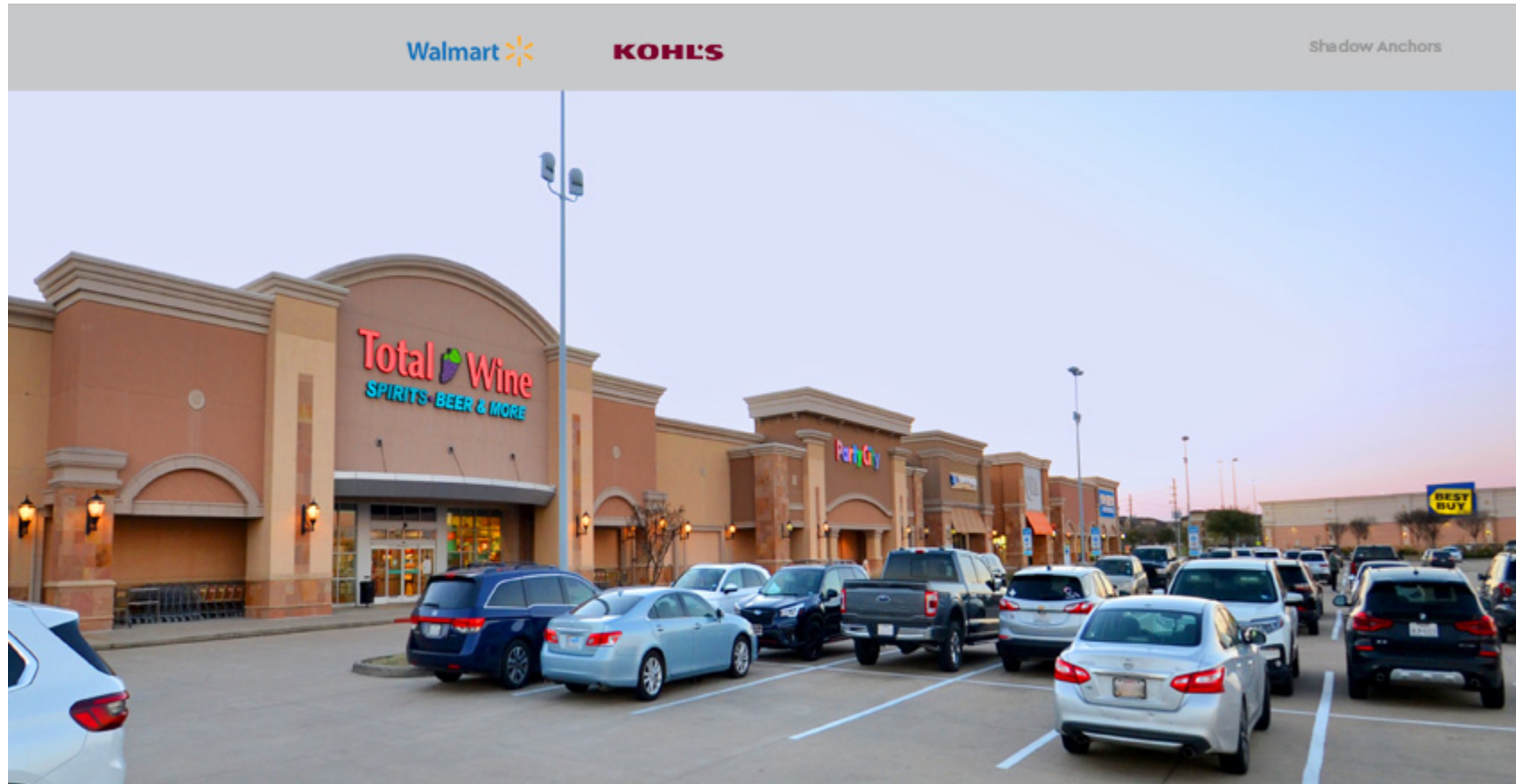
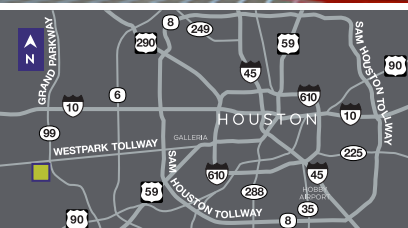


► SHOPS OF BELLA TERRA

NW Corner of Grand Parkway (Hwy 99) @ Bellaire Blvd in Richmond, Texas 77406



LOCATED OFF GRAND PARKWAY SOUTH OF WESTPARK TOLLWAY



VEHICLES PER DAY		AVERAGE INCOME		POPULATION	
Grand Pkwy (Hwy 99) north of Bellaire Blvd	56,152	1 Mile	\$158,772	1 Mile	8,623
Grand Pkwy (Hwy 99) south of Bellaire Blvd	33,086	3 Miles	\$159,314	3 Miles	94,147
Westpark Tollway w of Grand Pkwy/Hwy 99	25,126	5 Miles	\$160,330	5 Miles	236,698
Bellaire Blvd west of Grand Pkwy (Hwy 99)	16,159				



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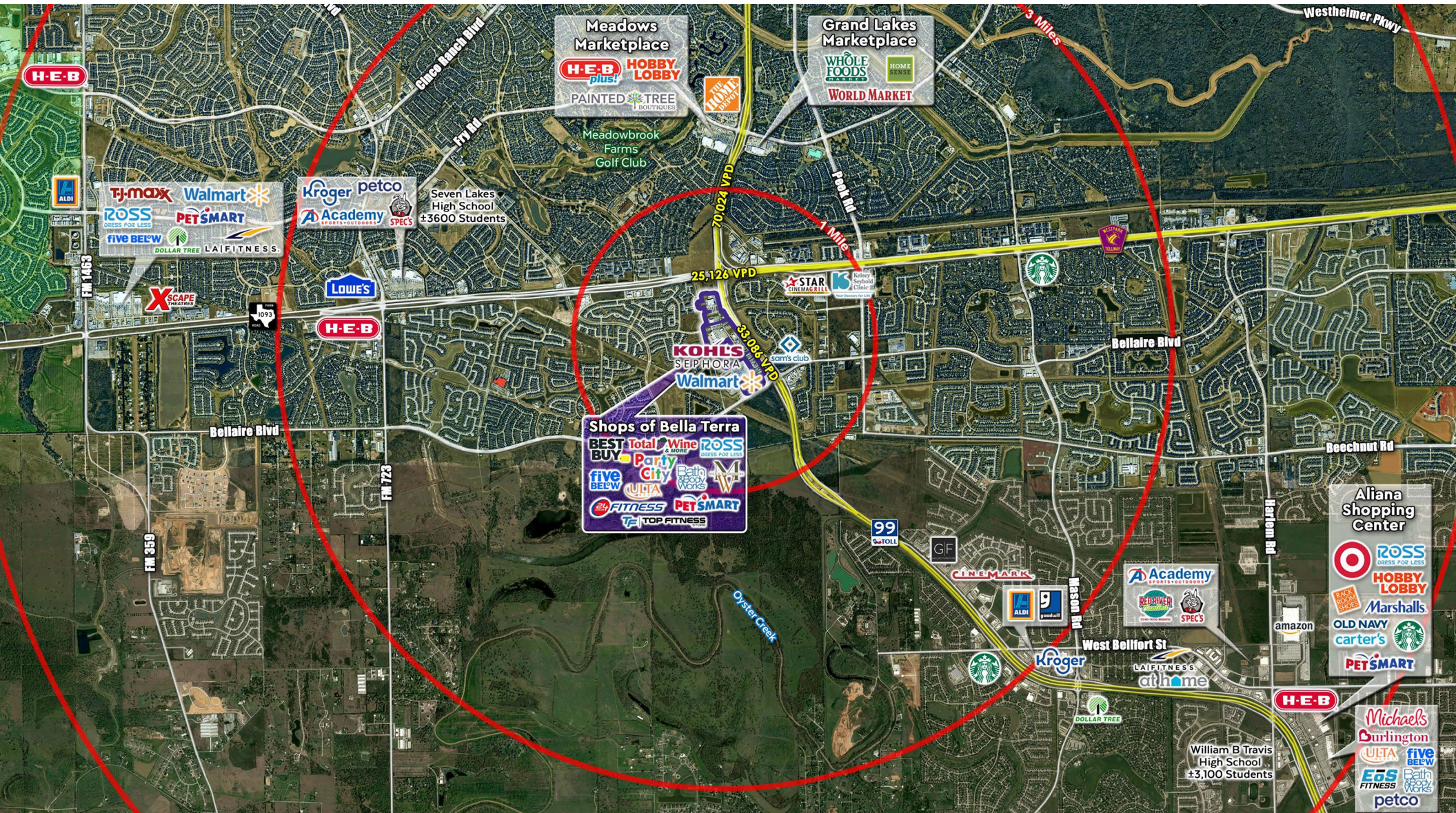
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HIGH POPULATION AND INCOME IN SURROUNDING AREAS



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NW Corner of Grand Parkway (Hwy 99) @ Bellaire Blvd in Richmond, Texas 77406



13,989 • 9,360 • 8,638 • 4,842 • 3,000 • 2,222 • 1,382 • 1,280 SF



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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13,989 • 9,360 • 8,638 • 4,842 • 3,000 • 2,222 • 1,382 • 1,280 SF

Tenant List

Tenant	Address	SF/Acres
A PetSmart	5574 W Grand Pkwy S	
B Ross Dress for Less	5556 W Grand Pkwy S	
C Total Wine	5472 W Grand Pkwy S	
D Party City	5466 W Grand Pkwy S	
E Top Fitness	5460 W Grand Pkwy S	
F Ulta	5458 W Grand Pkwy S	
G Five Below	5450 W Grand Pkwy S	
H Best Buy	5340 W Grand Pkwy S	
I 24 Hour Fitness	5270 W Grand Pkwy S	
1 Bath & Body Works	5568 W Grand Pkwy S	
2 AVAILABLE	5564 W Grand Pkwy S	4,842
3 Men's Wearhouse	5562 W Grand Pkwy S	
4 GameStop	22720 Bellaire Blvd #100	
5 SportClips	22720 Bellaire Blvd #200	
6 Vianna Nails Spa	22720 Bellaire Blvd #300	
7 AVAILABLE	22720 Bellaire Blvd #400	1,382
8 Leslie's Pool Supplies	22720 Bellaire Blvd #500	
9 Whataburger	22710 Bellaire Blvd	
10 AVAILABLE	Bellaire Blvd	8,638
11 IHOP	22610 Bellaire Blvd	
12 Chick-fil-A	5644 W Grand Pkwy S	
13 Taco Bell	5640 W Grand Pkwy S	
14 Tropical Smoothie	5620 W Grand Pkwy S #A	
15 T-Mobile	5620 W Grand Pkwy S #B	
16 Mattress Firm	5610 W Grand Pkwy S #100	
17 Sushi Hana	5610 W Grand Pkwy S #300	
18 Vision Source	5610 W Grand Pkwy S #500	
19 H&R Block	5610 W Grand Pkwy S #600	

Tenant List (Continued)

Tenant	Address	SF/Acres
20 Magic Dental	5530 W Grand Pkwy S #100	
21 Russo's NY Pizzeria	5530 W Grand Pkwy S #200	
22 AVAILABLE	5530 W Grand Pkwy S #300	1,280
23 AT&T	5530 W Grand Pkwy S #400	
24 Yumi Cafe	5530 W Grand Pkwy S #500	
25 Slurp Ramen Factory	5530 W Grand Pkwy S #550	
26 AVAILABLE	5530 W Grand Pkwy S #600	2,222
27 Buffalo Wild Wings	5520 W Grand Pkwy S	
28 AVAILABLE	5510 W Grand Pkwy S	13,989
29 Palm Beach Tan	5434 W Grand Pkwy S #100	
30 Smile Studio Orthodontics	5434 W Grand Pkwy S #200	
31 Marble Slab/American Cookie Co	5434 W Grand Pkwy S #300	
32 Paradise Grills	5434 W Grand Pkwy S #400	
33 AVAILABLE	W Grand Pkwy S	9,360
34 Carl's Jr	5410 W Grand Pkwy S	
35 El Pollo Loco	5346 W Grand Pkwy S	
36 Cookie Cutters	5418 W Grand Pkwy S #A	
37 Sally Beauty	5418 W Grand Pkwy S #B	
38 AVAILABLE	5418 W Grand Pkwy S #C	3,000

AVAILABLE LEASE PENDING EXECUTED



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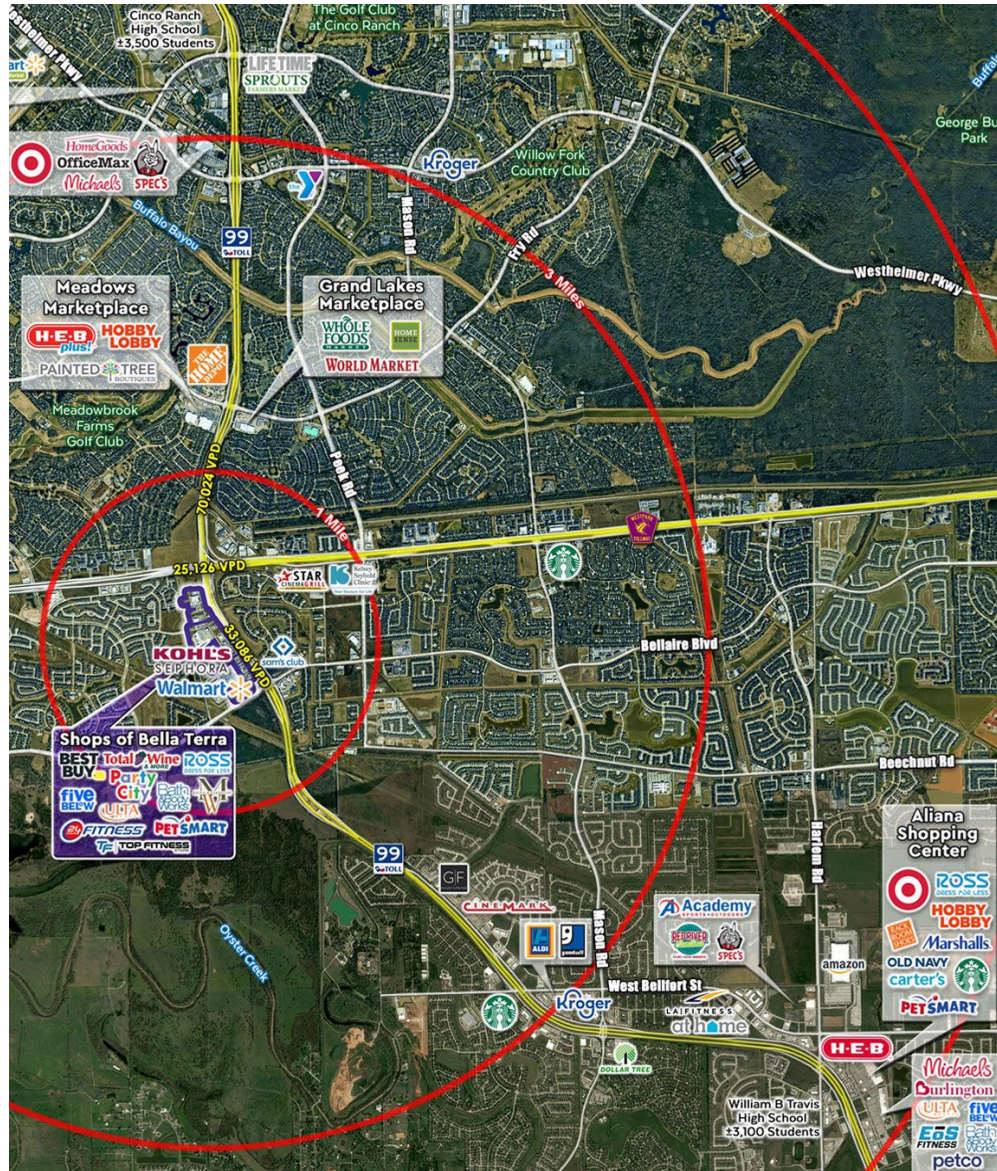
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► SHOPS OF BELLA TERRA

NW Corner of Grand Parkway (Hwy 99) @ Bellaire Blvd in Richmond, Texas 77406



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/bella-terra



Lat/Lon: 29.6909/-95.7734

Bella Terra	1 mi radius	3 mi radius	5 mi radius
Richmond, TX 77407			
Population			
2023 Estimated Population	8,623	94,147	236,698
2028 Projected Population	9,782	110,261	272,995
2020 Census Population	6,953	86,579	220,186
2010 Census Population	2,196	51,062	126,890
Projected Annual Growth 2023 to 2028	2.7%	3.4%	3.1%
Historical Annual Growth 2010 to 2023	22.5%	6.5%	6.7%
2023 Median Age	33.5	34.4	34.5
Households			
2023 Estimated Households	2,715	29,263	74,077
2028 Projected Households	3,178	35,421	87,995
2020 Census Households	2,165	26,608	68,065
2010 Census Households	698	15,949	40,393
Projected Annual Growth 2023 to 2028	3.4%	4.2%	3.8%
Historical Annual Growth 2010 to 2023	22.2%	6.4%	6.4%
Race and Ethnicity			
2023 Estimated White	34.4%	40.4%	41.5%
2023 Estimated Black or African American	25.0%	17.9%	16.7%
2023 Estimated Asian or Pacific Islander	21.5%	23.0%	22.5%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2023 Estimated Other Races	18.9%	18.4%	18.9%
2023 Estimated Hispanic	21.3%	20.7%	21.5%
Income			
2023 Estimated Average Household Income	\$158,772	\$159,314	\$160,330
2023 Estimated Median Household Income	\$123,900	\$139,838	\$135,908
2023 Estimated Per Capita Income	\$49,993	\$49,525	\$50,185
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.0%	2.0%	3.0%
2023 Estimated Some High School (Grade Level 9 to 11)	3.8%	2.7%	2.0%
2023 Estimated High School Graduate	19.7%	12.7%	13.4%
2023 Estimated Some College	8.7%	15.2%	15.0%
2023 Estimated Associates Degree Only	6.2%	7.4%	6.5%
2023 Estimated Bachelors Degree Only	30.4%	34.1%	34.3%
2023 Estimated Graduate Degree	30.2%	25.9%	25.9%
Business			
2023 Estimated Total Businesses	341	3,030	8,235
2023 Estimated Total Employees	1,952	14,503	41,538
2023 Estimated Employee Population per Business	5.7	4.8	5.0
2023 Estimated Residential Population per Business	25.3	31.1	28.7



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INFORMATION ABOUT BROKERAGE SERVICES

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 Firm Name or	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	



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20