

THE MAJESTIC

FOR LEASE

HARVEST GREEN | NEC HARLEM RD &
WEST AIRPORT BLVD. RICHMOND, TX 77406

MAJESTIC
DEVELOPERS

Estimated Delivery Q4 2026



SPACE AVAILABLE (SQ. FT.)

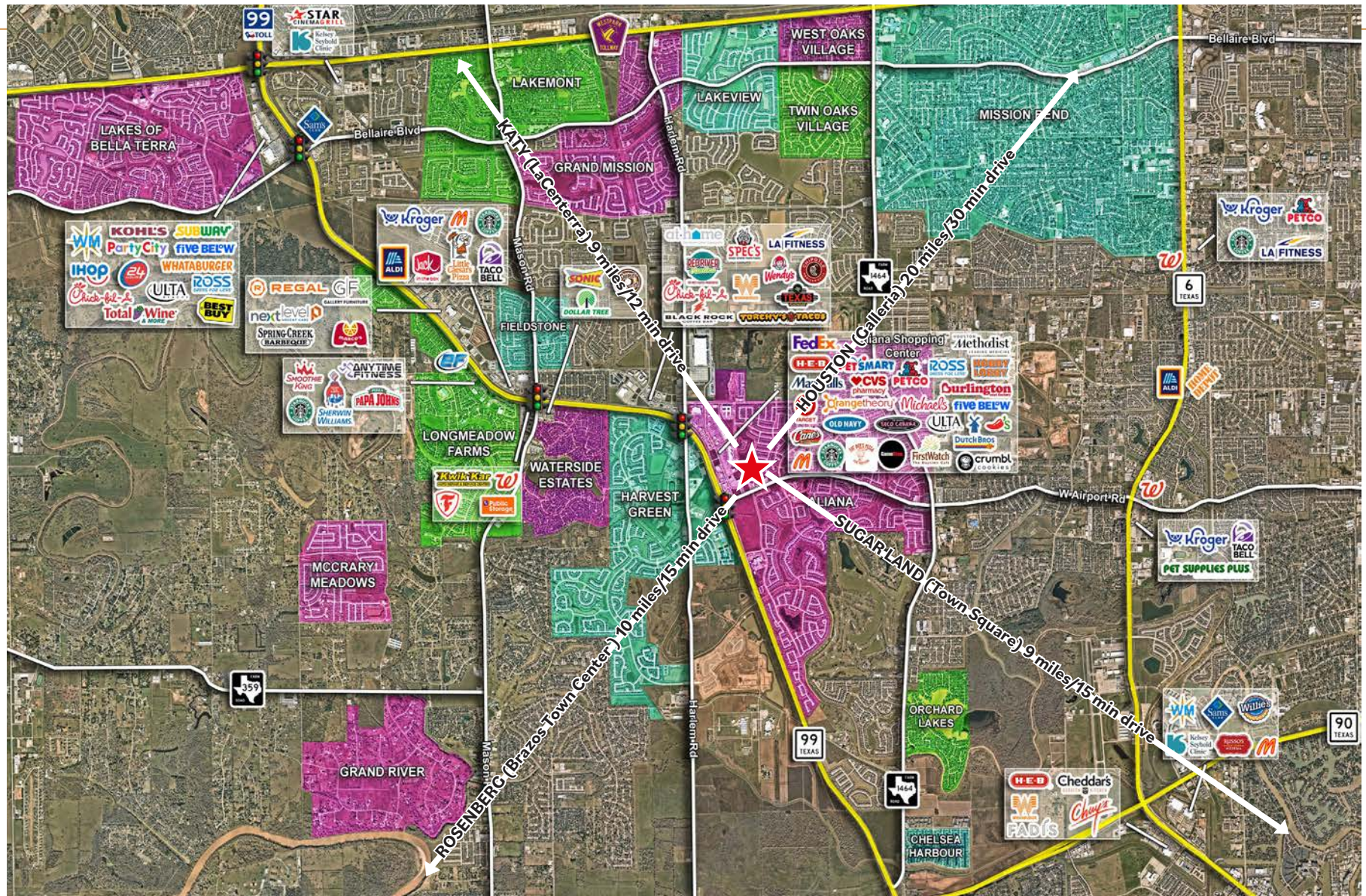
±71,625 SF

3 STORY BUILDING: OFFICE & RETAIL
RETAIL BUILDINGS 1-5
OFFICE CONDOS
EVENT CENTER



NEC HARLEM RD & WEST AIRPORT BLVD.

AERIAL VIEW



NEC HARLEM RD & WEST AIRPORT BLVD.

NEC HARLEM RD & WEST AIRPORT BLVD.

BUILDING YOUR NEXT LOCATION



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BUILDING YOUR NEXT LOCATION



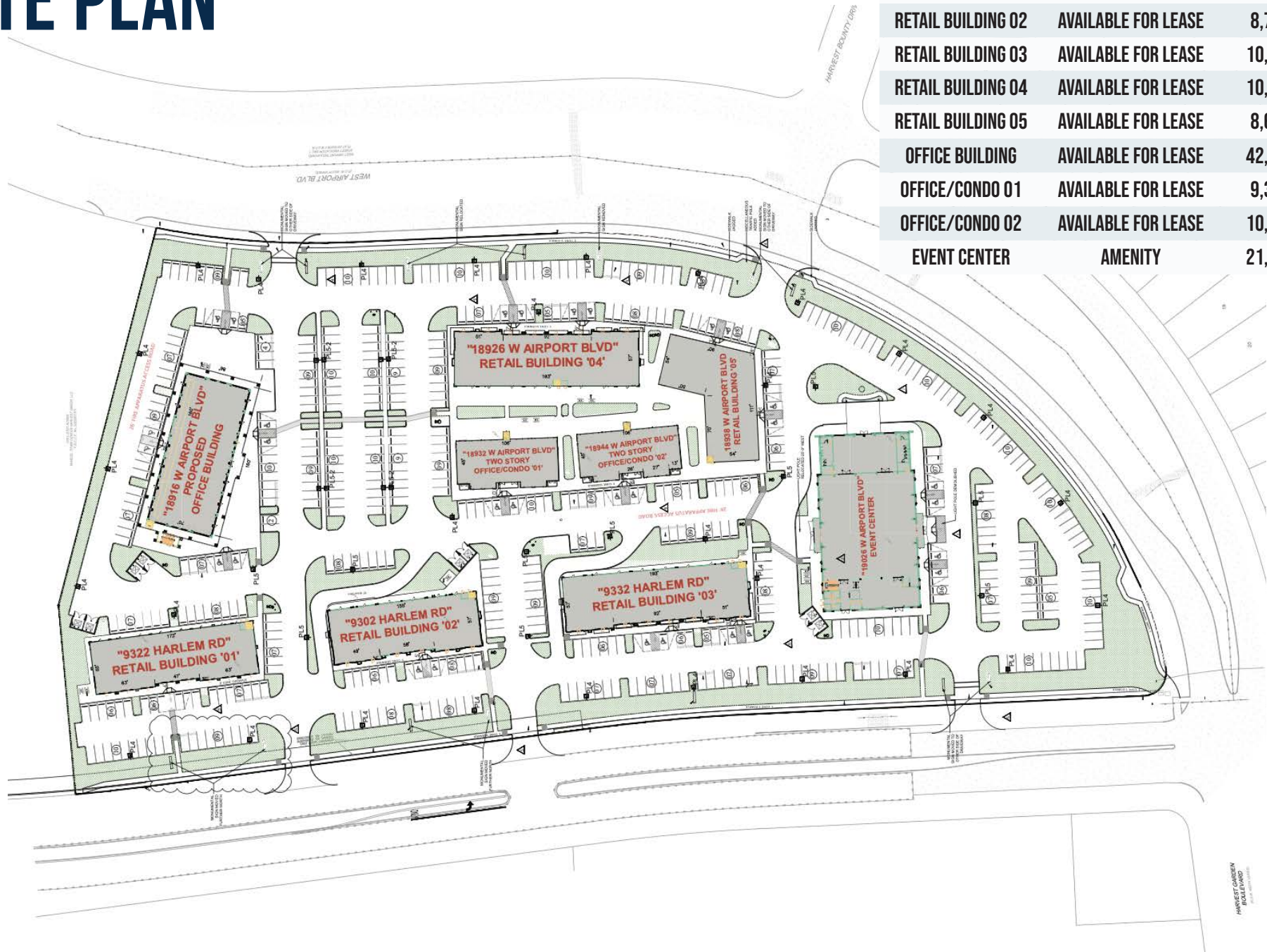
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BUILDING YOUR NEXT LOCATION



NEC HARLEM RD & WEST AIRPORT BLVD.

SITE PLAN



KEY	BUSINESS	AREAS
RETAIL BUILDING 01	AVAILABLE FOR LEASE	9,320 SF
RETAIL BUILDING 02	AVAILABLE FOR LEASE	8,735 SF
RETAIL BUILDING 03	AVAILABLE FOR LEASE	10,720 SF
RETAIL BUILDING 04	AVAILABLE FOR LEASE	10,720 SF
RETAIL BUILDING 05	AVAILABLE FOR LEASE	8,657 SF
OFFICE BUILDING	AVAILABLE FOR LEASE	42,850 SF
OFFICE/CONDO 01	AVAILABLE FOR LEASE	9,325 SF
OFFICE/CONDO 02	AVAILABLE FOR LEASE	10,720 SF
EVENT CENTER	AMENITY	21,440 SF

NEC HARLEM RD & WEST AIRPORT BLVD.

PROPERTY HIGHLIGHTS

The Majestic is a premier retail and dining destination strategically positioned at the highly visible, signalized northeast corner of Harlem Road and West Airport Boulevard in Richmond, Texas. This landmark development is situated in the heart of a high-growth corridor, capturing significant traffic from the surrounding affluent and rapidly expanding master-planned communities, including Aliana and Harvest Green. Offering exceptional frontage and convenient access, The Majestic provides an unparalleled opportunity for retailers and service providers to tap into a burgeoning customer base with strong demographics. Secure your position in this dynamic submarket and become a cornerstone of the area's foremost commercial hub.

KEY LOCATION

-  EXPLOSIVE RESIDENTIAL GROWTH WITHIN FORT BEND COUNTY, RANKING 3RD FOR PURCHASING POWER WITHIN TEXAS
-  LOCATED AT THE RETAIL HUB OF GRAND PARKWAY AND WEST AIRPORT AMIDST MULTIPLE MASTER-PLANNED COMMUNITIES
-  FUTURE MULTI-TENANT RETAIL BUILDINGS AVAILABLE FOR LEASE ON HARLEM ROAD
-  OFFICE CONDOS AVAILABLE FOR PURCHASE ON WEST AIRPORT
-  CONTACT BROKER FOR PRICING

LOCATION HIGHLIGHTS

Positioned in the heart of Fort Bend County, one of the nation's fastest-growing submarkets, this site is surrounded by affluent master-planned communities like Aliana and Harvest Green. The location offers a built-in, high-income customer base and benefits from superior regional access via the Grand Parkway (SH 99) and Westpark Tollway. This powerful combination of rapid residential growth and strategic infrastructure establishes the area as a prime commercial destination within a highly desirable part of the Houston MSA.

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	10,284	85,003	233,273
2025 MEDIAN AGE	35.4	36.6	36.7
2025 AVERAGE HOUSEHOLD INCOME	\$146,633	\$139,563	\$141,509
2025 AVERAGE HOME VALUE	\$357,800	\$380,229	\$415,056

DRIVE TIME

GRAND PARKWAY

1 min

WESTPARK TOLLWAY

7 mins

HIGHWAY 6

10 mins

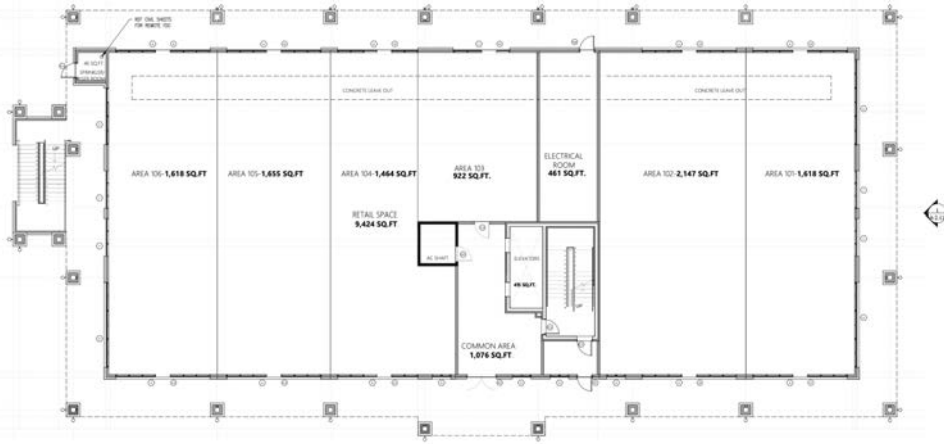
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3 STORY BUILDING: OFFICE & RETAIL

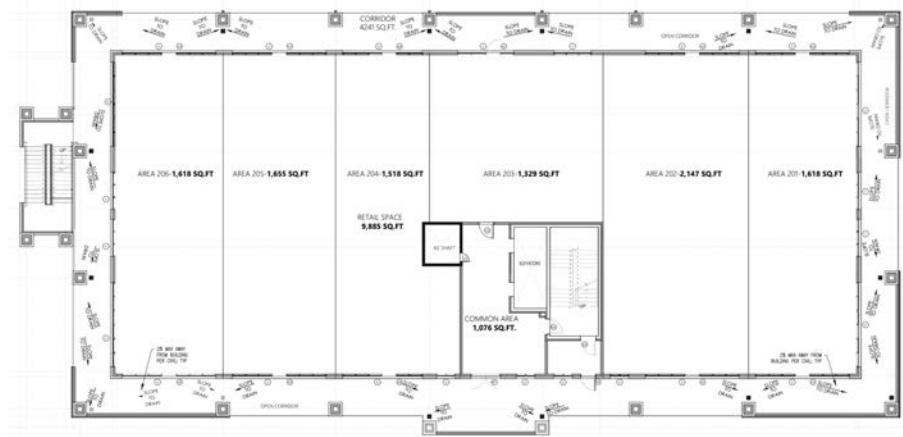


3 STORY BUILDING: OFFICE & RETAIL

FLOOR 1 - 9,424 SF



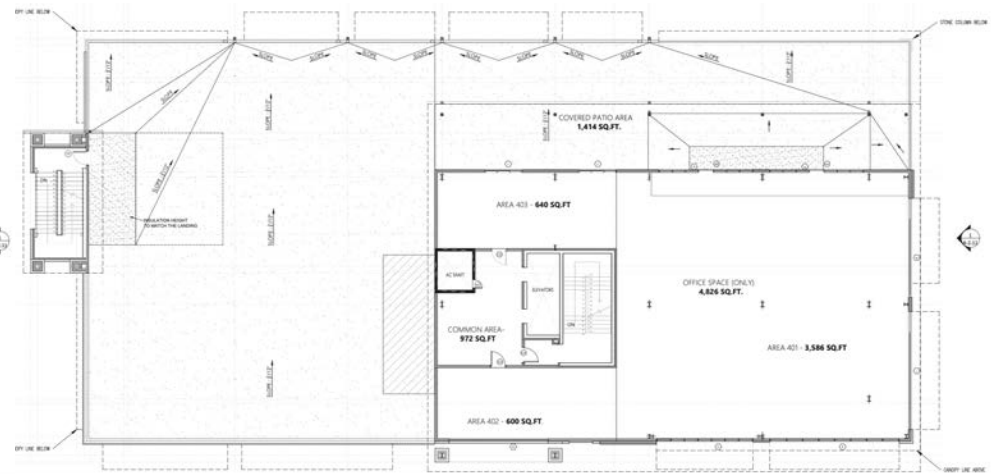
FLOOR 2 - 9,885 SF



FLOOR 3 - 13,994 SF (COMMITTED)



MEZZANINE FLOOR - 4,826 SF



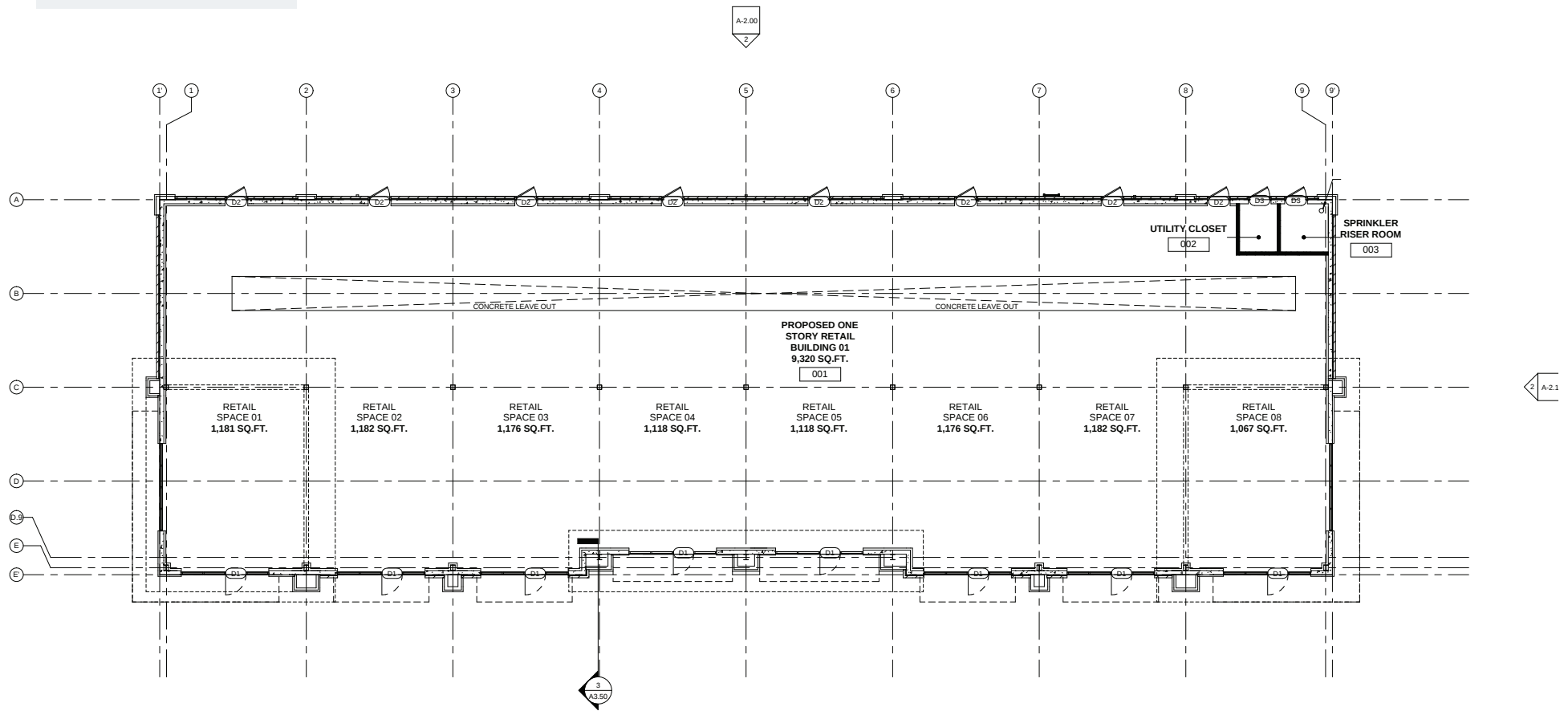
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HARLEM RETAIL BUILDING 1



HARLEM RETAIL BUILDING 1

9,300 SF



NEC HARLEM RD & WEST AIRPORT BLVD.

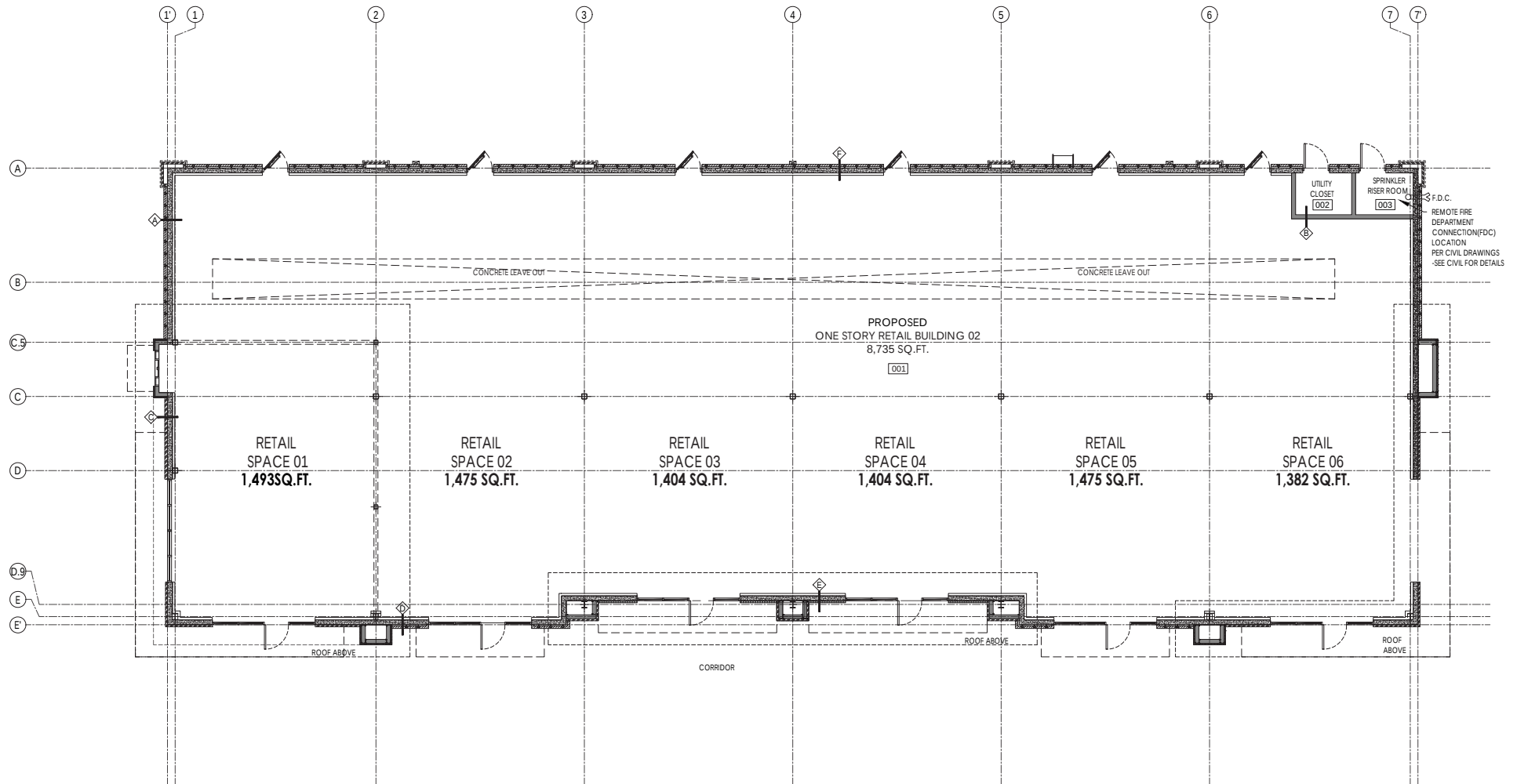
NEC HARLEM RD & WEST AIRPORT BLVD.

HARLEM RETAIL BUILDING 2



HARLEM RETAIL BUILDING 2

8,735 SF



NEC HARLEM RD & WEST AIRPORT BLVD.

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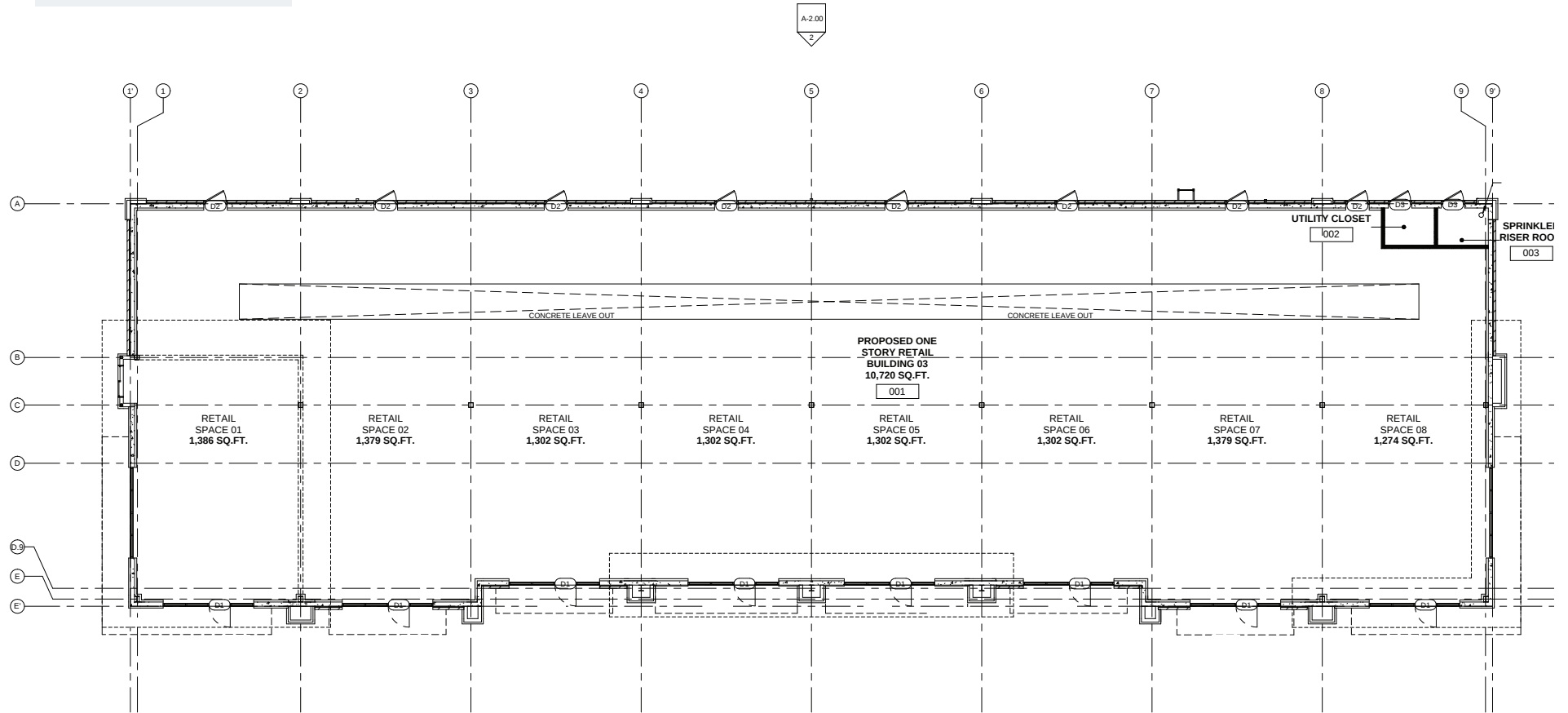
HARLEM RETAIL BUILDING 3



BUILDINGS 1, 2 & 3

HARLEM RETAIL BUILDING 3

10,720 SF



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HARLEM RETAIL BUILDING 4 & 5

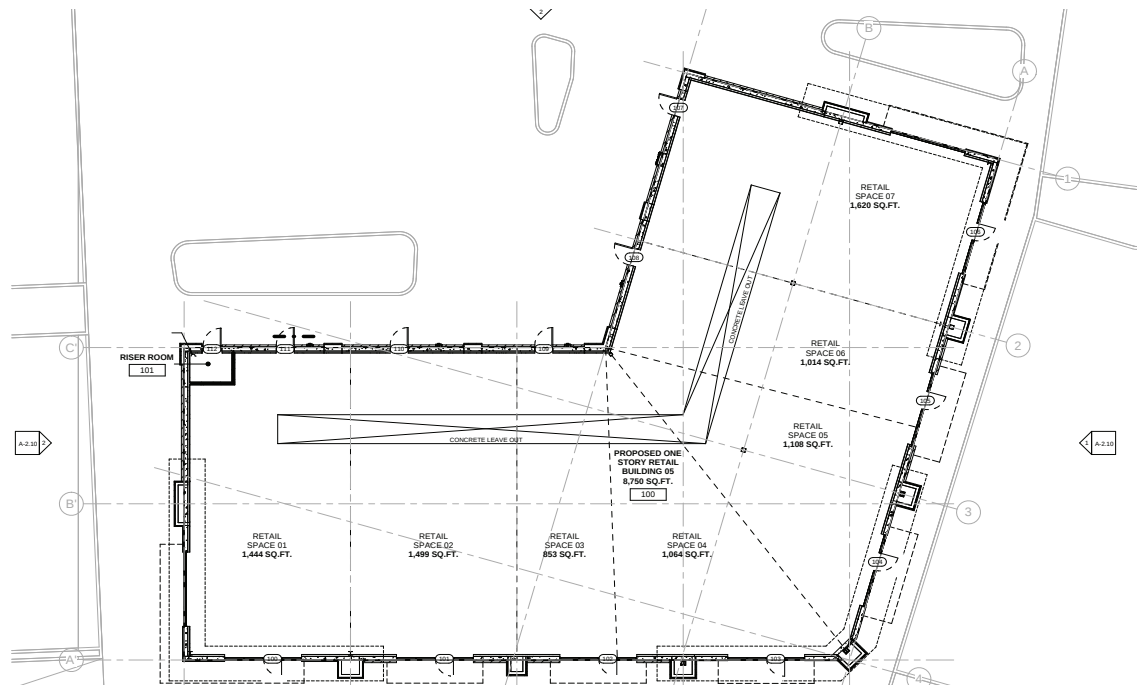
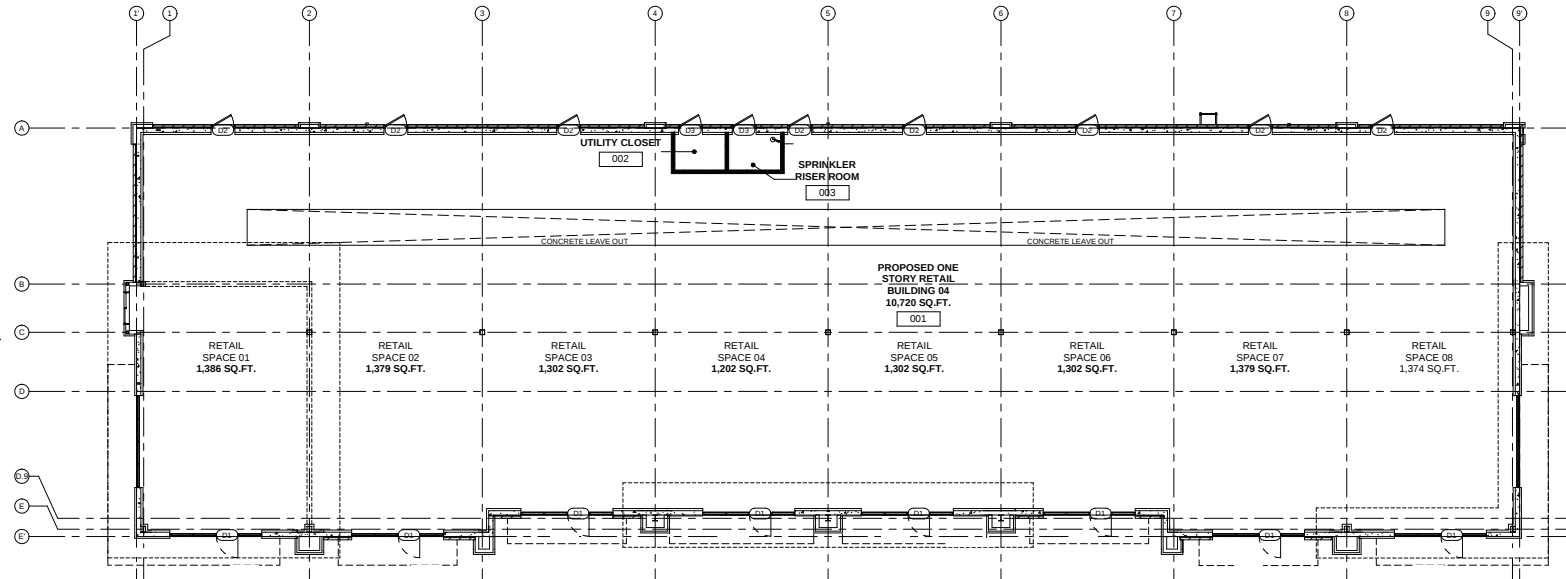


BUILDING 4



BUILDING 5

HARLEM RETAIL BUILDING 4 & 5

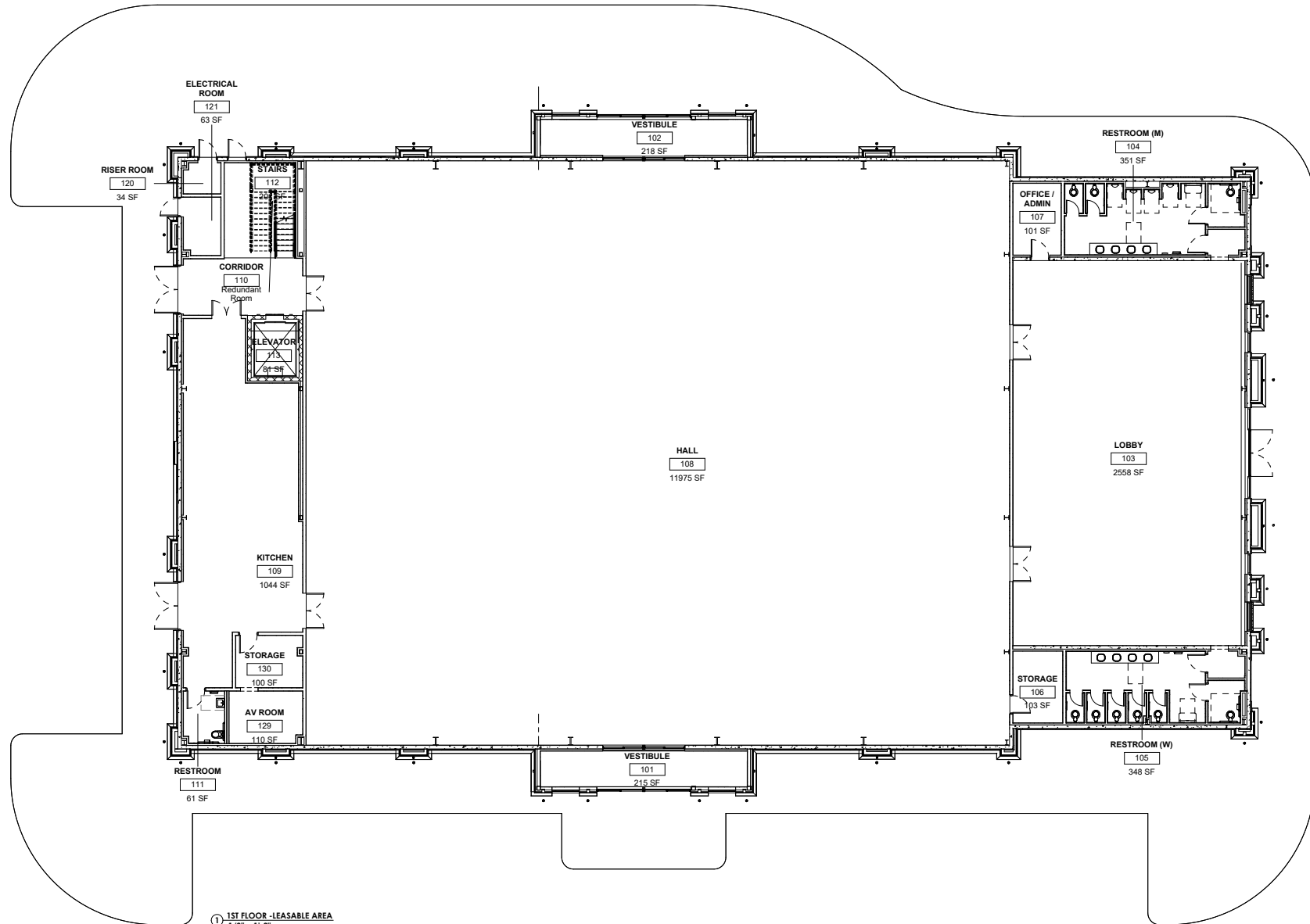


NEC HARLEM RD & WEST AIRPORT BLVD.

EVENT CENTER



EVENT CENTER



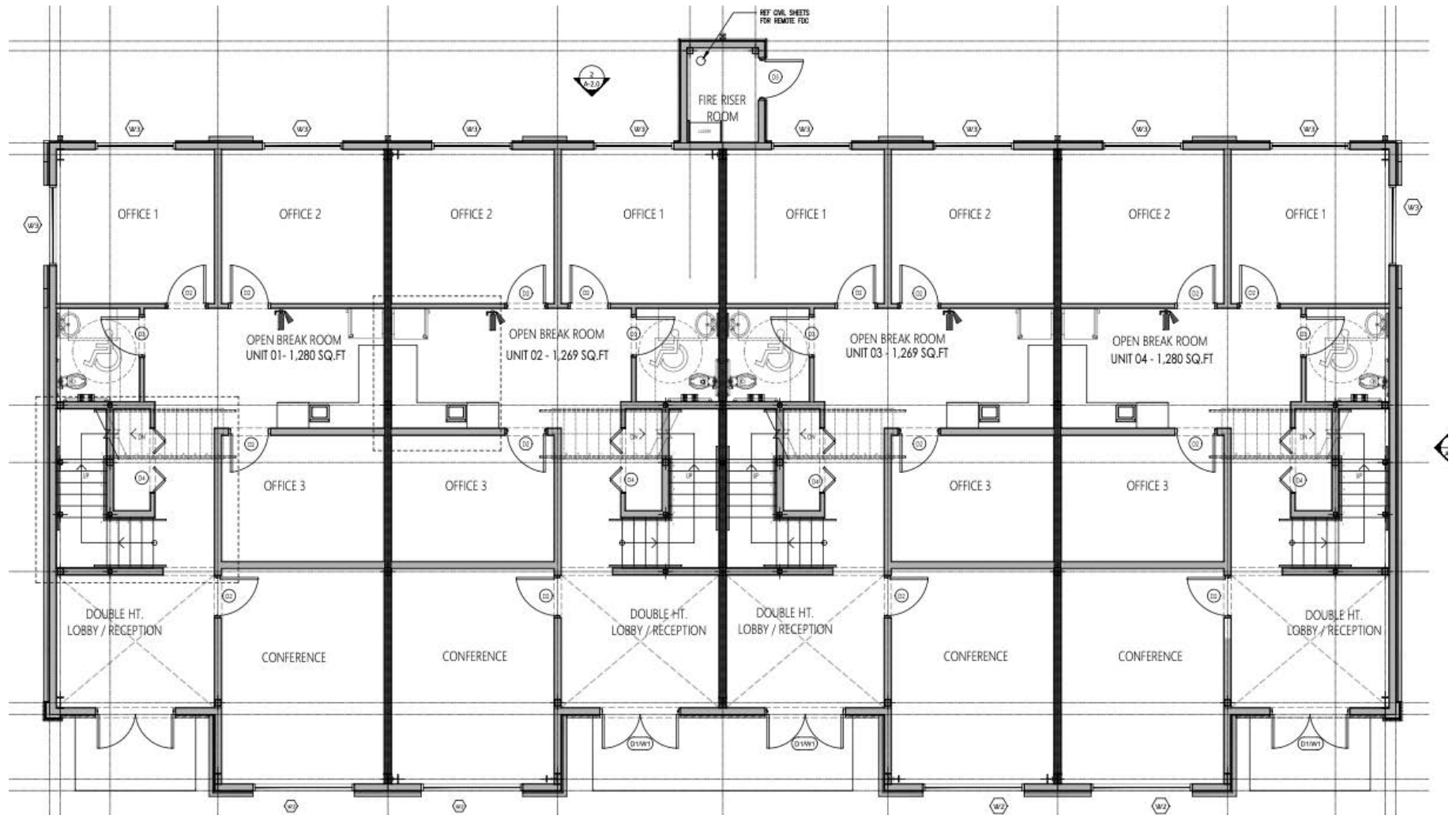
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OFFICE CONDOS 1 & 2



OFFICE CONDOS 1 & 2

TOTAL OF 2 - TWO STORY 9,300 SF
FREE STANDING OFFICE BUILDINGS



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