

# DPEG Harvest Green For Lease

18802 - 18822 W Airport Rd / Harlem Rd Richmond (Aliana - Harvest Green), TX 77406

5,850 SF - 1,512 SF - 2,123 SF - 15,240 SF Available



1,512 SF  
AVAILABLE

15,240 SF  
AVAILABLE

5,850 SF  
AVAILABLE

2,123 SF  
AVAILABLE



DHANANI  
PRIVATE EQUITY GROUP



# LOCATION HIGHLIGHTS



Active disposable income - **\$146,000** Median Household (5 mile radius)



Surrounded by 6K master community homes along with **32K households** with (5 mile radius)



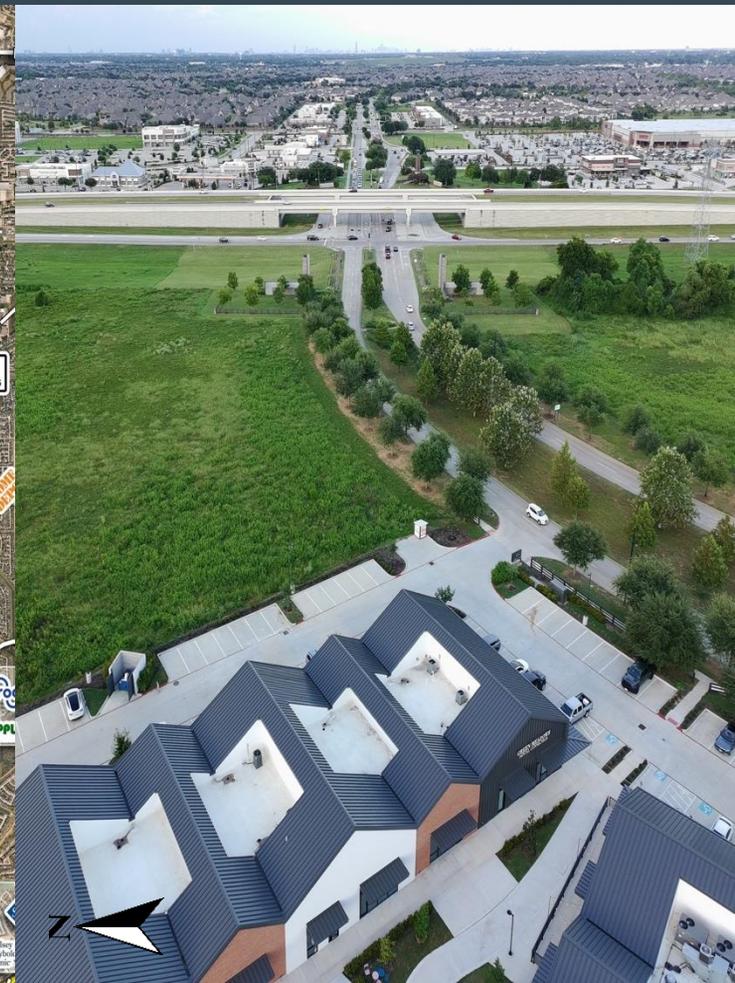
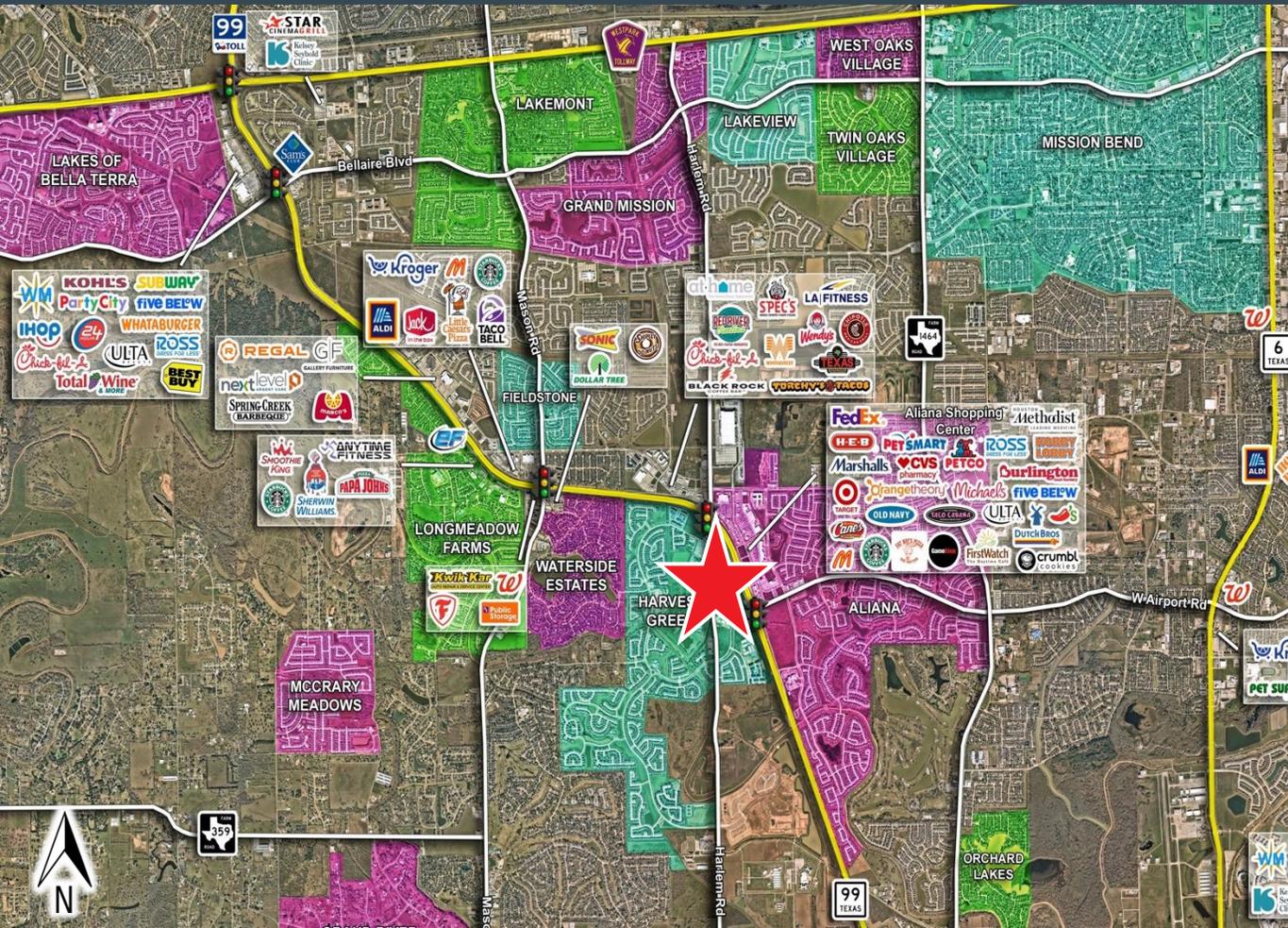
**257 Residents** move to Houston Daily (1 person moves to Houston every 7 minutes)



**Top 5 cities in the Country** for Total Job Growth 5,500 student population (2 mile radius)

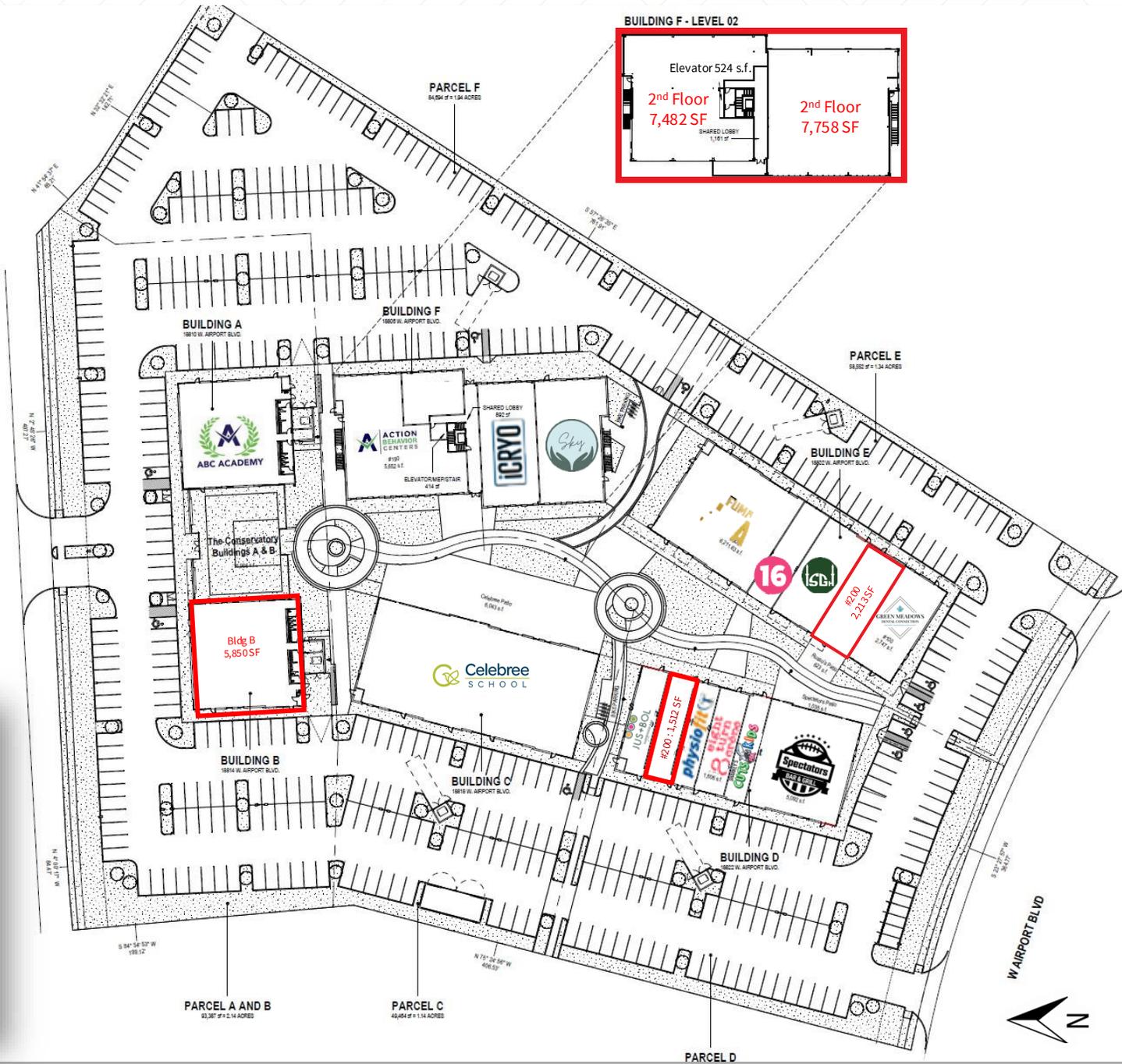


**20.8%** Population Growth Outpacing the US average



# SITE PLAN

Suite	Tenant	SF
Bldg A: Suite 100	Action Behavior Center Academy	5,850
Bldg B: Suite 100	Available	5,850
Bldg C: Suite 100	Celebree Day School	11,99
Bldg D: Suite 100	Just Bol Fresh Meals	1,458
Bldg D: Suite 200	Available	1,512
Bldg D: Suite 300	Physio-Fit	1,378
Bldg D: Suite 400	Eight Turn Crepes	1,606
Bldg D: Suite 600	Sharkey's Hair Cutter	1,204
Bldg D: Suite 700	Spectator's Sports Bar & Grill	5,092
Bldg E: Suite 100	Green Meadows Dental	2,749
Bldg E: Suite 200	Available	2,213
Bldg E: Suite 300	Islamic Society	2,703
Bldg E: Suite 400	16 Handles Ice Cream	1,625
Bldg E: Suite 500	Fuma Dubai	6,212
Bldg F: Suite 100	Action Behavior Center	7,420
Bldg F: Suite 150	ICryo Therapy	3,480
Bldg F: Suite 200	Sky Yoga & Coffee	4,200
Bldg F - 2 <sup>nd</sup> Floor	Vacant	15,240



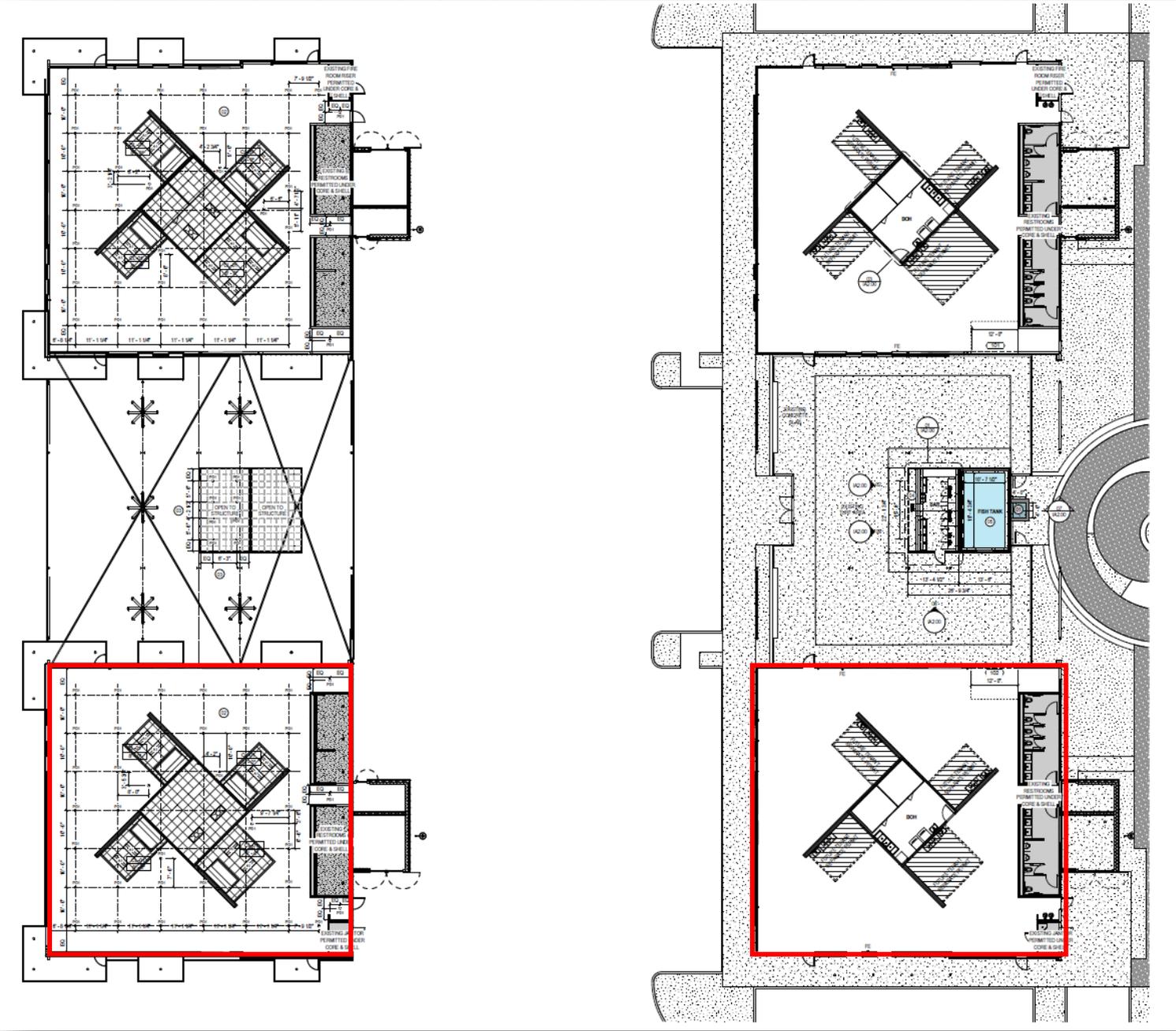
# BUILDING B

+/-6000 SF

MEP's, bathrooms, shared grease trap and covered patio included



# BUILDING B



# BUILDING D & E

1,512 SF  
Building D

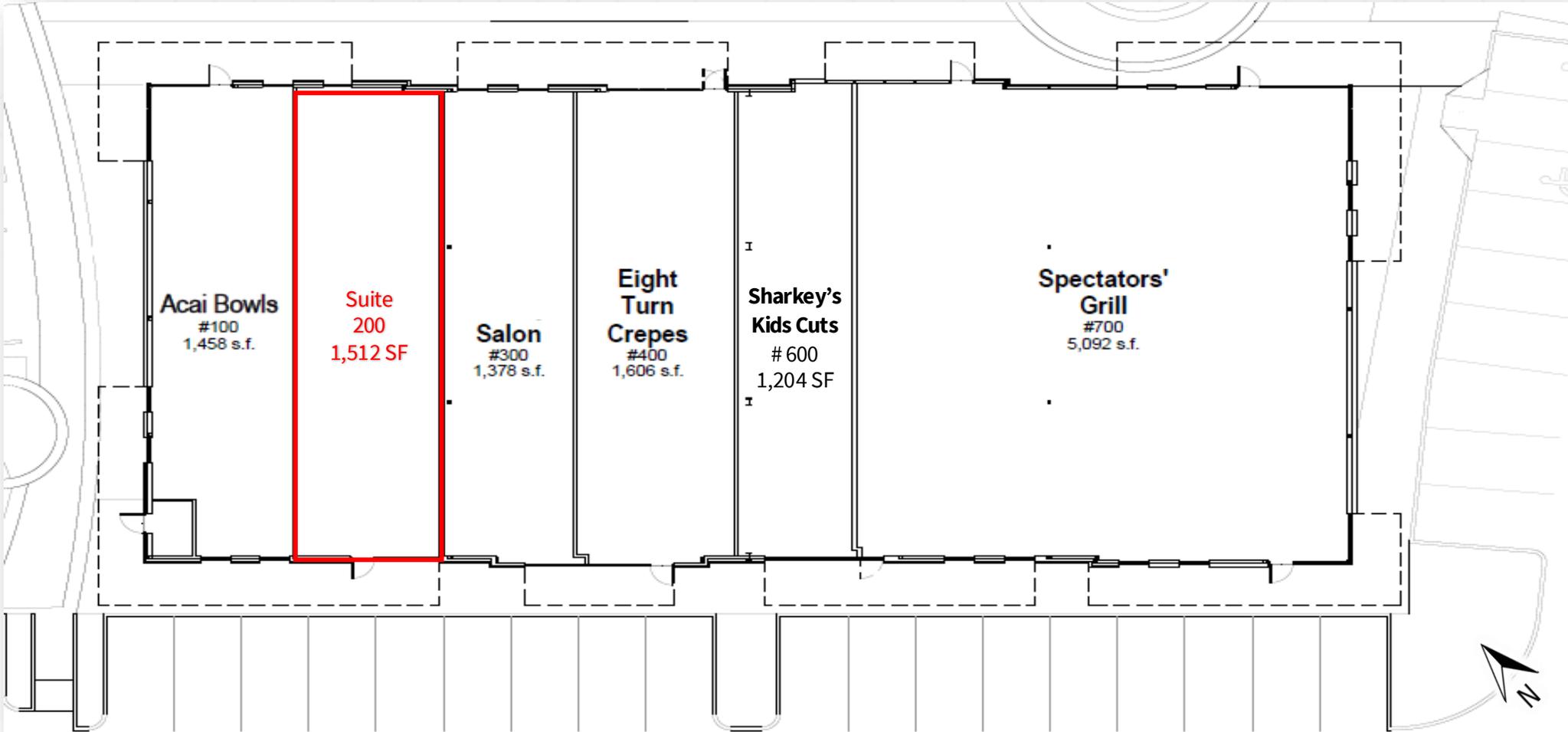


2,123 SF  
Building E

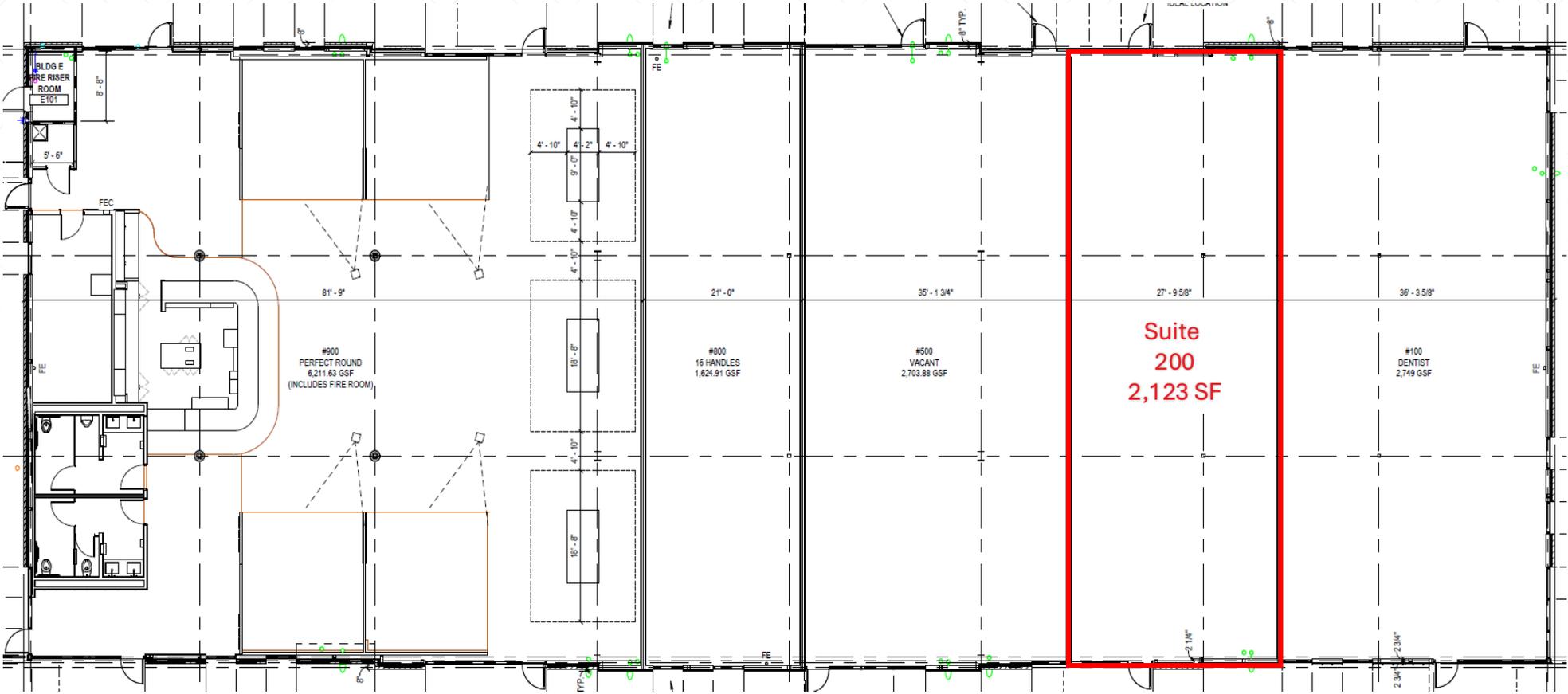


# BUILDING D

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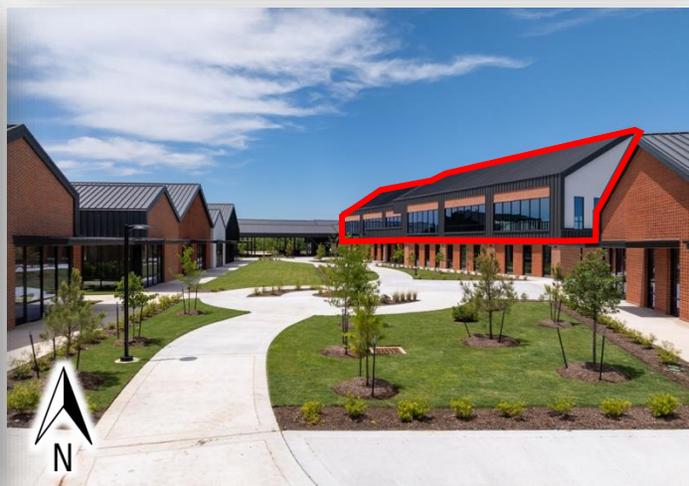


# BUILDING E

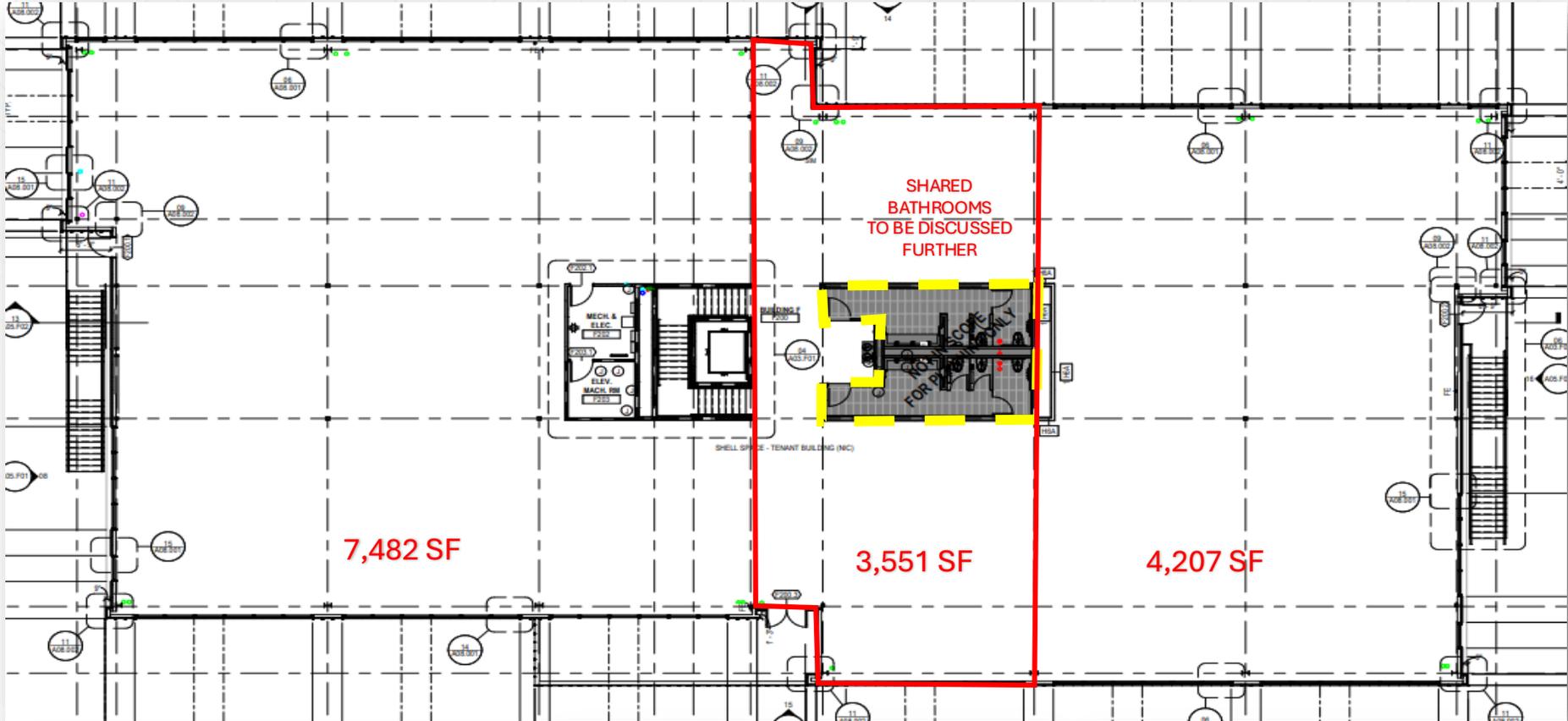


# BUILDING F

+/-15,240 SF  
2<sup>nd</sup> Floor



# BUILDING F

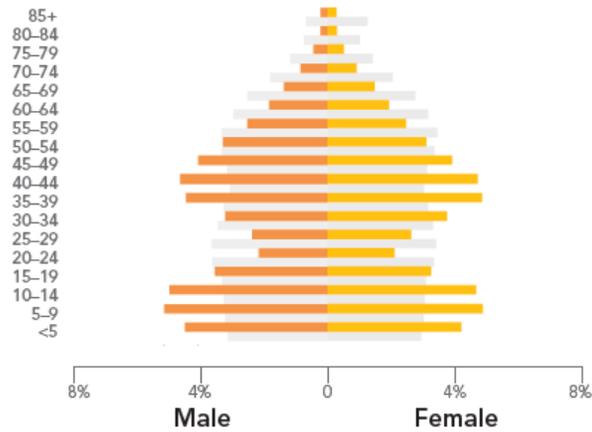


# DEMOGRAPHICS

## AGE BY SEX (Esri data)

Median Age: **34.0** US: 38.2

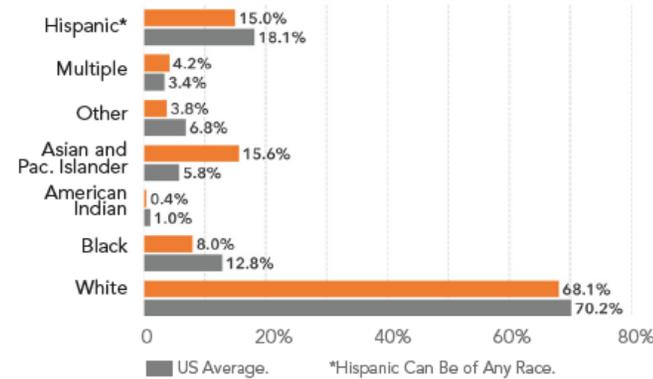
■ Indicates US



## RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **63.2** US: 64.0



## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

### Median Household Income

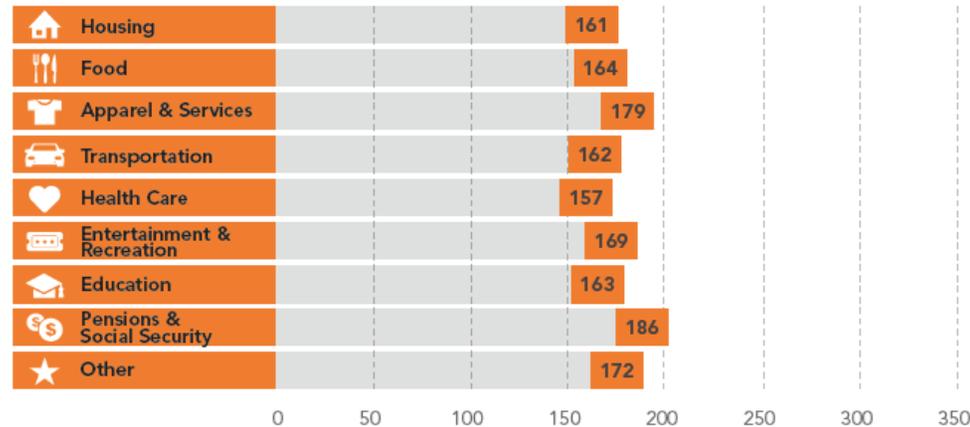


### Median Net Worth



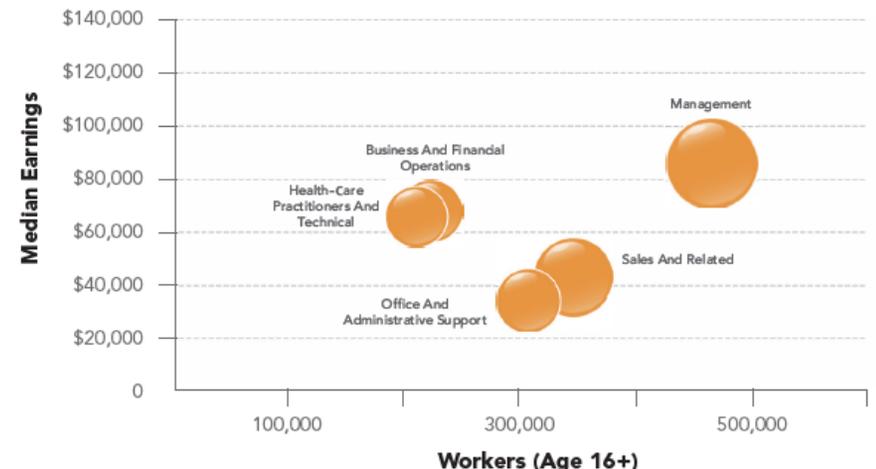
## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



## OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



# CONTACT FOR MORE INFORMATION:

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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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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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](http://www.trec.texas.gov)