



DEVELOPMENT CORPORATION of RICHMOND

**CITY COMMISSION CHAMBER,
600 Morton Street, Richmond, Texas,**

Tuesday, June 13, 2023, at 5:00 p.m. and

via Video Conference call
(pursuant to Texas Government Code, Section 551.127)

Join Zoom Meeting

<https://us06web.zoom.us/j/82784837859>

A quorum of the City Commission may be present at this meeting.

1. Call to Order.
2. Recite the Pledge of Allegiance to the U.S. Flag and Texas Flag.
3. Public Comments. (Public comment is limited to a maximum of 3 minutes per item. No deliberations with DCR Board. Time may not be given to another speaker.)
4. Review and consider taking action on the minutes of the regular meeting held on May 16, 2023.
5. Review Financial Reports through May 31, 2023.
6. Review and discuss the Executive Directors June Report.
7. Review and consider taking action on selecting a firm to create a Marketing Plan.
8. Review and consider taking action on DCR's budget priorities for the upcoming budget year.
9. Future agenda items.
10. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation Regarding Economic Development Negotiations and Section 551.072, Deliberation Regarding Real Property.

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law), "The Board of Directors may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following section"; Section 551.087, Deliberation Regarding Economic Development Negotiations and Section 551.072, Deliberation Regarding Real Property.

E1. Firehouse

OPEN MEETING

11. Reconvene into Open Meeting, and take action on items, if necessary.
12. Adjournment

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The Development Corporation of Richmond (DCR) meetings are available to all persons regardless of disability. This facility is wheelchair-accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at (281) 342-5456 for needed accommodations.

CERTIFICATE

I certify that the above notice of the meeting was posted on a bulletin board located at a place convenient to the public in the City Hall, Richmond, Texas, on the 9th day of June 2023, at ____ a.m./p.m.

Lasha Gillespie, City Secretary



1. Call to Order.



**DEVELOP
RICHMOND**

EST. TEXAS 1837

2. Recite the Pledge of Allegiance to the U.S. Flag
and Texas Flag.



**DEVELOP
RICHMOND**

EST. TEXAS 1857

**The United States
Pledge of Allegiance:**

I pledge allegiance to the Flag of the
United States of America, and to the
Republic for which it
stands, one Nation
under God, indivisible
with liberty and
justice for all.



The Texas Pledge of Allegiances:



Honor the Texas flag;
I pledge allegiance to
thee, Texas, one state
under God, one and
indivisible.

3. Public Comments. (Public comment is limited to a maximum of 3 minutes per item. No deliberations with DCR Board. Time may not be given to another speaker.)



4. Review and consider taking action on the minutes of the regular meeting held on May 9, 2023.





STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The Development Corporation of Richmond convened in a Regular Meeting open to the public and pursuant to notice thereof duly given in accordance with Section 501.072, Local Government Code, Vernon's Texas Codes, in Richmond City Hall Annex within said City May 16, 2023, at 5:00 p.m. Directors in attendance included the following:

President, Kit Jones-Not Present	City Manager, Terri Vela
VP, Tim Jeffcoat	Economic Development Director, Jerry Jones
Secretary, Nancie Rain	City Attorney, Gary Smith
Cody Frederick	City Secretary, Lasha Gillespie
Becky Haas	
William B. Morefield, III-Not Present	
Treasurer, Barry Beard-Not Present	

Agenda item A.1 Call to Order

- Vice President Tim Jeffcoat proceeded to call the meeting to order at 5:03 p.m. The meeting was broadcast via video conference call. All members of the public may participate in the meeting and via video conference call. Quorum was determined and meeting was declared open.

Agenda item A.2 Recite the Pledge of Allegiance to U.S. and Texas Flags

- The Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

Agenda item A3. Public comments.

- No one signed up to speak.

Agenda item A4. Review and consider taking action on the minutes of the regular meeting held on May 16, 2023.

- Director Haas moved to approve the minutes of the regular meeting held on May 16, 2023. Director Rain seconded. Motion passes unanimously.

Agenda item A5. Review Financial Reports through April 30, 2023.

- Finance Director Isaias Preza discussed information included in the financial report through April 30, 2023. Updates and breakdowns for the DCR balance, the DCR Capital Projects Fund balance, the Activity and YTD Budget, and the Income Statement for the current budget and overall activities were provided in this report.

Agenda item A6. Review and discuss taking action on the Executive Director's May Report.

- In his director's report to the Board, Director Jones provided an update on the organization's objectives and strategic plans. A marketing update was also included in the report, along with information on meetings and community activities that were attended. Director Haas went on suggest Director Jones include a building report in the director's report. No action taken.

Agenda item A7. Review and consider taking action on selecting a firm to create a Marketing Plan.

- Economic Development Director Jerry Jones gave comprehensive details about each company's capabilities. Director Rain moved to postpone the selection of a marketing firm until the DCR meeting on June 13, 2023. Director Frederick seconded. Motion passes unanimously.

Agenda item A8. Review and discuss taking action on DCR's budget priorities for the upcoming budget year.

- Director Jones asked the Board to review the current Strategic Plan and provided feedback on what initiatives they would like to prioritize within the 2024 budget. No action taken.

Agenda item A9. Future agenda items.

- Recommend a Marketing Firm
- Status update on the Queen Theatre

Agenda item 10. Adjourn to Executive Session.

- VP Jeffcoat adjourned to Executive Session at 6:03 p.m.

Agenda item 11. Reconvene into open meeting.

- Meeting reconvened at 6:31 p.m.

Agenda item 12. Adjournment

- VP Jeffcoat adjourned meeting at 6:32 p.m.

APPROVED:

Kit Jones, President

ATTEST:

Lasha Gillespie, City Secretary

5. Review Financial Reports through May 31, 2023.





City of Richmond, TX

Balance Sheet

Account Summary

As Of 05/31/2023

Account	Name	Balance	
Fund: 800 - DEVELOPMENT CORPORTION FUND			
Assets			
800-1101	CLAIM ON CASH-DEVELOPMENT CORP	4,814,828.87	
800-1410	SALES TAX RECEIVABLE	343,158.64	
	Total Assets:	5,157,987.51	<u>5,157,987.51</u>
Liability			
	Total Liability:	0.00	
Equity			
800-2900	UNAPPROPRIATED SURPLUS	4,246,687.19	
800-2920	RESTRICTED	457,715.93	
	Total Beginning Equity:	4,704,403.12	
Total Revenue		1,500,674.63	
Total Expense		1,047,090.24	
Revenues Over/Under Expenses		453,584.39	
	Total Equity and Current Surplus (Deficit):	5,157,987.51	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>5,157,987.51</u>



City of Richmond, TX

Balance Sheet

Account Summary

As Of 05/31/2023

Account	Name	Balance	
Fund: 703 - DCR CAPITAL PROJECTS FUND			
Assets			
703-1101	CLAIM ON CASH-DCR CAPITAL PROJ	408,971.22	
	Total Assets:	<u>408,971.22</u>	408,971.22
Liability			
	Total Liability:	<u>0.00</u>	
Equity			
703-2900	UNAPPROPRIATED SURPLUS	441,716.62	
	Total Beginning Equity:	<u>441,716.62</u>	
Total Revenue		11,458.04	
Total Expense		<u>44,203.44</u>	
Revenues Over/Under Expenses		-32,745.40	
	Total Equity and Current Surplus (Deficit):	<u>408,971.22</u>	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>408,971.22</u>



Income Statement Account Summary

For Fiscal: FY2023 Period Ending: 05/31/2023

		Current Total Budget	YTD Activity	Budget Remaining
Fund: 800 - DEVELOPMENT CORPORTION FUND				
Revenue				
RevenueCharacter: 40 - Taxes				
800-4010	SALES TAX REVENUE	1,567,667.00	1,381,001.79	186,665.21
	RevenueCharacter: 40 - Taxes Total:	1,567,667.00	1,381,001.79	186,665.21
RevenueCharacter: 45 - Other				
800-4500	OTHER INCOME	5,000.00	0.00	5,000.00
	RevenueCharacter: 45 - Other Total:	5,000.00	0.00	5,000.00
RevenueCharacter: 46 - Interest Income				
800-4600	INTEREST INCOME	75,600.00	116,123.44	-40,523.44
	RevenueCharacter: 46 - Interest Income Total:	75,600.00	116,123.44	-40,523.44
	Revenue Total:	1,648,267.00	1,497,125.23	151,141.77
Expense				
ExpenseCharacter: 53 - Supplies				
800-6291-53120	OFFICE SUPPLIES	2,620.00	2,534.40	85.60
800-6291-53121	POSTAGE	500.00	228.60	271.40
	ExpenseCharacter: 53 - Supplies Total:	3,120.00	2,763.00	357.00
ExpenseCharacter: 56 - Purchased Services				
800-6291-56005	TRAVEL AND TRAINING	13,055.15	4,619.27	8,435.88
800-6291-56006	PERIODICALS AND MEMBERSHIPS	23,350.00	5,910.00	17,440.00
800-6291-56021	ADVERTISING	155,891.38	28,308.63	127,582.75
800-6291-56045	BANK FEES	4,000.00	261.12	3,738.88
800-6291-56048	MISCELLANEOUS EXPENSE	4,442.94	3,482.56	960.38
800-6291-56080	RESERVE FOR OPPORTUNITIES	678,503.00	0.00	678,503.00
800-6291-56081	TSTC COMMITMENT	100,000.00	100,000.00	0.00
800-6291-56083	CONTRACTED SERVICES	267,408.12	267,290.76	117.36
800-6291-56090	RICHMOND HISTORIC DISTRICT	51,965.18	37,602.23	14,362.95
800-6291-56091	FBC TRANSIT	75,000.00	75,000.00	0.00
	ExpenseCharacter: 56 - Purchased Services Total:	1,373,615.77	522,474.57	851,141.20
ExpenseCharacter: 57 - Capital Purchases				
800-6291-57010	Non-Capitalized Assets	5,000.00	2,142.31	2,857.69
	ExpenseCharacter: 57 - Capital Purchases Total:	5,000.00	2,142.31	2,857.69
ExpenseCharacter: 59 - Intergovernmental				
800-6291-59030	SALES TAX INCENTIVE AGREEMENTS	0.00	0.00	0.00
	ExpenseCharacter: 59 - Intergovernmental Total:	0.00	0.00	0.00
ExpenseCharacter: 60 - Transfers Out				
800-6291-60000	TRANSFER TO OTHER FUNDS	255,650.00	188,150.00	67,500.00
800-6291-60007	CITY OF RICHMOND REIMB ALLOC	689,384.00	331,560.36	357,823.64
	ExpenseCharacter: 60 - Transfers Out Total:	945,034.00	519,710.36	425,323.64
	Expense Total:	2,326,769.77	1,047,090.24	1,279,679.53
Fund: 800 - DEVELOPMENT CORPORTION FUND Surplus (Deficit):		-678,502.77	450,034.99	
	Total Surplus (Deficit):	-678,502.77	450,034.99	

Summary

		Project Summary			Date Range	Beginning	Total Activity	Ending	Budget
Project Number	Project Name	Encumbrances	Total Budget	Budget	Budget	Balance		Balance	Remaining
16	Wayside Horns	0.00	1,439,452.42	0.00	1,356,525.64	0.00	1,356,525.64	82,926.78	
18	Myrtle Street	14,419.52	415,901.36	0.00	393,767.24	14,203.44	407,970.68	-6,488.84	
22	North 10th ST	0.00	299,900.43	0.00	0.00	0.00	0.00	299,900.43	
38	Project MEAD	0.00	25,000.00	0.00	0.00	25,000.00	25,000.00	0.00	
39	Project Neighbor	0.00	22,000.00	0.00	14,465.00	0.00	14,465.00	7,535.00	
43	Project Whale	0.00	5,000.00	0.00	0.00	5,000.00	5,000.00	0.00	
44	Project Bend	0.00	10,000.00	0.00	10,000.00	0.00	10,000.00	0.00	
Report Total:		14,419.52	2,217,254.21	0.00	1,774,757.88	44,203.44	1,818,961.32	383,873.37	

		Group Summary			Date Range	Beginning	Total Activity	Ending	Budget
Group		Encumbrances	Total Budget	Budget	Budget	Balance		Balance	Remaining
DCR Capital Projects		14,419.52	2,217,254.21	0.00	1,774,757.88	44,203.44	1,818,961.32	383,873.37	
Report Total:		14,419.52	2,217,254.21	0.00	1,774,757.88	44,203.44	1,818,961.32	383,873.37	

		Type Summary			Date Range	Beginning	Total Activity	Ending	Budget
Group		Encumbrances	Total Budget	Budget	Budget	Balance		Balance	Remaining
Capital		14,419.52	2,217,254.21	0.00	1,774,757.88	44,203.44	1,818,961.32	383,873.37	
Report Total:		14,419.52	2,217,254.21	0.00	1,774,757.88	44,203.44	1,818,961.32	383,873.37	

A Charming Past. A Soaring Future.



CITY OF RICHMOND, TEXAS
Monthly Sales Tax Analysis
For the period ending
May 31, 2023

FY2023



Sales Tax Analysis

DateKey

5/1/2022

5/31/2023



Adjusted Sales Tax Table

Adjusted Sales Tax Table

Month In Calendar	Net Payment	Adjustment	Adjusted Net Collection
5/1/2022	728,840	-89,612	818,452
6/1/2022	644,723	-89,612	734,335
7/1/2022	688,429	-89,612	778,041
8/1/2022	749,509	-89,612	839,121
9/1/2022	665,093	-89,612	754,705
10/1/2022	763,044	-89,612	852,656
11/1/2022	738,217	-89,612	827,829
12/1/2022	713,376	-89,612	802,988
1/1/2023	779,887	-89,612	869,499
2/1/2023	956,893	-89,612	1,046,505
3/1/2023	638,047	-89,612	727,659
4/1/2023	678,144	-89,612	767,756
5/1/2023	782,674	-89,612	872,286
Total	9,526,878	-1,164,956	10,691,834



Sales Tax Analysis

DateKey

10/1/2022 5/31/2023



Summary of Performance

Quarter Label	Net Payment	SPA Collections	City Retained SPA	Gross City Collections	MUD Expense SPA	City Retained	Budget Amount	DCR Retained
Q1								
1 - October	763,044	121,907	60,953	587,522	-60,953	526,568	443,249	175,523
2 - November	738,217	137,918	70,244	570,581	-67,673	502,908	503,425	167,636
3 - December	713,376	134,109	67,054	551,795	-67,054	484,741	463,038	161,580
Total	2,214,637	393,933	198,252	1,709,898	-195,681	1,514,217	1,409,712	504,739
Q2								
4 - January	779,887	123,755	61,877	600,384	-61,877	538,507	483,082	179,502
5 - February	956,893	133,461	66,730	734,353	-66,730	667,622	310,847	222,541
6 - March	638,047	118,149	59,074	493,304	-59,074	434,230	409,657	144,743
Total	2,374,828	375,365	187,682	1,828,041	-187,682	1,640,359	1,203,586	546,786
Q3								
7 - April	678,144	138,940	69,470	525,976	-69,470	456,506	421,667	152,169
8 - May	782,674	146,885	73,443	605,367	-73,443	531,924	526,264	177,308
Total	1,460,819	285,826	142,913	1,131,342	-142,913	988,429	947,931	329,476
Total	6,050,283	1,055,123	528,847	4,669,281	-526,276	4,143,005	3,561,228	1,381,002



Sales Tax Analysis

DateKey

10/1/2022 5/31/2023

City Sales Tax

Quarter Label	Prior Year Net Payment	Net Payment	YoY Net % Chg	Prior Year City Retained	City Retained	YoY City % Chg	Budget Amount	Actual / Budget (\$)	Actual / Budget (%)
Q1									
1 - October	727,363	763,044	4.91%	503,004	526,568	4.68%	443,249	83,319	18.80%
2 - November	902,127	738,217	-18.17%	612,849	502,908	-17.94%	503,425	-517	-0.10%
3 - December	774,155	713,376	-7.85%	551,299	484,741	-12.07%	463,038	21,704	4.69%
Total	2,403,646	2,214,637	-7.86%	1,667,151	1,514,217	-9.17%	1,409,712	104,505	7.41%
Q2									
4 - January	879,301	779,887	-11.31%	615,903	538,507	-12.57%	483,082	55,425	11.47%
5 - February	862,090	956,893	11.00%	598,335	667,622	11.58%	310,847	356,775	114.78%
6 - March	651,237	638,047	-2.03%	447,379	434,230	-2.94%	409,657	24,573	6.00%
Total	2,392,629	2,374,828	-0.74%	1,661,617	1,640,359	-1.28%	1,203,586	436,773	36.29%
Q3									
7 - April	521,263	678,144	30.10%	350,130	456,506	30.38%	421,667	34,839	8.26%
8 - May	728,840	782,674	7.39%	499,238	531,924	6.55%	526,264	5,660	1.08%
Total	1,250,103	1,460,819	16.86%	849,368	988,429	16.37%	947,931	40,499	4.27%
Total	6,046,378	6,050,283	0.06%	4,178,136	4,143,005	-0.84%	3,561,228	581,777	16.34%



Sales Tax Analysis

DateKey

10/1/2022 5/31/2023

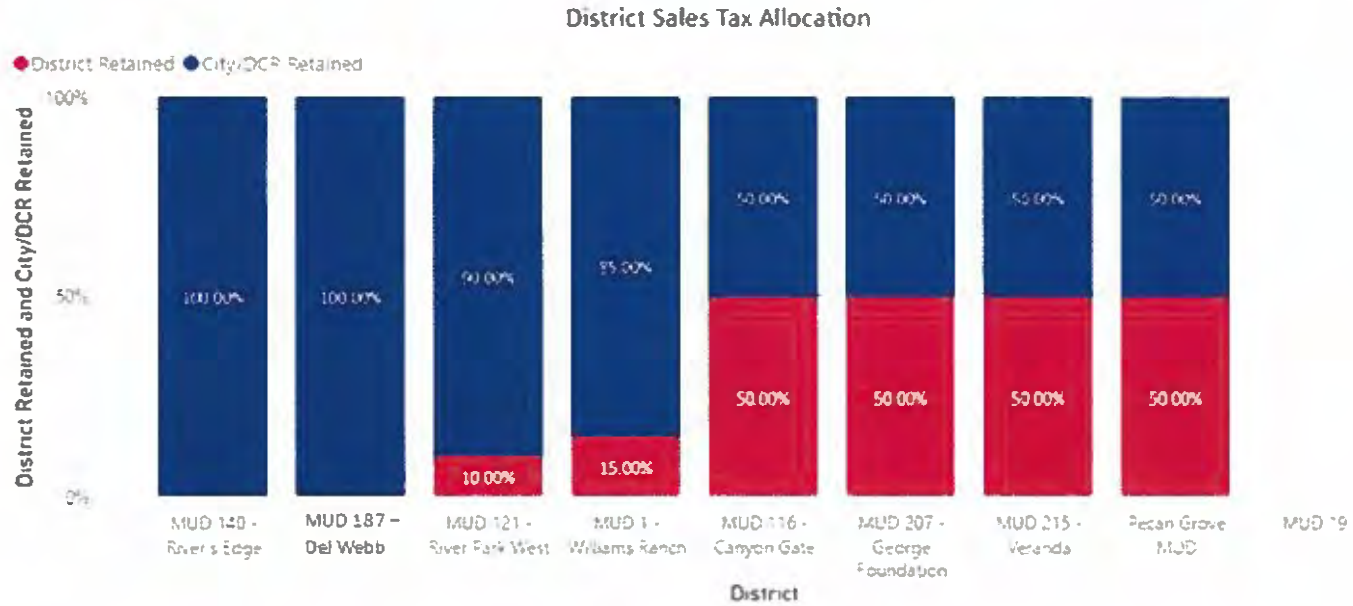
DCR Sales Tax

Quarter Label	Prior Year Net Payment	Net Payment	YoY Net % Chg	DCR Prior Retained	DCR Retained	YoY DCR % Chg	DCR Budget	DCR Act/Bud (\$)	DCR Act/Bud (%)
Q1									
1 - October	727,363	763,044	4.91%	167,668	175,523	4.68%	125,450	50,073	39.91%
2 - November	902,127	738,217	-18.17%	204,283	167,636	-17.94%	142,481	25,155	17.65%
3 - December	774,155	713,376	-7.85%	183,766	161,580	-12.07%	131,051	30,530	23.30%
Total	2,403,646	2,214,637	-7.86%	555,717	504,739	-9.17%	398,982	105,758	26.51%
Q2									
4 - January	879,301	779,887	-11.31%	205,301	179,502	-12.57%	136,724	42,779	31.29%
5 - February	862,090	956,893	11.00%	199,445	222,541	11.58%	87,977	134,564	152.95%
6 - March	651,237	638,047	-2.03%	149,126	144,743	-2.94%	115,942	28,801	24.84%
Total	2,392,629	2,374,828	-0.74%	553,872	546,786	-1.28%	340,643	206,143	60.52%
Q3									
7 - April	521,263	678,144	30.10%	116,710	152,169	30.38%	119,342	32,827	27.51%
8 - May	728,840	782,674	7.39%	166,413	177,308	6.55%	148,945	28,363	19.04%
Total	1,250,103	1,460,819	16.86%	283,123	329,476	16.37%	268,287	61,190	22.81%
Total	6,046,378	6,050,283	0.06%	1,392,712	1,381,002	-0.84%	1,007,911	373,091	37.02%



Sales Tax Analysis

SPA Allocation Agreements Key

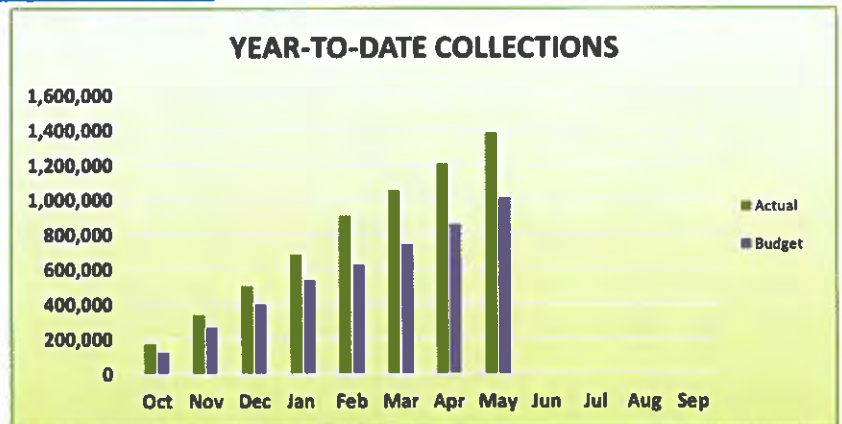
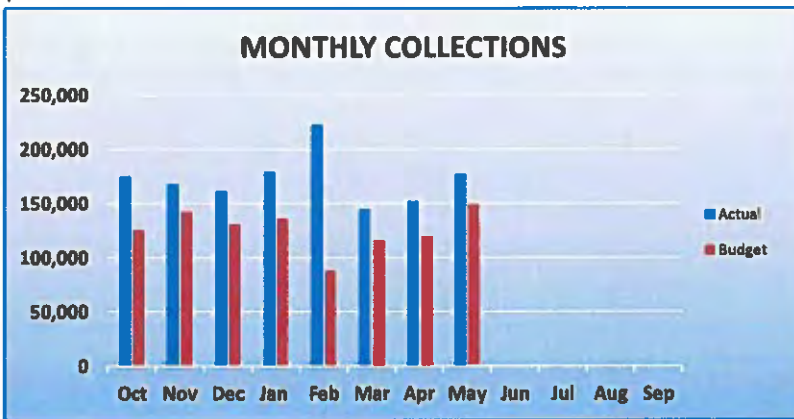


DEVELOPMENT CORPORATION OF RICHMOND
SALES TAX REVENUE

GROSS (Includes City & SPAs)		DCR ALLOCATION <i>Actual Income</i>		DCR BUDGET <i>Budgeted Income</i>		Year-to-Date Target to Budget 100% = Budget
Total Received	Prior Year % Increase (Decrease) Month to Month	Monthly	Total Received Year-to-Date	Monthly	Total Budget Year-to-Date	

<i>Fiscal Year 2022</i>							
Oct	727,363	20%	167,668	167,668	130,336	130,336	128.64%
Nov	902,127	19%	204,283	371,951	142,460	272,795	136.35%
Dec	774,155	-6%	183,766	555,717	136,474	409,269	135.78%
Jan	879,301	41%	205,301	761,018	129,107	538,376	141.35%
Feb	862,090	5%	199,445	960,463	165,288	703,663	136.49%
Mar	651,237	8%	149,126	1,109,589	121,371	825,034	134.49%
Apr	521,263	-7%	116,710	1,226,299	129,371	954,406	128.49%
May	728,840	-43%	166,413	1,392,712	157,165	1,111,570	125.29%
Jun	644,723	-32%	143,551	1,536,263	142,344	1,253,915	122.52%
Jul	688,429	24%	154,509	1,690,773	141,847	1,395,761	121.14%
Aug	749,509	-15%	171,599	1,862,372	161,753	1,557,514	119.57%
Sep	665,093	-1%	150,339	2,012,711	144,486	1,702,000	118.26%

<i>Fiscal Year 2023</i>							
Oct	763,044	5%	175,523	175,523	125,450	125,450	139.91%
Nov	738,217	-18%	167,636	343,159	142,481	267,931	128.08%
Dec	713,376	-8%	161,580	504,739	131,051	398,982	126.51%
Jan	779,887	-11%	179,502	684,241	136,724	535,705	127.73%
Feb	956,893	11%	222,541	906,782	87,977	623,682	145.39%
Mar	638,047	-2%	144,743	1,051,525	115,942	739,625	142.17%
Apr	678,144	30%	152,169	1,203,694	119,342	858,966	140.13%
May	782,674	7%	177,308	1,381,002	148,945	1,007,911	137.02%
Jun	0		0	0	134,832	1,142,743	
Jul	0		0	0	135,785	1,278,528	
Aug	0		0	0	152,327	1,430,855	
Sep	0		0	0	136,812	1,567,667	



6. Review and discuss the Executive Directors June Report.





Director's Report Provided By: Jerry W. Jones Jr.
June 2023

DCR's Mission and Strategic Priorities

Roundtable Economic Development Directors and TIP Strategies

Currently, the Fort Bend County Judge & Commissioners and the Fort Bend EDC have reached a place in their relationship where they are reevaluating the different roles everyone plays. In the past, the County did not have an Economic Development Department. The cities were hiring staff, and the EDC served as the County's primary point of contact and operation for Economic Development.

The County has hired Carlos Guzman as the Economic Opportunity and Development Director. Salinas Cantu and Jessica Carabajal have joined Carlos to assist with Economic Development. Every mid-to-large city in Fort Bend has at least one staff member serving as a point of contact for Economic Development. The Roundtable discussion was amongst Economic Development Directors. The focus was on the future of economic development within the County and what is needed to adequately provide resources and reconfigure entities that assist us with our jobs. They have hired TIP Strategies to conduct a Strategic Plan for the County. The County wants the Economic Development professionals to provide their professional opinion on how best to move forward. The Economic Development Directors continue to meet to express what the economic development in the County should look like and how the two entities can best serve us as we individually seek to assist our business and attract new ones.

HREDA Summit

The Greater Houston Partnership serves as the host for the Houston Regional Economic Development Alliance (HREDA). I have attached the agenda and supporting documentation from our meeting for your review.

Fort Bend Chamber of Commerce Leadership – Galveston Trip (Graduation)

I am extremely appreciative of the opportunity to complete the Fort Bend Chamber of Commerce's Leadership Forum. This is truly a remarkable opportunity to connect with others and build capacity. We now try and have a monthly coffee meet up at Joseph's Coffee to check in and continue to network and connect with one another.

Business Retention and Recruitment

Indigo partners with Coffee at the BLOCK

Brewers, Bakers & Changemakers

Tuesday, May 9

8 am @ Indigo

May 9th was an amazing and eventful day of events. Nearly ten businesses put money up to \$1,000 down to show interest in locating the new Indigo development. The press coverage this development receives is unmatched compared to other master plan communities under development, which are much larger, which is remarkable. More than 60 attended the Coffee at the Block in May at Indigo. This was a kick-off for their ground-turning celebration to assist them with potential vendors interested in moving their business to the town center in Indigo.

Promotes Availability of Sites/Buildings

Ft Bend Eco Dev Group & Colliers Meet the Brokers Lunch

We are now meeting with Colliers Group at a Brokers Lunch meeting hosted by Jack Belt with Fort Bend EDC. We had an opportunity to connect with the representatives from the firm and share information on Richmond and how we would love to increase their footprint within our community. Contact information was shared, and they are invited to all our events and activities in the future.

Williams Way Partnership Development

We are now continuing to contact realtors and developers who could be interested in developing this property. The positive feedback has yet to cultivate substantive action on the more extensive tracts. There remains more interest in manufacturing and warehousing, and I shared that we were more interested in commercial types with a sales tax contribution. The market is setting the speed of this property and when it will be developed. We have seen the ripple effect with no available parcels left to build north of us in Sugar Land. We expect to see an increase in interest in our properties in the ETJ and the City (once it is replated).

Circle Oak Partnership Development

Matt Lau and I spoke to have an update on where things are with this property. We are in the process of having a Zoom update on where they are and how I may continue to assist them.

RPC Development Update Meeting

We are preparing to meet with them and provide them with the language for the Qualified Hotel Project legislation. We are also discussing some of the previous developers we have been in discussions with and who we may want to speak with moving forward. We anticipate scheduling a meeting within the coming weeks.

Pre- Application Meetings:

These are initial conversations; nothing is final. They are just gaining information on what would be needed to make the project happen.

Pre-Application Conference - US 59 & Williams Way Blvd (retail)

Pre-Application Conference: 1221 FM 359 (annexation)

Pre-Application Conference (in-person): 2055 Richmond Pkwy (rezone GC to MF)

Pre-Application Conference (in-person): Williams Way Blvd. & Sansbury Blvd. (retail and carwash)

DCR Strategic Plan

We want to ensure that our department operates with all the tools and resources necessary to assist us with growing the city. I am placing the Strategic Plan in front of you because it is dated, and we need to consider how best to proceed with refreshing this document once we complete the marketing study. It's important because when an initiative comes forward as the Director, it will allow me to move towards your vision and not respond to everything I know to be considered textbook Economic Development. It will also enable the board to refresh their thoughts on the city and what initiatives we may need to revisit to address the planned initiatives within the documents and, more importantly, the department's functionality.

Network w/ Agencies, Organizations, Business

Regional

SCORE/SBA Awards Houston 2023 - Entrepreneurship Celebration Workshops, Expo, Luncheon

On May 3rd, the SBA Houston District Office announced the 2023 National Small Business Week (NSBW) winners during their annual luncheon. This annual tradition, led by the SBA for more than 60 years, is co-hosted by SCORE, mentors to America's small businesses. During NSBW, the SBA recognizes the hard work, ingenuity, and dedication of America's small businesses, and celebrates their contributions to the economy. Nine district winners were honored during the annual awards celebration. The Texas Small Businessperson of the Year for 2023 is Brandi Harleaux. She is the owner of South Post Oak Recycling Center in Houston, TX.

Local

Monthly Downtown Merchant Meeting

The City’s staff met with the small businesses in downtown Richmond to discuss the following:

- Water Infrastructure Improvements Update to Downtown Area
- Update on Trash/Recycling Collection for Businesses in Downtown
- Downtown Parking
- Fire Inspection Fees

Those businesses in attendance shared their thoughts and asked questions about the presentations made on the topics. We will continue to use this as a platform to provide information to the downtown business community.

Marketing

City of Richmond Facebook and Instagram

(Last 28 days)

	April	May
Followers:	9,938	10,029
Post reach	13,914	16,656
Post engagement	4,157	4,269
New Page Followers	84	80
Reactions	1,127	671
Comments	178	66
Shares	80	106
Photo views	965	1,657
Link clicks	109	120

	April	May
Richmond, TX	1,585	1,618
Rosenberg, TX	1,263	1,263
Pecan Grove, TX	955	988
Houston, TX	944	939
Sugar Land, TX	606	614
Mission Bend, TX	246	237
Cinco Ranch, TX	205	188
Needville, TX	174	179
Katy, TX	156	168
Fulshear, TX	130	

Audience:

	April	
	Men	Women
	25.50%	74.50%
Women	35-44 28% the highest group	
	45-54 18% next highest	
•	Men 35-44 ranked the highest in men at 9%	

	May	
	Men	Women
	25.50%	74.50%
Women	35-44 27% the highest group	
	45-54 19% next highest	
•	Men 35-44 ranked the highest in men at 10%	

Development Corporation of Richmond Facebook and Instagram
 (Last 28 days)

	April	May		April	May
Followers:	599	626	Richmond, TX	93	99
Post reach	35,672	1,126	Rosenberg, TX	90	89
Post engagement	1,563	384	Houston, TX	72	72
New Page Followers	15	14	Pecan Grove, TX	50	59
Reactions	108	66	Sugar Land, TX	42	44
Comments	16	0	Mission Bend, TX	18	19
Shares	8	3	Needville, TX	12	16
Photo views	14	4	Katy, TX	12	13
Link clicks	372	1	Missouri City, TX	10	9
			Cinco Ranch, TX	12	8

Audience:			Audience:		
April			May		
Men		Women	Men		Women
22.10%		77.90%	23%		77%
Women			Women		
35-44	30% the highest group		35-44	29% the highest group	
45-54	24% next highest		45-54	23% next highest	
Men 35-44 ranked the highest in men at 10%			Men 35-44 ranked the highest in men at 10.5%		



City of Richmond LinkedIn
(Last 28 days)

	April	May
Page views	48 Down by 28.4%	48 Down 8.5%
Unique visitors	22 Down by 12%	20 Down by 16.7%
Custom button clicks	6 Up by 100%	0 Down by 100%
Total followers	329	357
New followers in the last 29 days	24 Down by 38.5%	22 Down by 21.4%

Competitors		April	
Page	Followers	New Followers	
1. Houston	80,798	786	
2. Harris County	27,221	474	
3. Sugar Land	6,607	155	
4. Pearland, Texas	4,486	81	
5. Fort Bend County	5,890	67	
6. Missouri City	2,292	43	
7. Katy	1,270	34	
8. Richmond TX	329	24	
9. Rosenberg	822	23	
10. Stafford, TX	400	8	
Organic Metrics			
	Total Engagements	Total Post	
1. Houston	1,735	210	
2. Sugar Land	1,017	7	
3. Missouri City	440	31	
4. Pearland	220	13	
5. Katy	61	2	
6. Richmond TX	16	6	
7. Rosenberg	4	1	
8. Stafford, TX	0	0	
9. Fort Bend County	0	0	
10. Harris County	0	0	

Competitors		May	
Page	Followers	New Followers	
1. Houston	81,613	792	
2. Harris County	27,834	559	
3. Sugar Land	6,765	153	
4. Pearland, Texas	4,605	120	
5. Fort Bend County	5,980	78	
6. Missouri City	2,362	67	
7. Katy	1,306	31	
8. Richmond TX	357	22	
9. Rosenberg	842	18	
10. Stafford, TX	416	14	
Organic Metrics			
	Total Engagements	Total Post	
1. Pearland	946	10	
2. Houston	773	58	
3. Sugar Land	656	8	
4. Missouri City	303	16	
5. Katy	38	1	
6. Richmond TX	12	1	
7. Rosenberg	6	1	
8. Stafford, TX	0	0	
9. Fort Bend County	0	0	
10. Harris County	0	0	

Development Corporation of Richmond LinkedIn
(Last 28 days)

	April	May
Page views	54 Up by 20%	54 Down by 75.9%
Unique visitors	28 Down by 40%	7 Down by 75%
Custom button clicks	1 Up by 100%	0 Down by 100%
Total followers	401	415
New followers in the last 29 days	25 Up by 56.3%	12 Down by 50%

Competitors

April

Page	Followers	New Followers
1. Conroe Economic Development Council	1,034	21
2. Fort Bend County EDC	1,172	39
3. Fort Bend Chamber of Commerce	1,714	39
4. Pearland Economic Development Corporation	1,545	33
5. Katy Area Economic Development Council	1,425	27
6. Develop Richmond Tx	401	25
7. Central Fort Bend Chamber	922	18
8. Tomball Economic Development Corporation 212	217	5
9. UH Fort Bend County SBDC	23	2
10. Rosenberg Economic Development Corporation	61	0

Organic Metrics

	Total Engagements	Total Post
1. Conroe Economic Development Council	245	24
2. Fort Bend County EDC	223	11
3. Pearland Economic Development Corporation	162	5
4. Fort Bend Chamber of Commerce	151	28
5. Katy Area Economic Development Council	95	21
6. Central Fort Bend Chamber	77	7
7. Develop Richmond Tx	57	9
8. Tomball Economic Development Corporation	15	6
9. Rosenberg Economic Development Corporation	0	0
10. UH Fort Bend County SBDC	0	0

Competitors

May

Page	Followers	New Followers
11. Conroe Economic Development Council	1,110	66
12. Pearland Economic Development Corporation	1,589	39
13. Fort Bend County EDC	1,218	34
14. Fort Bend Chamber of Commerce	1,751	25
15. Tomball Economic Development Corporation 212	246	21
16. Katy Area Economic Development Council	1,445	17
17. Develop Richmond Tx	415	12
18. Central Fort Bend Chamber	934	9
19. Rosenberg Economic Development Corporation	61	0
20. UH Fort Bend County SBDC	23	0

Organic Metrics

	Total Engagements	Total Post
1. Conroe Economic Development Council	461	23
2. Pearland Economic Development Corporation	351	13
3. Fort Bend County EDC	187	12
4. Fort Bend Chamber of Commerce	164	28
5. Tomball Economic Development Corporation	138	12
6. Katy Area Economic Development Council	129	15
7. Central Fort Bend Chamber	29	4
8. Develop Richmond Tx	3	1
9. Rosenberg Economic Development Corporation	0	0
10. UH Fort Bend County SBDC	0	0

RICHMOND
EST. TEXAS 1837



GREATER HOUSTON
PARTNERSHIP.

Making Houston Greater.

Houston Region Economic Development Alliance (HREDA) Meeting Tuesday, May 16, 2023 | 11:30 a.m. – 1:00 p.m. Partnership Tower

Agenda

- 11:30 a.m. Registration, Networking, and Lunch**
- 12:00 p.m. Attendee Introductions**
Casey Schrade, Director, Regional Economic Development, Greater Houston Partnership
- 12:05 p.m. Welcome Remarks**
Susan Davenport, Chief Economic Development Officer and SVP, Economic Development, Greater Houston Partnership
- 12:10 p.m. Regional Project Pipeline Updates, Trade Mission Updates, and Discussion**
Craig Rhodes, Vice President, Regional Economic Development, Greater Houston Partnership
- 12:25 p.m. Regional Playbook Updates**
Susan Davenport, Chief Economic Development Officer and SVP, Economic Development, Greater Houston Partnership
- 12:45 p.m. Community Highlights, Successes, and Open Discussion**
All
- 12:57 p.m. Closing Remarks**
Susan Davenport, Chief Economic Development Officer and SVP, Economic Development, Greater Houston Partnership
- 1:00 p.m. Adjourn**

HREDA Governance

(DRAFT – Version 4)

Mission

The Houston Regional Economic Development Alliance (HREDA) is a collaborative forum of economic development organizations in the multi-county greater Houston region that shares best practices to actively promote the region as the top choice for investment and job creation.

Vision

HREDA members strive to make the region the best place to live, work, play, and build a business, the strongest regional economy in the U.S., and the greatest global metro region.

Purpose

HREDA was formed in 2006 and its membership is comprised of economic development organizations and municipalities interested in creating jobs and investment to maintain a positive business environment. Membership is restricted to organizations that have a paid staff of economic development professionals or that have a dedicated economic development budget. They must be located in greater Houston's 12-county service area. Members may include city and county personnel, corporations with dedicated economic development staff, economic development corporations, Houston-Galveston Area Council, colleges and universities, utility providers, and similar entities.

Collaboration and maintaining a regional mindset are critical to ensuring the success of regional economic development organizations. Regional economic development organizations have two powerful elements as value propositions. (1) They are more naturally suited to serve regional economies than cities, counties, or states. They provide a better framework for addressing significant and far-reaching economic development challenges and opportunities because their boundaries are typically based on economic considerations, rather than geographic or political ones. (2) Regional economic development organizations enable communities to leverage resources to achieve economies of scale. By pooling resources, regional EDOs are better able to make more substantive progress on economic development initiatives than individual localities could on their own.

Operating Practices

- I. Elect a HREDA Chair**

- e. Project updates and guest presentations were equally important based on members' feedback. Members should share regional presentation topics of interest and suggest SME presenters (if possible). The Partnership will continue to provide regional project pipeline updates, including quarterly updates on active State projects, and request community partners to report their project wins to the Partnership's research team to be submitted to the State and Site Selection Magazine.
- f. Workforce development, DEI, public policy, and Houston Energy Transition Initiative (HETI) updates should be areas of focus (annually) for presentation topics so members can respond to regional issues of relevance. During legislative session years, members can be polled to provide policy feedback before session or as major regional issues arise during session.
- g. Determine a representative from each EDO to serve on the regional marketing roundtable to adequately market the region

III. Make decisions based on consensus

- a. (See buy-in statements for agreement)

IV. The Partnership's role for providing meeting support includes:

- a. Send meeting invitations
- b. Process meeting registrations
- c. Help develop content, agenda, and slides
- d. Prepare project pipeline updates and regional wins tracking
 - i. For project wins tracking, add the company name and project name
 - ii. Develop a map to see where project wins landed
 - iii. Provide quarterly updates on the State's project list status
 - iv. Members like pipeline graphics at the meetings
 - v. Give general feedback on why projects did/did not select the region
- e. Coordinate with presenters
- f. Provide conference facility space
- g. Arrange for meals (Regional partners may sign up to provide desserts from their community for the monthly meeting to showcase local businesses.)
- h. Provide discounted parking
- i. Distribute the meeting recap with agenda, presentation materials, announcements, etc. via email within 7-10 business days of the meeting

V. Create a HREDA brand/logo for members to utilize

- a. Create a logo that can be used in email signatures and regional RFI proposals
- b. Draft a one-page HREDA flyer that includes the logo, mission statement, and list of participating organizations to include in regional RFI or use for marketing (as needed)

HREDA Meeting

Tuesday, May 16, 2023



Attendee Introductions

Casey Schrade, Greater Houston
Partnership



Welcome Remarks

Susan Davenport, Greater Houston
Partnership



Regional Project Pipeline Updates, Trade Missions, and Discussion

Craig Rhodes, Greater Houston
Partnership



2023 Economic Development Wins

By the Numbers

11 Projects
1,870 New Jobs
1,100 Maintained Jobs
\$853.2 Million Capex

PROJECT INDUSTRY

X Aerospace & Aviation
X Digital Tech
3 Energy/Energy 2.0
X Health & Life Sciences
X HQ/Prof. Services
2 Logistics
6 Manufacturing

COMPANY INDUSTRY

X Aerospace & Aviation
X Digital Tech
3 Energy/Energy 2.0
X Health & Life Sciences
X HQ/Prof. Services
8 Manufacturing & Logistics

Domestic - 4 Int'l - 7



Project Pipeline: 239 projects; ~107,800 jobs; ~\$211.1B Capex

Regional Economic Development

Notable Announcements



BG Capital, in a JV with FreezPak Logistics, a third party logistics company, is opening a cold storage facility on 30 acres in Baytown. Phase 1 will be 250,000 SF, with another 297,000 SF coming in phase 2. The project is projected to create 150 jobs with a capital investment of \$102 Million.

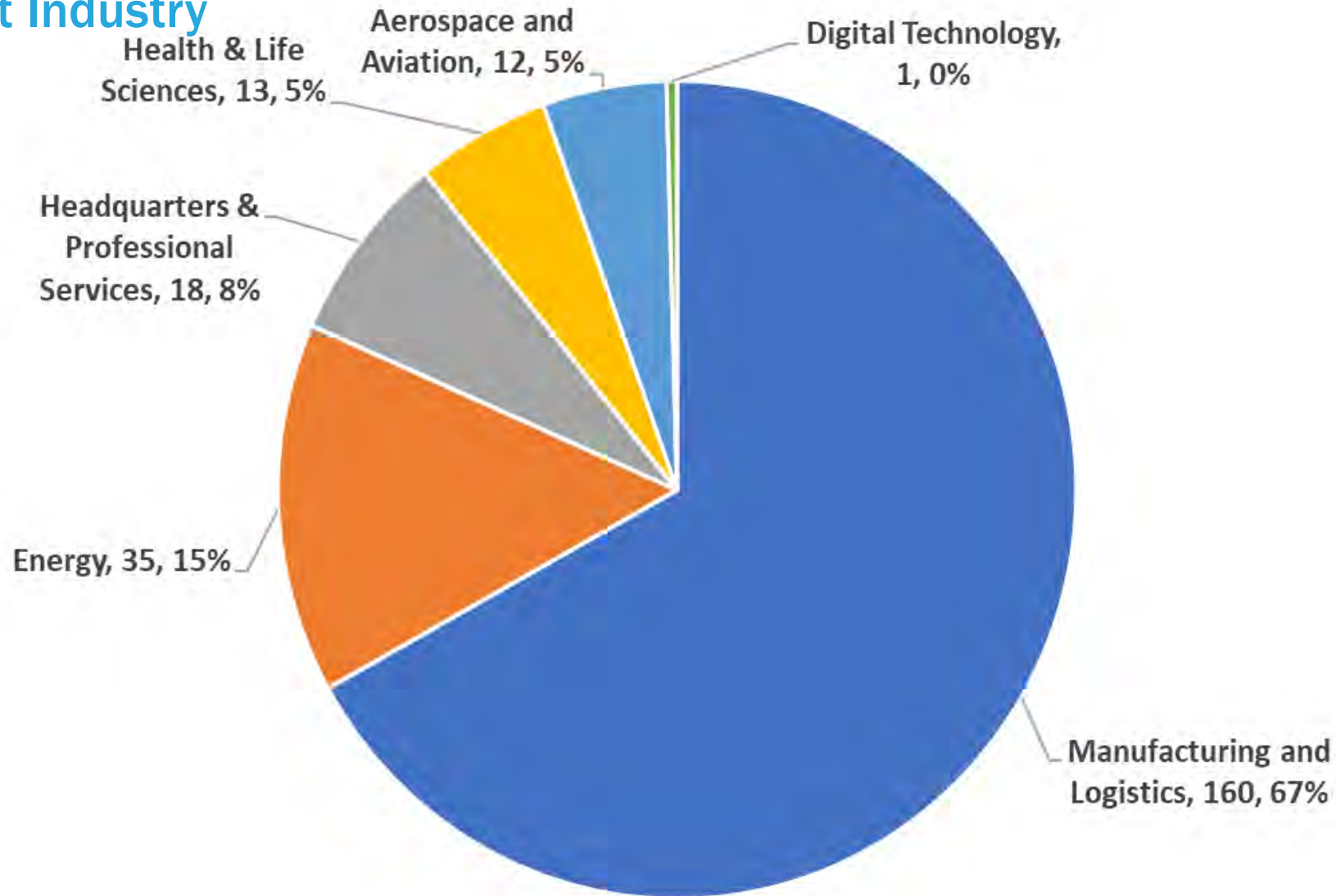
2023 Economic Development Wins

Project Names by Capex

1. Sumika Semiconductor Materials – Draco
2. Project Coastal Grid – RS Technologies
3. ACE Green Recycling – TX Recycle
4. FreezPak Logistics & BG Capital - FreezPak
5. Toshiba – Cherry Blossom 3
6. Daikin – H3
7. SEG Solar – Texas Sunshine
8. Serviacero – Solid Steel
9. Aquafortus – Crystal Clear
10. Hirci Ercili – Wave Rider
11. Carbon Clean – Green Pulse

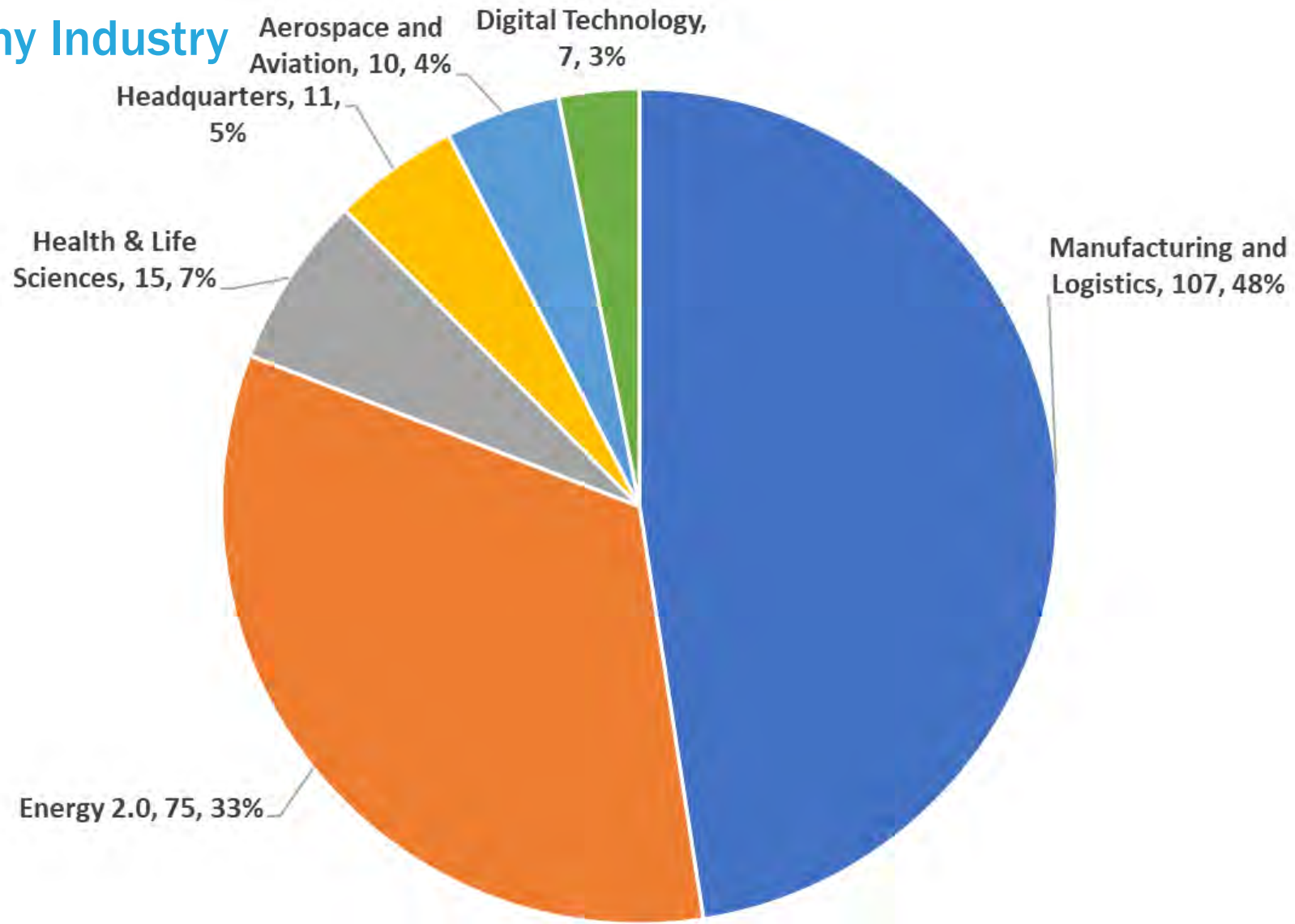
EDD Update: 2023 Project Pipeline

By Project Industry



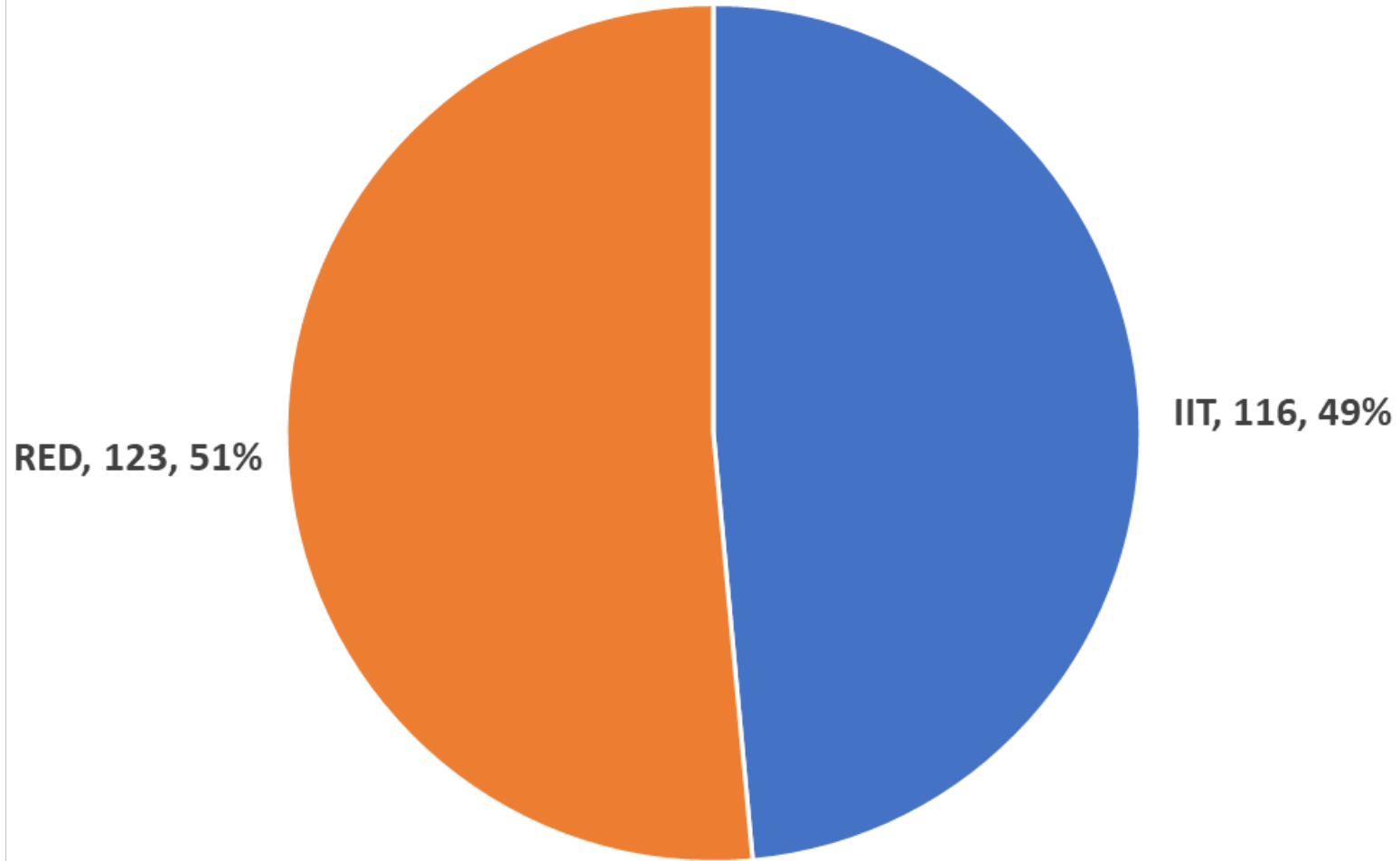
EDD Update: 2023 Project Pipeline

By Company Industry



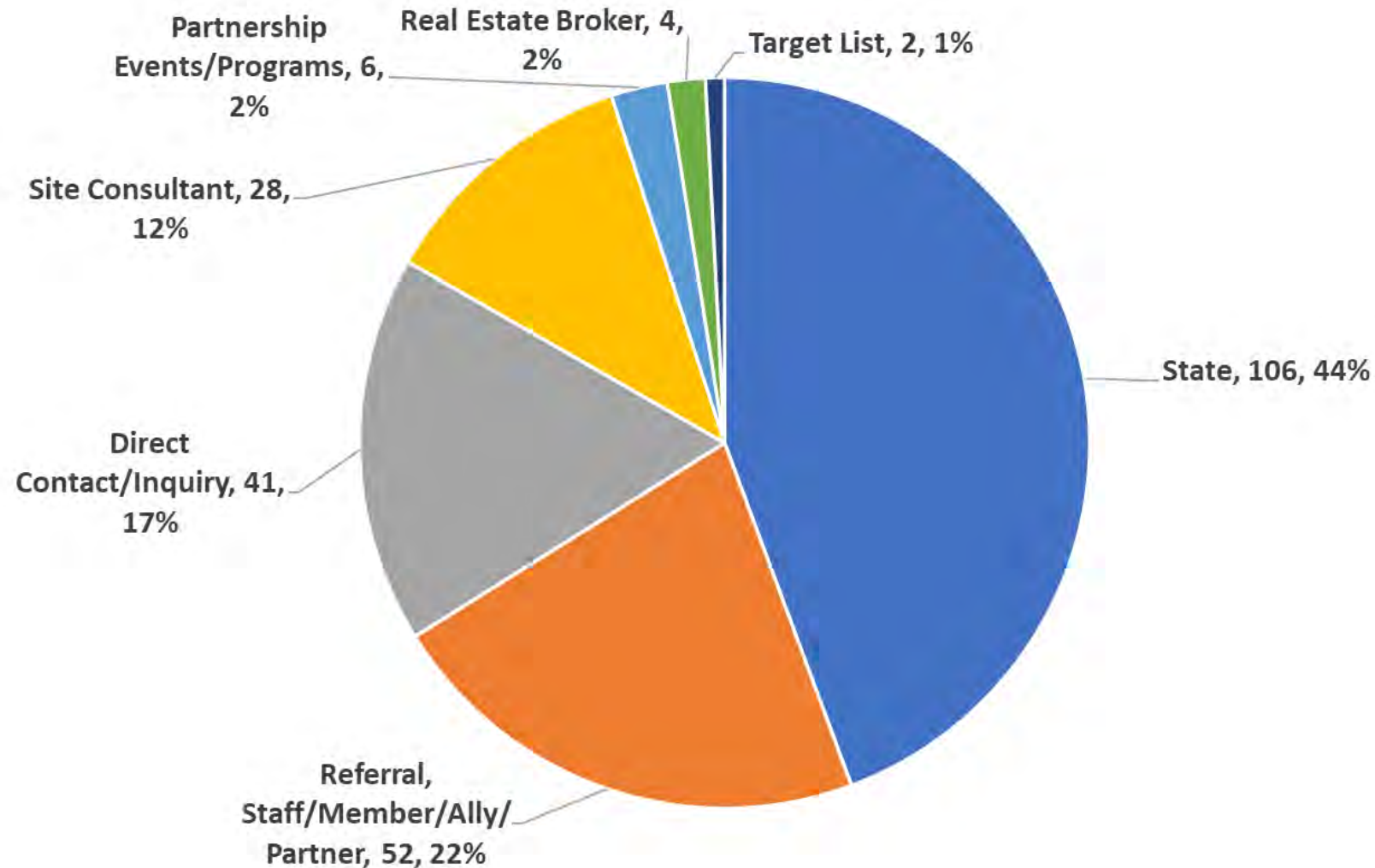
EDD Update: 2023 Project Pipeline

By Project Type



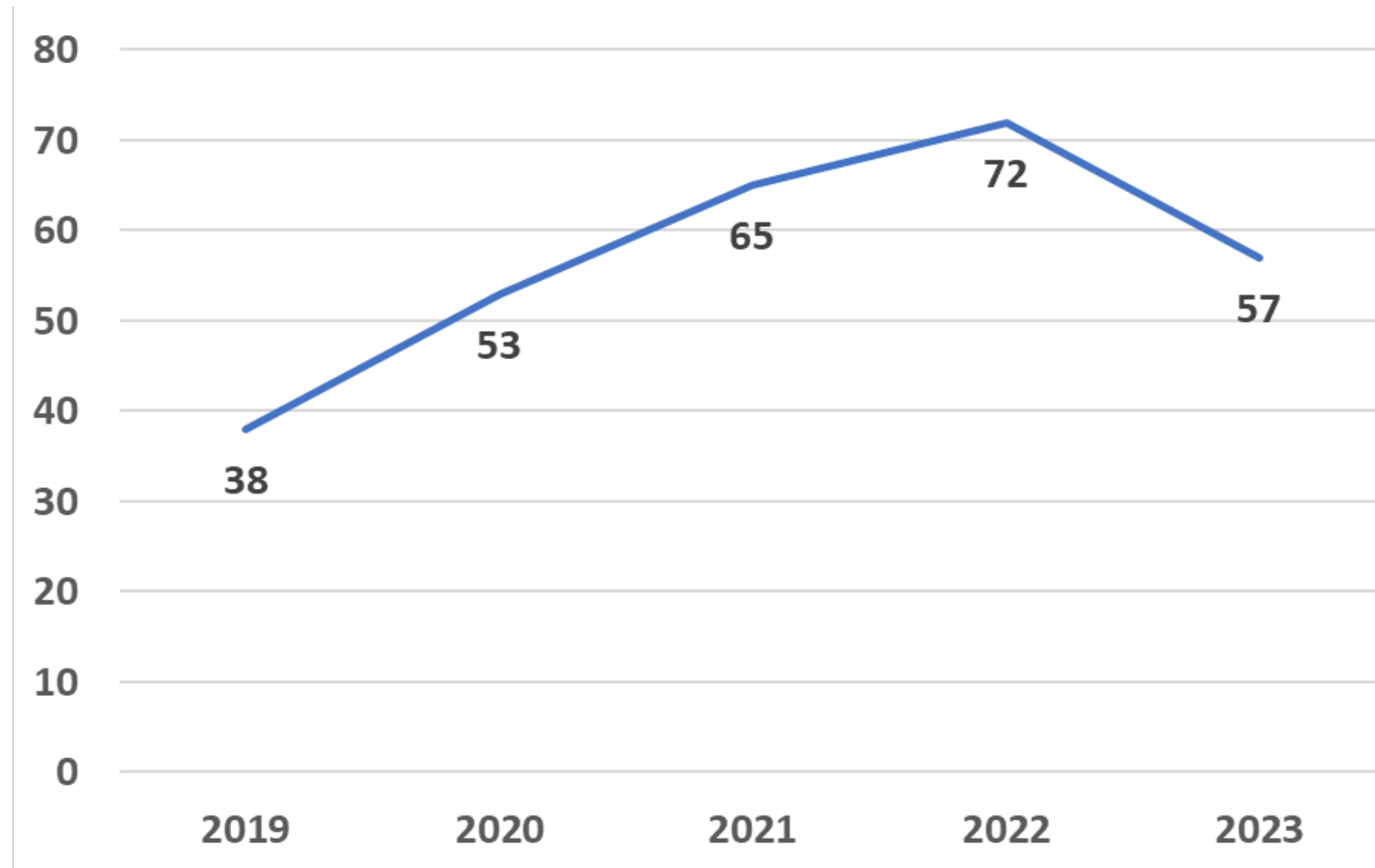
EDD Update: 2023 Project Pipeline

By Lead Sources



EDD Update: New Projects in Pipeline

January-April, 2019-2023



Most Active Projects

Argonne National Labs – Site visit week of 4/24

Project Lotus 3.0 – Met with company in California

Project Total Conversion – Shortlisted one Houston area site

Project Willow Two – Shared workforce data around finalist site

Project Mayflower TX – Shortlisted one Houston area site

Project Viraj TX – Shortlisted one Houston area site

International Economic Development

Project Statuses – March 2023

Project Crescent Moon

Project Crescent Moon, a Turkish organic chemical company considering opening operations in Houston, met with the Partnership in Houston on 3/14. We are waiting to hear about next steps.

Project Zumba Texas

Project Zumba Texas, a European company seeking a manufacturing site for truck replacement parts, has received the RFI response via the State on 3/23. We are waiting to hear back about sites.

International Economic Development

Project Statuses – March 2023

Project Growth Spur

Project Growth Spur, a Canadian CleanTech manufacturing company considering opening a manufacturing facility in Houston, has received the RFI response via the state. We are waiting to hear back about sites.

Project Kisafix

Project Kisafix, an adhesives company considering expanding their operations to Houston, has been in communication with the Partnership, receiving marketing materials. We are preparing to start a site search.

International Economic Development

Project Statuses – March 2023

Project Refreshing

Project Refreshing, a French aerospace company looking to open a manufacturing operation, has met with the Partnership in Houston. We are meeting again soon to talk about next steps.

Project Spring Daylight

Project Spring Daylight, an Indian chemical manufacturer looking for a manufacturing facility, has received the RFI response via the state. We are waiting to hear back about sites.

Regional Economic Development

Project Statuses – March 2023

Project Black Nickel

Project Black Nickel, a electric vehicle component manufacturer looking for a manufacturing facility, received submissions directly from communities. Allies should expect to hear back directly.

Project Brazos

Project Brazos, a pet food manufacturer looking for a facility, has received the proposal on 4/14. We are waiting to hear back about next steps.

Regional Economic Development

Project Statuses – March 2023

Project Deep Freeze

Project Deep Freeze, a frozen food manufacturer looking to relocate their manufacturing operations, received the proposal on 4/7. They will be continuing their site selection process in June.

Project Delta Texas

Project Delta Texas, a waste recycling and biofuels manufacturing company looking for a manufacturing facility, has received the proposal. We are waiting to hear back about next steps.

Regional Economic Development

Project Statuses – March 2023

Project Emerald

Project Emerald, a chemical manufacturer looking to locate a facility in Houston, had representatives meet with GHP in Houston on 3/30. The consultants are following up with the company and will have updates in late June.

Project Ever Ready

Project Ever Ready, a rechargeable battery material manufacturer looking for a facility, has received the proposal via the state on 3/9. We are waiting to hear back about sites.

Regional Economic Development

Project Statuses – March 2023

Project Fence Post

Project Fence Post, a manufacturing company looking for a production operation, received submissions directly from communities. Allies should expect to hear back directly.

Project Global Brand

Project Global Brand, a food processing company looking for a new facility, has a site under contract, but has not yet made a final decision. We are waiting to hear back about next steps.

Regional Economic Development

Project Statuses – March 2023

Project Live Oak

Project Live Oak, a sustainable aviation fuel company looking for a manufacturing facility, received submissions directly from communities. Allies should expect to hear back directly.

Project Nora Texas

Project Nora Texas, a major company looking for a battery manufacturing facility for automotive operations, has received the proposal via the state on 3/14. We are waiting to hear back about next steps.

Regional Economic Development

Project Statuses – March 2023

Project Poppy Flower

Project Poppy Flower, a electric vehicle battery manufacturer looking for a manufacturing facility, has received the proposal via the state on 3/16. We are waiting to hear back about next steps.

Project Roller Coaster

Project Roller Coaster, a chemical manufacturer looking to expand to the Houston region, has received the proposal on 4/20. In a desire to be entirely thorough, they are continuing to receive site submissions until the end of May.

California Delegation Recap

- 3 Destinations April 24-28:
 - San Diego, Los Angeles, Bay Area
- 16 Meetings:
 - 2 Site Selectors
 - 8 Life Science Meetings
 - 4 Energy Transition Meetings
 - 2 Tech Meetings
- Dinner in San Diego
 - Site Consultant
 - 2 Companies
- HETI Panel, Reception, and Dinner in Silicon Valley
 - 25 Attendees



Brazil Mission Recap

- Houston-Brazil trade = \$20.1 Billion in 2022
- Investment opportunities promoted: energy transition, manufacturing, technology, and the port
- High-level meetings with: Elected officials, Petrobras, BRASKEM, Radix, Novonor, and Raizen
- Promoted Houston's digital tech and innovation ecosystems with Invest Sao Paulo, Brazilian National Agency of Petroleum, Natural Gas and Biofuels (ANP), Federation of Industries of the State of São Paulo (FIESP), and AMCHAM.
- Energy transition progress was shared with Porto do Açú, the Industry Federation for the State of Rio de Janeiro (Firjan), and the Brazilian Institute of Oil & Gas



Mexico Mission Recap

- 48 delegates
- Monterrey
 - 9 meetings
 - Focus Industries: aerospace, life sciences, airports, tourism, & sports
 - MOU Signing: STEM literacy declaration promoting Space Center Houston and TEC
 - Hola Houston promoting cuisine, art, shopping, & culture
 - Innovation Panel
- Mexico City
 - 5 meetings
 - Focus Industries: airports & airlines, aerospace, life sciences, tourism, & sports
 - MOU Signing: STEM literacy declaration promoting Space Center Houston, Museo de Economia, and National Autonomous University of Mexico
 - Hola Houston promoting cuisine, art, shopping, & culture



Regional Playbook Updates

Susan Davenport, Greater Houston
Partnership



Governance

Item One: Mission

Revised Mission Statement:

The Houston Regional Economic Development Alliance (HREDA) is a collaborative forum for economic development organizations in the 12-county greater Houston region to share information and resources to actively promote the region as a top choice for investment and job creation. Collectively, HREDA members strive to make the region a great global city, the strongest regional economy in the U.S., and the best place to live, work, and build a business.

Governance

Item Two: Chair's Responsibilities

- Review and discuss the list of the Chair's responsibilities
- Do we need to appoint a Vice Chair based on the defined Chair description?

Governance

Item Three: Chair Nomination and Voting Process

- Determine the nomination process for HREDA's Chair
- Define the voting process
- Announce the new HREDA Chair at the June 13 meeting

Community Highlights, Successes, & Open Discussion

ALL



Regional Marketing Roundtable

Tuesday, May 30, 2023

- **Connect:** Lunch + Activity
- **Inform:** Greater Houston Partnership Marketing Update
- **Learn:** Research & Insights/Professional Development
- **Share:** Regional Ally Spotlight(s)

If your community has a dedicated marketing & communications representative, please connect them with Shaw Adcock (shaw@houston.org) to be included in this quarterly meeting.

Closing Remarks



Upcoming Events

- **May 30:** HREDA Regional Marketing Roundtable
- **June 13:** HREDA Meeting (9:00-10:30 AM)
- **July 18:** HREDA Meeting (11:30 AM-1:00 PM)
- **August 15:** HREDA Meeting (11:30 AM-1:00 PM)
- **August 21-24:** The Partnership's Chicago Mission

Visit Houston.org/events to learn more.



RICHMOND
EST. TEXAS 1837

PRE-APPLICATION CONFERENCE REQUEST FORM

Planning Department | 600 Morton Street • Richmond, Texas 77469
Phone 281-232-6871 • Fax 281-238-1215

Pre-application conference provides a valuable opportunity to discuss your project with various City of Richmond department representatives.

Pre-application Conference Timings
Every Tuesday: 9:00 a.m., 10:00 a.m., and 11:00 a.m.
Virtual Meeting via Zoom

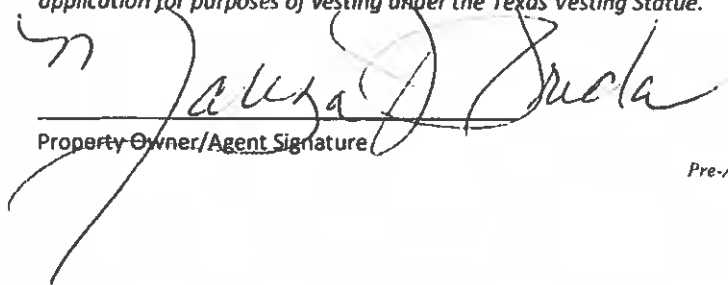
To reserve your meeting time, please return completed form with Preliminary site plan; a copy of the survey, and/or other relevant attachments:

- **In Person:** Planning Department | 600 Morton Street, Richmond, Texas 77469
- **Email:** planning@richmondtx.gov

Project Description:	The project consists of Two (2) Retail one-story buildings each with 10,000-11,800 SF and surface parking.		
Location: (Address/ Nearest Intersection)	US 59 @ Williams Way, Richmond, Texas		
Contact Person:	Mariza J Prida, Momentum Engineering		
Property Owner:	Mr. Imran Dhanani, Encore Capitol		
Email:	Mariza@momentumtx.com		
Phone:	281-741-1998 Ext 107 Dir		
Attachment Provided:	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Other
Requested Date & Time: (Only Tuesdays available)	1 st Choice: May 9th, 2023 @ 11 am		
	2 nd Choice: May 9th, 2023 @ 10 am		
	3 rd Choice: May 9th, 2023 @ 9 am		
<u>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</u>			

VESTING DISCLAIMER

I understand and agree that a pre-application conference is voluntary and intended to be an informational session only and does not substitute for my own diligence in determining all requirements that may apply to my development. No representation made during a pre-application conference can modify the regulations that apply to my project. Furthermore, I agree that this request and everything that occurs during the pre-application conference, including but without limitation any questions asked or answers given, shall not constitute a formal application for purposes of vesting under the Texas Vesting Statue.



Property Owner/Agent Signature

Date

OWNER OF THE ABOVE HAS ADVISED REGARDING THE APPLICABLE USES OF THE PROPERTY IN TERMS OF APPROPRIATE ZONING ORDINANCES. THE APPLICABLE USES OF THE PROPERTY, THE APPLICABLE ZONING ORDINANCES, AND THE APPLICABLE USES OF THE PROPERTY ARE LISTED IN THE ATTACHED DOCUMENTS. THE APPLICABLE USES OF THE PROPERTY ARE LISTED IN THE ATTACHED DOCUMENTS. THE APPLICABLE USES OF THE PROPERTY ARE LISTED IN THE ATTACHED DOCUMENTS. THE APPLICABLE USES OF THE PROPERTY ARE LISTED IN THE ATTACHED DOCUMENTS.

PROJECT NAME:

RETAIL AT US 59

US 59

PROJECT SCHEDULE:

DATE	DESCRIPTION
02.24.23	SITE SCHEME-1
03.15.23	SITE SCHEME-2
03.24.23	SITE SCHEME-3

REVISION

NO	DESCRIPTION	DATE

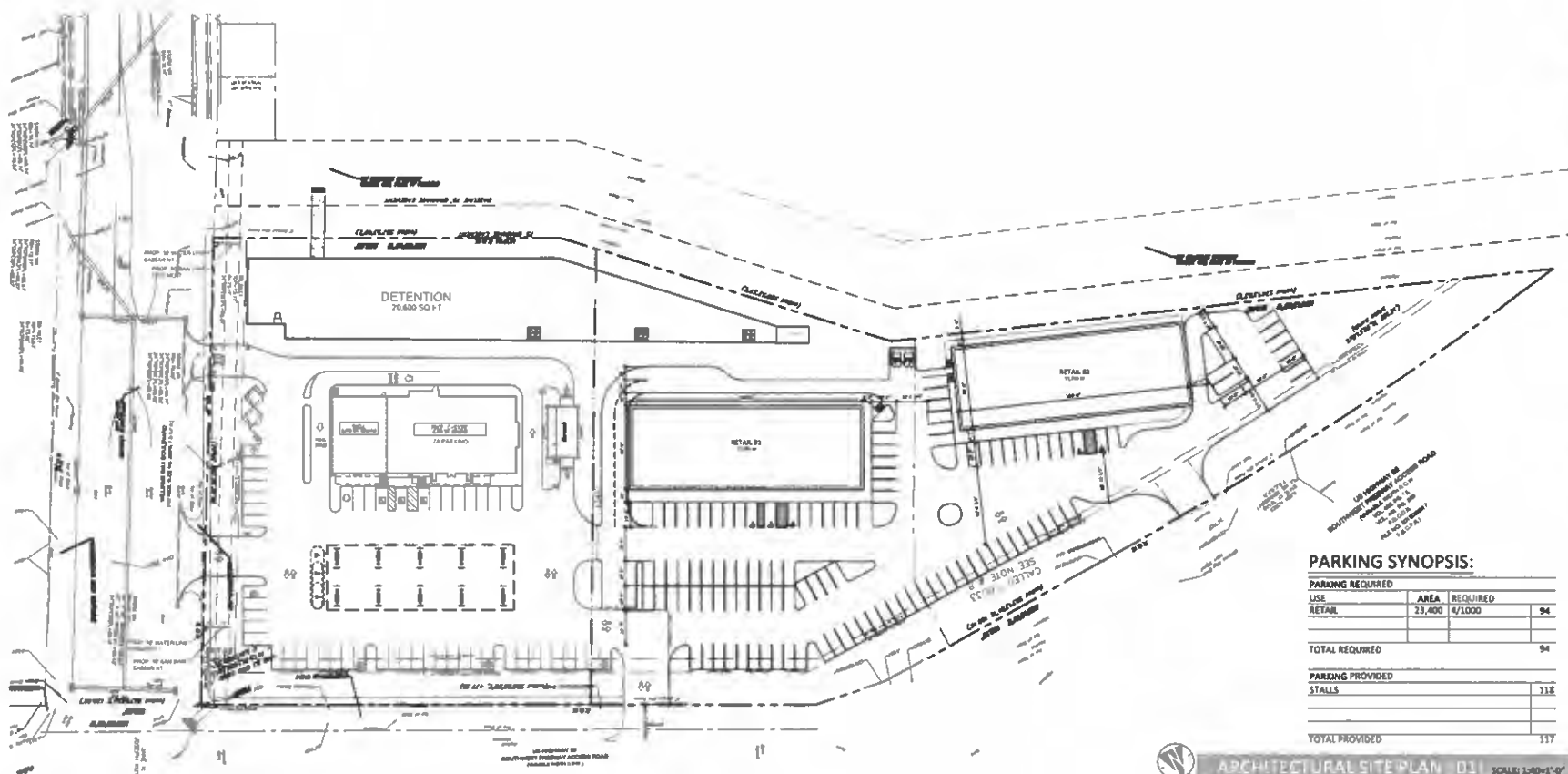
DRAWN BY: PE / JPH CHECKED BY:

SCALE:
AS NOTED

PENH PROJECT NUMBER: NO
23-105P
DRAWING TITLE:
ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A0.01



PARKING SYNOPSIS:

PARKING REQUIRED			
USE	AREA	REQUIRED	
RETAIL	23,400	4/1000	94
TOTAL REQUIRED			94
PARKING PROVIDED			
STALLS			118
TOTAL PROVIDED			118

ARCHITECTURAL SITE PLAN - 01 SCALE: 1/8"=1'-0"



RICHMOND
EST. **TEXAS** 1837

PRE-APPLICATION CONFERENCE REQUEST FORM

Planning Department | 600 Morton Street • Richmond, Texas 77469
Phone 281-232-6871 • Fax 281-238-1215

Pre-application conference provides a valuable opportunity to discuss your project with various City of Richmond department representatives.

Pre-application Conference Timings

Every Tuesday: 9:00 a.m., 10:00 a.m., and 11:00 a.m.

Virtual Meeting via Zoom

To reserve your meeting time, please return completed form with Preliminary site plan; a copy of the survey, and/or other relevant attachments:

- **In Person:** Planning Department | 600 Morton Street, Richmond, Texas 77469
- **Email:** planning@richmondtx.gov

Project Description:	Installation of Fire Sprinkler System for both overhead and underground in Project Snap Fitness. We need to tap the city water line to install the fire line for Fire Sprinkler System.		
Location: (Address/ Nearest Intersection)	1221 FM 359 Rd, Richmond, Tx 77406		
Contact Person:	Syed Mehmood		
Property Owner:	Danny Pappan (GC)		
Email:	firesprinklertx@gmail.com, danny@pappan.com, allen@firesprinklertx.com		
Phone:	8326722975		
Attachment Provided:	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Survey	<input type="checkbox"/> Other
Requested Date & Time: (Only Tuesdays available)	1 st Choice: 10am		
	2 nd Choice: 11am		
	3 rd Choice: 9am		
<u>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</u>			

VESTING DISCLAIMER

I understand and agree that a pre-application conference is voluntary and intended to be an informational session only and does not substitute for my own diligence in determining all requirements that may apply to my development. No representation made during a pre-application conference can modify the regulations that apply to my project. Furthermore, I agree that this request and everything that occurs during the pre-application conference, including but without limitation any questions asked or answers given, shall not constitute a formal application for purposes of vesting under the Texas Vesting Statue.

Syed Mehmood Digitally signed by Syed Mehmood
Date: 2023.04.27 16:06:41 -05'00'

Property Owner/Agent Signature

04/27/2023

Date



RICHMOND
EST. **TEXAS** 1837

PRE-APPLICATION CONFERENCE REQUEST FORM

Planning Department | 600 Morton Street • Richmond, Texas 77469
Phone 281-232-6871 • Fax 281-238-1215

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Phone:	8326722975		
Attachment Provided:	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Survey	<input type="checkbox"/> Other
Requested Date & Time: (Only Tuesdays available)	1 st Choice: 10am		
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Syed Mehmood Digitally signed by Syed Mehmood
Date: 2023.04.27 16:06:41 -05'00'

Property Owner/Agent Signature

04/27/2023

Date



RICHMOND
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Phone 281-232-6871 • Fax 281-238-1215

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Every Tuesday: 9:00 a.m., 10:00 a.m., and 11:00 a.m.

Virtual Meeting via Zoom

To reserve your meeting time, please return completed form with Preliminary site plan; a copy of the survey, and/or other relevant attachments:

- **In Person:** Planning Department | 600 Morton Street, Richmond, Texas 77469
- **Email:** planning@richmondtx.gov

Project Description:	To be built 360 +_ luxury apartment units		
Location: (Address/ Nearest Intersection)	FtBend CAD R478902 & R400661		
Contact Person:	Kenneth Steidley ken@alamoequity.com 7713-826-7600		
Property Owner:	Larry Siller Nathan Young River Ranch LTD.		
Email:	ken@alamoequity.com		
Phone:	713-826-7600		
Attachment Provided:	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Survey	<input type="checkbox"/> Other
Requested Date & Time: (Only Tuesdays available)	1 st Choice: May 2nd		
	2 nd Choice: May 9th		
	3 rd Choice:		
<i>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</i>			

VESTING DISCLAIMER

I understand and agree that a pre-application conference is voluntary and intended to be an informational session only and does not substitute for my own diligence in determining all requirements that may apply to my development. No representation made during a pre-application conference can modify the regulations that apply to my project. Furthermore, I agree that this request and everything that occurs during the pre-application conference, including but without limitation any questions asked or answers given, shall not constitute a formal application for purposes of vesting under the Texas Vesting Statute.

Ken Steidley VP Alamo MF

Property Owner/Agent Signature

4.24.23

Date

Application Conference



Alamo Multifamily Group (AMG)

DEVELOPMENT TEAM & COMPANY OVERVIEW

Alamo Multifamily Group (AMG)

ABOUT AMG

Alamo Multifamily Group (AMG) Team Members have developed over 40,000 units across multiple States, over the last 45 years with a combined multifamily development experience of over 150 years (Core Team Members). We are a fully, vertically integrated development company, with primary focus to develop Class-A, garden-style, and midrise multifamily properties in primary, secondary, and tertiary markets throughout United States. Our development process includes all phases such as site selection, site planning, market needs analysis, pre-design, architectural, construction, stabilization, and final exit.



Our current active committed multifamily pipeline includes development of over ~2,400 units at various stages of pre-development, with an estimated ~1,543 units planned for construction start in 2022 with deliveries through 2023 and 2024



With years of multifamily experience, our AMG development team has fostered some exceptional relationships with various players such as Architects, Engineers, General Contractors, Property Management Companies, Lending Institutions, Institutional Buyers, Land Brokers, and LPs and GPs to excel in projects we develop



With Alamo Group Corporate offices in San Antonio, TX; and AMG Offices in Houston and Dallas, Texas; our AMG team is well positioned geographically to handle our entire pipeline of projects across the State of Texas with ease and efficiency. In addition to our home offices, we have project offices at project sites

S.No	Multifamily Project Name	Year	Type	City	State	Units Built
1	Parc at 980	1996	Garden Style	Lawrenceville	Georgia	586
2	Korman - Avenue at Malvern	1997	4-Story Wrap	Malvern	Pennsylvania	153
3	Mallard Crossing Apartments	1997	Garden Style	Loveland	Ohio	350
4	Brandywine Woods	1998	Garden Style	Bear	Delaware	265
5	River Crossing	1999	4-Story Wrap	Indianapolis	Indiana	314
6	Tradition at Mallard Creek	1999	Garden Style	Charlotte	North Carolina	360
7	Korman - Avenue at Somerset	2001	Garden Style	Somerset	New Jersey	301
8	Vineyards of Colorado Springs	2002	Garden Style	Colorado Springs	Colorado	304
9	Siena Apartments	2003	4-Story Wrap	Houston	Texas	224
10	Stone Point Apartments	2005	4-Story Wrap	Annapolis	Maryland	312
11	Cypress Legends	2006	Garden Style	Fort Myers	Florida	332
12	Ingleside Plantation	2007	Garden Style	Charleston	South Carolina	304
13	Pinnacle Ridge Apartments	2007	Garden Style	Dallas	Texas	296
14	Park Hudson Apartments	2007	Garden Style	College Station	Texas	232
15	Bay Vista Apartments	2008	Wrap Style	Corpus Christi	Texas	169
16	Ingleside Plantation	2008	Garden Style	Charleston	South Carolina	304
17	Hunter's Cove	2008	Garden Style	Waxahachie	Texas	192
18	Villa Lago Apartments	2008	Garden Style	Ft. Worth	Texas	204
19	Vance Jackson Legends	2009	Garden Style	San Antonio	Texas	400
20	Encore Crossing Apartments	2009	Garden Style	Corpus Christi	Texas	234
21	Boulder Creek	2010	Garden Style	San Antonio	Texas	400
22	Belle Forte Apartments	2011	Garden Style	Beaumont	Texas	360
23	The Plantation I	2011	Garden Style	Mission	Texas	150
24	Bay Vista Pointe Apartments	2013	4-Story Wrap	Corpus Christi	Texas	169
25	West Oaks Apartments	2013	Garden Style	San Antonio	Texas	352
26	The Plantation II	2013	Garden Style	Mission	Texas	150
27	Parkway Fall Apartments	2014	Garden Style	San Marcos	Texas	192
28	Oak Forest Apartments	2015	Garden Style	Victoria	Texas	264
29	Oak Tree Apartments	2015	Garden Style	Kingsville	Texas	192
30	Forest Grove Apartments	2019	Garden Style	College Station	Texas	84
31	Forest Pines Apartments	2019	Garden Style	College Station	Texas	240
32*	Spurs Lane Apartments	2022	Garden Style	San Antonio	Texas	120
33*	New Braunfels Apartments	2022	Garden Style	New Braunfels	Texas	367
34*	Stone Oak Apartments	2022	Garden Style	San Antonio	Texas	264
35*	Afton Oaks Phase I	2022	4-Story Wrap	San Antonio	Texas	480
36*	Bryan/College Station	2022	Garden Style	College Station	Texas	312
37*	Rogers Rd San Antonio	2023	Garden Style	San Antonio	Texas	360
38*	Afton Oaks Phase II	2023	4-Story Wrap	San Antonio	Texas	480
Multifamily Projects Developed by Alamo Multifamily Group (AMG) Team Members						10,772

* Projects currently under development by AMG Team

AMG Core Team



LARRY WATERS
President - AMG



KEN STEIDLEY
Vice President - Development



MILI PATEL
General Counsel - Alamo Group



REBECCA RESENDEZ
Manager - Books & Records



RODNEY PASSOW
Office Manager



LOGAN ANJANEYULU
President - Alamo Group



Our AMG Offices in Houston, Texas

AMG Core Team Profile



Logan Anjaneyulu

Founder, President – Alamo Group (AG)

- 18+ years of corporate, construction, energy, commercial real estate experience, investing and successful exits
- Responsible for strategy, capital raising, investment screening, and execution
- MBA from Northwestern's Kellogg School of Management
- MS in Construction Mgmt. from Michigan State University
- BS in Civil Engineering from the College of Engineering, Guindy – Anna University
- Founded and growing \$1.5 billion private equity firm with focus on commercial real estate assets across the globe



Larry Waters

President – Alamo Multifamily Group (AMG)

- 40+ years of multifamily construction experience. Involved in the construction of over 100 apartment projects and 40,000 units in 18 States
- Developed apartments in multiple States: Texas, Ohio, Indiana, North and South Carolina, Virginia, Kansas, Oklahoma, Maryland, Delaware, Utah, New Jersey, Pennsylvania, Colorado, Georgia, and Florida
- Built and delivered over \$6 billion worth of multifamily projects over 40 years
- Serves as President of Alamo Multifamily Group (AMG) based out of Houston, Texas



Ken Steidley

Vice President Development - AMG

- 30+ years of sourcing and selling key large scale multi-family and other CRE assets
- Sold over 30,000 apartment units valued in excess of \$1.5 billion in United States
- Has developed a keen eye for developing a very desirable MF rental asset leading to rapid lease up and an easily marketable exit
- Recognized as a leading expert in the commercial real estate field with an active CRE Broker License
- Represented some of the largest commercial real estate transactions
- Mr. Steidley attended college at San Jose State



Mili Patel

Vice President and General Counsel - AG

- 18+ years of corporate, real estate, labor law, construction law, and litigation experience
- 15+ years of experience in multinational mergers and acquisitions, real estate development projects, securities compliance, and labor law disputes
- Vice President and In-House General Counsel of the Alamo Group of Companies
- Juris Doctorate from Texas A&M School of Law
- Bachelor of Business Admin in Economics from Baylor University

AMG Advisory Board



Aashish Bansal

Alamo Advisor and Investor

- 30+ years of corporate experience
- Extensive experience mentoring entrepreneurs and corporate leaders
- Mentor and adviser to startup promoters
- Responsible for governance and strategy
- Global operations and investment banking experience working with Infosys, L&T, HSBC, GE, and Schlumberger
- MBA from IIM Ahmedabad
- B. Tech in Mechanical Engineering from IIT, Delhi
- Unique eye for real estate investments



Rick St. Laurent

Alamo Advisor and Investor

- 30+ years of corporate construction, and energy industry experience
- Currently serves as President of Aegion Energy Services (AES)
- AES provides construction, maintenance and turnaround services to the oil & gas industry
- Responsible for a \$300+ million P&L for Aegion Energy Services platform
- Bachelor's degree in civil engineering from California State University Long Beach
- Holds a State of California, A- General Engineering Contractors License



Chris Minor

Alamo Advisor and Investor

- 40+ years of entrepreneurial, corporate, construction, energy industry experience
- Savvy real estate investor with diversified investments
- Owned, Operated, and sold an electrical and instrumentation energy services business that provided construction, maintenance and turnaround services to the oil & gas and construction industry
- Grew the business from \$4 mil revenue to over \$60 million in P&L for EIU, Inc
- Bachelor's degree in Business Admin from Idaho State University



David Craig

Alamo Advisor and Investor

- 30+ years of commercial real estate development
- Has been instrumental in shaping Collin County, Texas for more than 30 years
- Built the first master-planned community in Collin County with his father Jim Craig in the late '90s
- Experienced in all phases of real estate investments, and development projects
- Awarded Best Master Developer multiple times by various Real Estate Associations
- Mr. Craig attended The University of Texas at Austin

Recent Signature Projects Completed by AMG Team Members



Vance Jackson

San Antonio, Texas

400 units



Belle Forte

Beaumont, Texas

360 units



West Oaks

San Antonio, Texas

352 units



Oak Forest

Victoria, Texas

264 units



Forest Pines I & II

College Station, Texas

240 + 84 units

Track Record and Recent Signature Projects Developed by AMG Team Members

S.No	Multifamily Project Name	Year	Type	City, State	Units Built
1	Parc at 980	1996	Garden Style	Lawrenceville, GA	586
2	Korman - Avenue at Malvern	1997	4-Story Wrap	Malvern PA	153
3	Mallard Crossing Apartments	1997	Garden Style	Loveland, OH	350
4	Brandywine Woods	1998	Garden Style	Bear, DE	265
5	River Crossing	1999	4-Story Wrap	Indianapolis, IN	314
6	Tradition at Mallard Creek	1999	Garden Style	Charlotte, NC	360
7	Korman - Avenue at Somerset	2001	Garden Style	Somerset, NJ	301
8	Vineyards of Colorado Springs	2002	Garden Style	Colorado Springs, CO	304
9	Siena Apartments	2003	4-Story Wrap	Houston, TX	224
10	Stone Point Apartments	2005	4-Story Wrap	Annapolis, MD	312
11	Cypress Legends	2006	Garden Style	Fort Myers, FL	332
12	Ingleside Plantation	2007	Garden Style	Charleston, SC	304
13	Pinnacle Ridge Apartments	2007	Garden Style	Dallas, TX	296
14	Park Hudson Apartments	2007	Garden Style	College Station, TX	232
15	Bay Vista Apartments	2008	Wrap Style	Corpus Christi, TX	169
16	Ingleside Plantation	2008	Garden Style	Charleston, SC	304
17	Hunter's Cove	2008	Garden Style	Waxahacie, TX	192
18	Villa Lago Apartments	2008	Garden Style	Ft. Worth, TX	204
19	Vance Jackson Legends	2009	Garden Style	San Antonio, TX	400
20	Encore Crossing Apartments	2009	Garden Style	Corpus Christi, TX	234
21	Boulder Creek	2010	Garden Style	San Antonio, TX	400
22	Belle Forte Apartments	2011	Garden Style	Beaumont, TX	360
23	The Plantation I	2011	Garden Style	Mission, TX	150
24	Bay Vista Pointe Apartments	2013	4-Story Wrap	Corpus Christi, TX	169
25	West Oaks Apartments	2013	Garden Style	San Antonio, TX	352
26	The Plantation II	2013	Garden Style	Mission, TX	150
27	Parkway Fall Apartments	2014	Garden Style	San Marcos, TX	192
28	Oak Forest Apartments	2015	Garden Style	Victoria, TX	264
29	Oak Tree Apartments	2015	Garden Style	Kingsville, TX	192
30	Forest Grove Apartments	2019	Garden Style	College Station, TX	84
31	Forest Pines Apartments	2019	Garden Style	College Station, TX	240
32	Spurs Lane Apartments	2022	Garden Style	San Antonio, TX	120
33	New Braunfels Apartments	2022	Garden Style	New Braunfels, TX	367
34	Stone Oak Apartments	2022	Garden Style	San Antonio, TX	264
35	Afton Oaks Phase I	2022	4-Story Wrap	San Antonio, TX	480
36	Bryan/College Station	2022	Garden Style	College Station, TX	312
37	Rogers Rd San Antonio	2023	Garden Style	San Antonio, TX	360
38	Afton Oaks Phase II	2023	4-Story Wrap	San Antonio, TX	480

Projects Developed by Alamo Multifamily Group (AMG) Team Members 10,772



AMG's Projects Currently Under Development (2022-23): **1,543 Units**



Spurs Lane

San Antonio, Texas

120 units



Stone Oak

San Antonio, Texas

264 units



New Braunfels

New Braunfels, Texas

367 units



Afton Oaks

San Antonio, Texas

480 units



College Station

College Station, Texas

312 units

Markets where AMG Team is Currently Sourcing Multifamily Sites

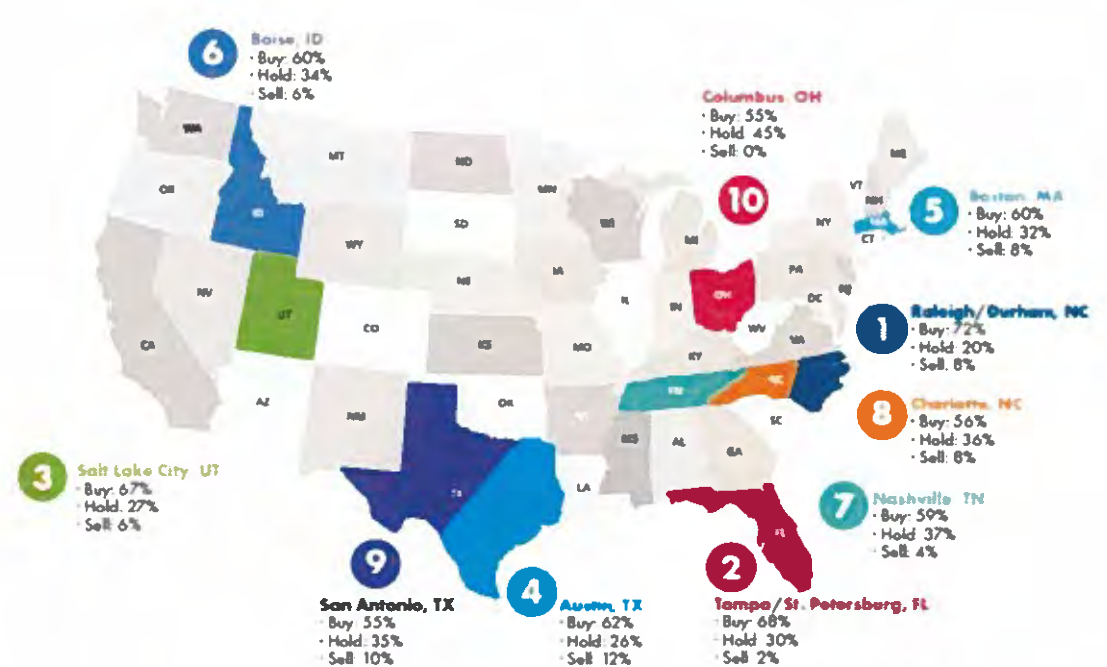
Sites Under Discussion for LOI

- ✓ San Marcos, TX
- ✓ McKinney, TX
- ✓ Austin Suburbs, TX
- ✓ Corpus Christi, TX
- ✓ Katy, TX

Sites Reviewed for 2023-25 Pipeline

- ✓ Phoenix, AZ
- ✓ Salt Lake City, UT
- ✓ Boise, ID
- ✓ Charlotte, NC
- ✓ Naples, FL and Tampa, FL

Top 10 Markets for Multifamily Investments – '21-'25



Source: PwC and the Urban Land Institute Annual Emerging Trends in Real Estate 2021 Report

Why Texas? - Texas continues to have strong demand

TEXAS AT A GLANCE

#1 U.S. EXPORTER
FOR 19 YEARS IN A ROW

\$276B
IN 2020

14 MILLION
PEOPLE IN THE
CIVILIAN LABOR FORCE

9TH LARGEST ECONOMY IN THE WORLD

IF TEXAS WERE A NATION

27 COMMERCIAL AIRPORTS

16 SEA PORTS

NO PERSONAL OR CORPORATE INCOME TAX



TEXAS IS THE LARGEST ENERGY-PRODUCING STATE IN THE NATION

11 INTERSTATE HIGHWAYS

32 FOREIGN TRADE ZONES



46 FREIGHT RAILROADS

624 MILES OF COASTLINE

TEXAS IS THE LEADING DESTINATION FOR COMPANIES RELOCATING FROM OTHER STATES



#1 JOBS CREATOR IN THE NATION

FROM 2010-2020, TEXAS ADDED **1.98 MILLION JOBS**

90% GRADUATION RATE



TEXAS' HIGH SCHOOL GRADUATION RATE IS AMONG THE TOP 5 HIGHEST IN THE NATION, WITH A 90% COMPLETION RATE

TEXAS LED THE NATION IN HIGH TECH EXPORTS FOR THE 8TH CONSECUTIVE YEAR



\$44.8B IN 2020

THE LONE STAR STATE IS HOME TO **49 FORTUNE 500 COMPANY HQs**

Revised: September 2021



Office of the Governor, Texas Economic Development & Tourism

Texas Quarterly Apartment Report:

2nd Quarter 2021

DALLAS FORT WORTH

	OCCUPANCY RATES	ASKING RENTS
OVERALL	92.6%	9.1%
CLASS A	90.4%	11.6%

AUSTIN

	OCCUPANCY RATES	ASKING RENTS
OVERALL	91.6%	13.5%
CLASS A	92.1%	16.8%

SAN ANTONIO

	OCCUPANCY RATES	ASKING RENTS
OVERALL	92.2%	7.8%
CLASS A	93.2%	12.0%

HOUSTON

	OCCUPANCY RATES	ASKING RENTS
OVERALL	91.4%	6.0%
CLASS A	90.4%	7.8%

Sources: CoStar and the Texas Real Estate Research Center at Texas A&M University

Abundant land coupled with continued growth, makes "Texas" a solid multifamily investment haven

Alamo Group Companies (AGC)

ABOUT ALAMO GROUP

- We are a private equity firm headquartered in Texas, USA with a focus on commercial real estate (CRE) assets across United States and high growth International markets
- Our target is a diverse portfolio of office buildings, hotels, condos, multifamily, medical office buildings, and selected land development opportunities
- Our current project pipeline includes assets over \$1.5 billion USD with the following asset class mix – Multifamily \$550 million; Hospitality \$500 million; Mixed \$500 million
- Our Alamo multifamily projects are executed under our AMG brand (www.alamo-amg.com)
- Our Alamo International projects are executed under Alamo XS Real Brand (www.alamo-xsreal.com)
- Our Alamo Parent company operates under Alamo Equity Group Brand (www.alamoequity.com)
- Our investment vehicles
 - Portfolio funds
 - Growth and Income Fund
 - Mezzanine and Opportunity Zone Fund
 - Multifamily Portfolio Fund
 - Private Equity and Venture Funds
 - Asset specific funds (1031 Exchange and Project Specific Participation)
 - EB-5 Funds (United States Investor Immigration Program)
 - Alamo International Investment Fund (For Investment in International Projects)



Our Current Project Pipeline – Over \$1.5 billion USD



Multifamily - Apartments

- Project Pipeline - \$550 million
- Debt Stack - \$400 million
- Equity Stack - \$150 million



Hospitality - Hotels

- Project Pipeline - \$500 million
- Debt Stack - \$350 million
- Equity Stack - \$150 million



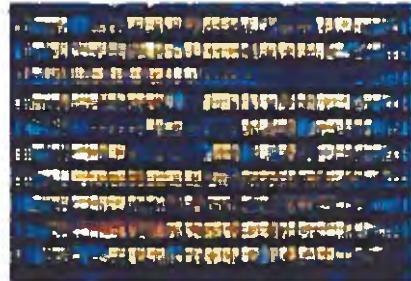
Land Development

- Project Pipeline - \$100 million
- Debt Stack - \$60 million
- Equity Stack - \$40 million



Mixed-Use Development

- Project Pipeline - \$150 million
- Debt Stack - \$100 million
- Equity Stack - \$50 million



Office Buildings

- Project Pipeline - \$100 million
- Debt Stack - \$75 million
- Equity Stack - \$25 million



Medical Office Buildings

- Project Pipeline - \$100 million
- Debt Stack - \$75 million
- Equity Stack - \$25 million

Project Pipeline ~ \$1.5 billion

Debt Capital ~ \$1.0 billion

Equity Capital ~ \$0.5 billion

Our Signature Project Pipeline – Over \$1.5 billion USD



Five Multifamily Apartment Projects

Over 2,500 Units between five projects in San Antonio, TX Market over \$550 million



El Tropicano Margaritaville Resort Hotel

300-room Margaritaville Resort Hotel on the Riverwalk Project Value: ~ \$150 million



JW Marriott Resort Hotel – McKinney, TX

300-room JW Marriott on TPC Golf Course with Private Residences. Project Value: ~ \$200 million



Craig Ranch Corporate Campus Land – Dallas

80-acres of prime corporate center zoned land Project Value: ~ \$50 million (appraised land value)



Craig Ranch McKinney Corporate Center

Over 1 million sft Class A+ Corporate Office Buildings. Project Value: ~ \$250 million



Alamo Towers on the River – San Antonio

ATOR - 162-room Luxury Hotel with 52 Condo Units Project Value: ~ \$200 million (Conceptual Phase)

Our diversified asset strategy helps weather portfolio market cycle fluctuations

Disclaimer and Safe Harbor Statement

The following disclaimer applies to this document and to all verbal or written comments delivered by any person presenting it. This disclaimer should be read in its entirety. Alamo Equity, LLC, is referred to herein (together with its affiliates) as “Alamo Equity”, “Alamo Group”, “Alamo Multifamily Group”, “the Company,” “we,” “us” or “our.” This document, taken together with any such verbal or written comments, is referred to herein as the “Presentation.”

This Presentation is for general informational purposes only and should not be relied upon as legal, tax, or investment advice in your particular circumstances. You should seek specific legal advice with respect to any particular contemplated project or transaction. The Presentation presents information believed by us to be accurate as of the date of its authorship, but we are making no representation or warranty as to the accuracy of the content of the Presentation, or as to the availability of any particular investment opportunity or investment return. This Presentation draws on sources deemed to be reliable, but no assurance can be given as to its truth, accuracy, completeness, usefulness or adequacy, and you agree to conduct your own due diligence and/or seek the advice of an attorney, accountant, financial consultant or other investment professional before using or relying on any information in this Presentation.

The Presentation does not constitute an offer to sell, or a solicitation of an offer to buy, any security and may not be relied upon in connection with the purchase or sale of any security. Any such offer would only be made by means of formal offering documents, the terms of which would govern in all respects. You are cautioned against using this information as the basis for making a decision to purchase any security or to otherwise engage in an investment advisory relationship with Alamo Equity. Securities will only be offered through confidential offering materials delivered to accredited investors and will be offered and sold pursuant to an exemption from registration under the Securities Act only to persons who are accredited investors (within the meaning of SEC Rule 501 under Regulation D).

Forward-looking statements. This Presentation contains certain “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995, which reflect our current views with respect to, among other things, future events and the financial performance of Fortress. Readers can identify these forward-looking statements by the use of forward-looking words such as “outlook,” “believes,” “expects,” “potential,” “continues,” “may,” “will,” “should,” “could,” “seeks,” “approximately,” “predicts,” “intends,” “plans,” “estimates,” “assumed,” “anticipates,” “positioned,” “targets” or the negative version of those words or other comparable words. In particular, this Presentation includes forward-looking statements regarding: growth in AUM and pre-tax earnings; real estate funds being positioned to generate substantial returns and liquidity; future profit distributions to Alamo Equity from real estate fund liquidations; expected returns for real estate investment funds; estimated lifetime gross IRRs for the real estate funds.

Any forward-looking statements contained in this Presentation are based, in part, upon the historical performance of us and our subsidiaries and on our current plans, estimates and expectations. The inclusion of this forward-looking information, should not be regarded as a representation by us or any other person that the future plans, estimates or expectations contemplated by us will be achieved. Such forward-looking statements are subject to various risks, uncertainties and assumptions relating to our operations, financial results, financial condition, business prospects, growth strategy and liquidity). If one or more of these or other risks or uncertainties materialize, or if our underlying assumptions prove to be incorrect, our actual results may vary materially from those indicated in these statements. Accordingly, you should not place undue reliance on any forward-looking statements.

Investing with Integrity

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NOTES.

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING ACS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL, AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALIEN INSTRUMENTS.
- 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL CHANGES MAY EXIST THAT ARE NOT SHOWN.
- 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD HAZARD RISK MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AERIAL CORRECTION PAID, NO. 80937-0-0038, DATED FEBRUARY 2011, AREA 2, ALL THE PROPERTY LIES IN BRACKETED ZONE "X". AREAS OF 0.25 ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT FOR 24 HOURS, DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OF BREACH FLOOD HAZARD BY A LEVEE SYSTEM OPERATING ON FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE.
- 6.) A METEOROLOGICAL DESCRIPTION WAS OBTAINED IN CONNECTION WITH THIS SURVEY.
- 7.) ALL HERE SET ARE 5/8" HIGH IRON NAILS SHAPED "T.E.A.M. - 2011-01-2025" OR "TEAM & CREED" TEXAS ENGINEERING AND SURVEYING HAS ACQUIRED BY METEOR & CREED ON AUGUST 31, 2011.
- 8.) THIS TRACT OF LAND WAS SURVEYED IN THE YEAR ON DECEMBER 28, 1955. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
- 9.) UNRECORDED UTILITIES ARE NOT SHOWN HEREON FOR THE LOCATION OF ANY ADDITIONAL UTILITIES THAT MAY EXIST. PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.

LEGEND

- SWP - BARBED WIRE FENCE
- CLF - CHAIN LINK FENCE
- CONC - CONCRETE
- F.B.C.C.F. - FORT BEND COUNTY ELEV. S. 7112
- F.B.C.C.F. - FORT BEND COUNTY DEED RECORD
- F.B.C.C.F. - FORT BEND COUNTY PLAT RECORD
- F.M. - FENCED OFFICE CABLE MARKER
- F.P. - FENCE POST
- H.W.F. - HIGH WIRE FENCE
- IP - IRON PIPE
- IP - IRON PIPE
- P.G.B. - OVERHEAD POWER LINE
- P.P. - PIPE OF BELONGING
- P.S. - POWER POLE
- S.O.P. - RIGHT OF WAY
- S.O.P. - SQUARE FOOT
- W.F. - WIRE

ZONE "AE"

NATHAN C. YOUNG AND WIFE, TERESA GAY YOUNG
REMAINDER OF 48,800 ACRES
(F.B.C.C.F. NO. 9842016)

FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 8
5.91 ACRES
(F.B.C.C.F. NO. 2012078356)

NATHAN C. YOUNG AND WIFE, TERESA GAY YOUNG
REMAINDER OF 2,000 ACRES
(DESCRIBED IN "PARTIAL RELEASE OF LEASE"
RECORDED IN F.B.C.C.F. NO. 1990044348)

HARRY W. CASTRO AND WIFE
DELORES CASTRO
1187 ACRES
(VOL. 900, PG. 269; F.B.C.C.R.)

JASON E. BRENNAN
1,000 ACRES
(F.B.C.C.F. NO. 2004102578)

CLINT E. WITTEN AND
SANDRA M. WITTEN
1.00 ACRES
(F.B.C.C.F. NO. 2001086041)

PELOMA JOURNEY MISSIONARY
BAPTIST CHURCH
0.7502 ACRES
(F.B.C.C.F. NO. 2012015773)

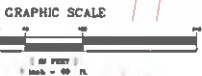
NATHAN C. YOUNG AND WIFE, TERESA GAY YOUNG
REMAINDER OF 48,800 ACRES
(F.B.C.C.F. NO. 9842016)

MOVEL MURTADO AND ALEXANDRA E. DNAS
1,282 ACRES
(F.B.C.C.F. NO. 2004127572)

TERRANCE A. MARTIN
1,008 ACRES
(F.B.C.C.F. NO. 2020040347)

CYNTHIA CASTRO, MARRIED AND
JERRY CASTRO, MARRIED
REMAINDER OF 0.806 ACRES
(F.B.C.C.F. NO. 2003147773)

RESIDUES OF PELOMA JOURNEY
MISSIONARY BAPTIST CHURCH
0.43 ACRES
(F.B.C.C.F. NO. 2011083796)



SUBJECT SITE

SHADED ZONE "X"

9.7981 ACRES
(426,805 SQ. FT.)

NATHAN C. YOUNG AND WIFE, TERESA GAY YOUNG
REMAINDER OF 48,800 ACRES
(F.B.C.C.F. NO. 9842016)

RICHMOND PARKWAY
(WILLIAMS WAY BOULEVARD)
(RANSOM ROAD) (WIDTH VARIES)
(F.B.C.C.F. NO. 2010013924)
(F.B.C.C.F. NO. 2010050009)
(PLAT NO. 20060022, F.B.C.P.R.)

POUNTAINS AT JANE LONG FARM,
SECTION ONE
(PLAT NO. 20060022; F.B.C.P.R.)

JANE H. LONG LEAGUE
ABSTRACT NO. 55

Report Chris Kelly, a Registered Professional Land Surveyor of the State of Texas, hereby certifies that the above and annexed representations are true and correct to the best of his knowledge and belief, and that he is duly qualified to perform the duties of a Professional Surveyor. The Survey is in accordance with the Standards and Specifications for a Category II, Condition I, Survey.

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www.mfkimandcribb.com
TSPS License No. 26877005

STANDARD LAND SURVEY
OF
A 9.7981 ACRE (426,805 SQ. FT.) TRACT OF LAND
IN THE JANE H. LONG LEAGUE
ABSTRACT NO. 55,
CITY OF RICHMOND,
FORT BEND COUNTY, TEXAS

DATE	BY	DATE	BY	DATE	BY
08-04-12	CHRIS KELLY	08-04-12	CHRIS KELLY	08-04-12	CHRIS KELLY

LINE	BEARING	DISTANCE
11	S 24°36'44" W	29.87

GOFFNEY DRIVE
(80' R.O.W.)

FOUNTAIN MIST LANE
(80' R.O.W.)

UNRESTRICTED RESERVE "A"

UNRESTRICTED RESERVE "B"

WILLIAMS WAY CENTER
REPLANT NO. 1
(PLAT NO. 20100298, F.B.C.P.R.)

UNRESTRICTED RESERVE "C"



RICHMOND
EST. TEXAS 1837

PRE-APPLICATION CONFERENCE REQUEST FORM

Planning Department | 600 Morton Street • Richmond, Texas 77469
Phone 281-232-6871 • Fax 281-238-1215

Pre-application conference provides a valuable opportunity to discuss your project with various City of Richmond department representatives.

Pre-application Conference Timings

Every Tuesday: 9:00 a.m., 10:00 a.m., and 11:00 a.m.

Virtual Meeting via Zoom

To reserve your meeting time, please return completed form with Preliminary site plan; a copy of the survey, and/or other relevant attachments:

- **In Person:** Planning Department | 600 Morton Street, Richmond, Texas 77469
- **Email:** planning@richmondtx.gov

Project Description:	A Retail building with Car wash facility Development		
Location: (Address/ Nearest Intersection)	Northeast corner of Williams way and Sansbury Boulevard, Richmond, Texas. Please see attached Maps		
Contact Person:	Golam Mostofa		
Property Owner:	Azim Maknojia		
Email:	gmostofa@midstream-terminal.com		
Phone:	(281) 253-4849		
Attachment Provided:	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Survey	<input type="checkbox"/> Other
Requested Date & Time: (Only Tuesdays available)	1 st Choice: May 16, 11 AM		
	2 nd Choice: May 23, 11 AM		
	3 rd Choice: May 30, 11 AM		
<i>Applications must be submitted a minimum of 7 days prior to the requested meeting date.</i>			

VESTING DISCLAIMER

I understand and agree that a pre-application conference is voluntary and intended to be an informational session only and does not substitute for my own diligence in determining all requirements that may apply to my development. No representation made during a pre-application conference can modify the regulations that apply to my project. Furthermore, I agree that this request and everything that occurs during the pre-application conference, including but without limitation any questions asked or answers given, shall not constitute a formal application for purposes of vesting under the Texas Vesting Statue.

golammostofa

Digitally signed by golammostofa
Date: 2023.05.11 01:43:11
-05'00'

Property Owner/Agent Signature

05/10/2023

Date

RICHMOND SMALL BUSINESS DOWNTOWN MEETING

Wednesday
May 3rd

Morton Lodge
211 Morton St
9:00 am - 10:00 am

Topic of Discussion



Water Infrastructure Improvements Update
to Downtown Area



Update on Trash/Recycling Collection for
Businesses in Downtown



Downtown Parking



Fire Inspection Fee

For more information contact Howard Christian
: hchristian@richmondtx.gov

FREE & OPEN TO THE PUBLIC



RICHMOND
EST. TEXAS 1837

Lease



**DEVELOP
RICHMOND**

EST. TEXAS 1837

301 S 9th St - Fort Bend Office Park



Location: AKA 301 S 9th St
 Hwy 90 @ 9th
 Southwest Outlier Cluster
 Southwest Outlier Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Class C Office

Status: Built 1980, Renov 2006

Stories: 2

RBA: 28,000 SF

Typical Floor: 14,000 SF

Total Avail: 2,000 SF

% Leased: 92.9%

Developer: -
Management: HMH Group, Inc.
Recorded Owner: HMH Group, Inc.

Expenses: 2021 Tax @ \$0.86/sf; 2015 Ops @ \$2.38/sf
Parcel Number: 7395-00-103-0010-901
Parking: 84 Surface Spaces are available; Ratio of 3.82/1,000 SF
Amenities: 24 Hour Access, Signage, Storage Space

Floor	SF Avail	Floor Contlg	Bldg Contlg	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	500	500	500	Withheld	Vacant	1-10 yrs	Direct
P 1st	500	500	1,500	Withheld	Vacant	1-10 yrs	Direct
P 2nd	500	1,000	1,500	Withheld	Vacant	1-10 yrs	Direct
P 2nd	500	1,000	1,500	Withheld	Vacant	1-10 yrs	Direct

200 S 10th St



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Class C Office/Medical**

Status: **Built 1990**

Stories: **1**

RBA: **4,498 SF**

Typical Floor: **4,200 SF**

Total Avail: **1,467 SF**

% Leased: **100%**

Developer: -

Management: -

Recorded Owner: **Tu Property Management Llc**

Expenses: **2021 Tax @ \$1.58/sf**

Parcel Number: **7395-00-116-0080-901**

Parking: **14 Surface Spaces are available; Ratio of 3.33/1,000 SF**

Amenities: **Accent Lighting, Air Conditioning, Central Heating, Conferencing Facility, Property Manager on Site, Reception, Security System, Wi-Fi**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	133 - 270	270	270	Withheld	TBD	TBD	Sublet
P 1st / Suite 1	166	166	166	Withheld	TBD	TBD	Sublet
P 1st / Suite 10	138	138	138	Withheld	TBD	TBD	Sublet
P 1st / Suite 11	136	136	136	Withheld	TBD	TBD	Sublet
P 1st / Suite 2	142	142	142	Withheld	TBD	TBD	Sublet
P 1st / Suite 3	133	133	133	Withheld	TBD	TBD	Sublet
P 1st / Suite 4	150	150	150	Withheld	TBD	TBD	Sublet
P 1st / Suite 5	195	195	195	Withheld	TBD	TBD	Sublet
P 1st / Suite 9	137	137	137	Withheld	TBD	TBD	Sublet

515 Austin St



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Class C Office/Office/Residential**

Status: **Built 1955, Renov 2008**

Stories: **2**

RBA: **1,792 SF**

Typical Floor: **896 SF**

Total Avail: **1,792 SF**

% Leased: **100%**

Developer: -
 Management: -
 Recorded Owner: **Mahmood Hakimi**

Expenses: **2021 Tax @ \$2.70/sf**
 Parcel Number: **7395-00-040-0120-901**
 Parking: **7 Surface Spaces are available; Ratio of 3.91/1,000 SF**
 Amenities: **Air Conditioning, Central Heating, Natural Light, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,392	1,392	1,392	\$22.77/mnn	30 Days	Negotiable	Direct
P 2nd	400	400	400	Withheld	30 Days	Negotiable	Direct

1646 Blaisdale Rd - Blaisdale Business Park



Location: **Southwest Corridor Ind Cluster
Sugar Land Ind Submarket
Fort Bend County
Richmond, TX 77406**

Building Type: **Class B Warehouse**

Status: **Built 2005**
Tenancy: **Multiple Tenant**

Land Area: **1.91 AC**
Stories: **1**
RBA: **13,750 SF**

Total Avail: **2,500 SF**
% Leased: **81.8%**

Management: -
Recorded Owner: **Westport Holding Texas LP**

Ceiling Height: -
Column Spacing: -
Drive Ins: **11 - 10'0" w x 12'0" h**
Loading Docks: **None**
Power: **100a**

Crane: **None**
Rail Line: **None**
Cross Docks: -
Const Mat: **Metal**
Utilities: **Sewer - Septic Field**

Expenses: **2021 Tax @ \$1.48/sf**
Parcel Number: **0062-00-032-0090-901**
Parking: **25 Surface Spaces are available; Ratio of 1.81/1,000 SF**

Floor	SF Avail	Bldg Contlg	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 1600-1800	2,500	2,500	\$11.50/nnn	Vacant	1-3 yrs	Direct

1125 Crabb River Rd - Building A - River Gate Center



Location: Building A
 Southwest Ret Cluster
 Far New Territory Ret Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Retail/Storefront (Strip Center)
Bldg Status: Built 2008
Building Size: 10,040 SF
Typical Floor Size: 10,040 SF
Stories: 1
Land Area: 1.11 AC
Total Avail: 1,300 SF
% Leased: 87.1%
Total Spaces Avail: 1
Smallest Space: 1,300 SF
Bldg Vacant: 1300

Developer: -
Management: -
Recorded Owner: CITY ZEN PROPERTIES LLC

Expenses: 2021 Tax @ \$8.41/sf, 2011 Est Tax @ \$4.82/sf; 2013 Est
 Ops @ \$8.20/sf
Parcel Number: 2245-02-000-0012-901

Amenities: Drive Thru, Signage
Street Frontage: 704 feet on Crabb River Rd(with 2 curb cuts)
Traffic Count: 0 cars per day on Crabb River Rd
Parking: 80 Surface Spaces are available; Ratio of 7.97/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st/ Suite 120	1,300	1,300	1,300	\$23 00/nnn	Vacant	Negotiable	Direct

1135 Crabb River Rd - Building B - River Gate Center



Location: Building B
 Southwest Ret Cluster
 Far New Territory Ret Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Retail/Storefront (Strip Center)
Bldg Status: Built 2008
Building Size: 8,902 SF
Typical Floor Size: 8,902 SF
Stories: 1
Land Area: 1.11 AC
Total Avail: 2,077 SF
% Leased: 76.7%
Total Spaces Avail: 1
Smallest Space: 2,077 SF
Bldg Vacant: 2077

Developer: -
Management: -
Recorded Owner: CITY ZEN PROPERTIES LLC
Expenses: 2021 Tax @ \$9.49/sf, 2011 Est Tax @ \$6.14/sf; 2013 Est Ops @ \$2.94/sf
Parcel Number: 2245-02-000-0012-901

Amenities: 24 Hour Access, Air Conditioning, Energy Performance Rating - B, Signage, Tenant Controlled HVAC
Street Frontage: 735 feet on Crabb River Rd
 318 feet on Sansbury Blvd
Traffic Count: 0 cars per day on Crabb River Rd; 0 cars per day on Sansbury Blvd
Parking: 133 Surface Spaces are available; Ratio of 10.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st/ Suite 100	2,077	2,077	2,077	Withheld	Vacant	Negotiable	Direct

5250 FM 1640 Rd



Location: Southwest Ret Cluster
 Far Southwest Ret Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Retail/Bank
Bldg Status: Built 2001
Building Size: 6,541 SF
Typical Floor Size: 6,541 SF
Stories: 1
Land Area: 1 AC
Total Avail: 6,541 SF
% Leased: 0%
Total Spaces Avail: 1
Smallest Space: 6,541 SF
Bldg Vacant: 6541

Developer: -
Management: -
Recorded Owner: 5250 FM1640 Interests, LTD
Expenses: 2021 Tax @ \$7.79/sf
Parcel Number: 0055-00-000-0676-901

Amenities: Banking, Drive Thru, Pylon Sign, Signage, Storage Space, Tenant Controlled HVAC
Street Frontage: 243 feet on Farm to Market Road 1640(with 1 curb cut)
 243 feet on Farm to Market Road 2218(with 1 curb cut)
Traffic Count: 0 cars per day on Farm to Market Road 1640
Parking: 26 Surface Spaces are available; Ratio of 3.97/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,541	6,541	6,541	\$22 00/nnn	Vacant	5-10 yrs	Direct

5400 Fm 1640 Rd - Brazos Square



Location: **Brazos Square**
Southwest Ret Cluster
Far Southwest Ret Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Retail/Freestanding**
 Bldg Status: **Built 2000**
 Building Size: **21,932 SF**
 Typical Floor Size: **21,932 SF**
 Stories: **1**
 Land Area: **2.56 AC**
 Total Avail: **21,932 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **10,300 SF**
 Bldg Vacant: **21932**

Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2021 Tax @ \$2.89/sf**

Parcel Number: **0055-00-000-0490-901**

Loading Docks: -

Ceiling Height: **24'**

Street Frontage: **153 feet on FM 1640**

Parking: **132 Surface Spaces are available; Ratio of 6.02/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	10,300 - 21,932	21,932	21,932	\$12.00/mnn	Vacant	Negotiable	Direct

1117 FM 359 - The Plaza at Rio Vista



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Building Type: **Class B Office**

Developer: -
 Management: -
 Recorded Owner: **Westminster Farms**

Status: **Built 2007**
 Stories: **2**
 RBA: **20,000 SF**
 Typical Floor: **10,000 SF**
 Total Avail: **2,133 SF**
 % Leased: **89.3%**

Expenses: **2021 Tax @ \$2.68/sf**
 Parcel Number: **0042-00-000-0084-901**
 Parking: **Ratio of 5.70/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SFYr + Svs	Occupancy	Term	Type
P 1st	825	825	825	\$30 00/fs	Vacant	2-10 yrs	Direct
P 2nd	1,308	1,308	1,308	\$30 00/fs	Vacant	2-10 yrs	Direct

503 FM 359 Rd - River's Edge Court



Location: FM 359 @ Rivers Trace Dr
 Southwest Ret Cluster
 Far Southwest Ret Submarket
 Fort Bend County
 Richmond, TX 77406

Building Type: Retail(Strip Center)
Bldg Status: Built 2007
Building Size: 17,674 SF
Typical Floor Size: 17,674 SF
Stories: 1
Land Area: 1.99 AC
Total Avail: 2,757 SF
% Leased: 84.4%
Total Spaces Avail: 2
Smallest Space: 1,256 SF
Bldg Vacant: 2757

Developer: -
Management: -
Recorded Owner: Mafrige Ronald P Gst Trust
Expenses: 2018 Tax @ \$0.28/sf; 2012 Ops @ \$7.27/sf

Parcel Number: 0042-00-000-0385-901

Street Frontage: 599 feet on Fm-359 Rd(with 1 curb cut)

Parking: 97 free Surface Spaces are available; Ratio of 5.50/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 160	1,256	1,256	1,256	\$19.20/nnn	Vacant	3-5 yrs	Direct
P 1st / Suite 180	1,501	1,501	1,501	\$20.00/nnn	Vacant	1-5 yrs	Direct

1531 Fm 359 Rd - Jones Creek Shopping Plaza



Location: **Jones Creek Shopping Plaza**
Southwest Ret Cluster
Far Southwest Ret Submarket
Fort Bend County
Richmond, TX

Building Type: **Retail**
 Bldg Status: **Built 2019**
 Building Size: **30,040 SF**
 Typical Floor Size: **30,040 SF**
 Stories: **1**
 Land Area: **3.60 AC**
 Total Avail: **1,595 SF**
 % Leased: **94.7%**
 Total Spaces Avail: **1**
 Smallest Space: **1,595 SF**
 Bldg Vacant: **1595**

Developer: **Sehar Investment Group**
 Management: **-**
 Recorded Owner: **Sehar Investment Group Llc**
 Expenses: **2017 Tax @ \$0.24/sf**

Parcel Number: **0042-00-000-0122-901**
 CAM: **\$23.00**

Amenities: **Signage, Storage Space**
 Parking: **Ratio of 0.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 500	1,595	1,595	1,595	\$21 00/nnn	Vacant	3-10 yrs	New

2035 Fm 359 Rd - Pecan Grove Crossing



Location: Southwest Ret Cluster
Far Southwest Ret Submarket
Fort Bend County
Richmond, TX 77406

Building Type: Retail/Freestanding (Strip Center)
Bldg Status: Built 2004
Building Size: 15,000 SF
Typical Floor Size: 15,000 SF
Stories: 1
Land Area: 1.65 AC
Total Avail: 2,929 SF
% Leased: 80.5%
Total Spaces Avail: 2
Smallest Space: 1,000 SF
Bldg Vacant: 7039

Developer: -
Management: Satya, Inc.
Recorded Owner: Loretta Apts Llc
Expenses: 2021 Tax @ \$4.10/sf; 2011 Ops @ \$4.29/sf
Parcel Number: 6536-01-000-0011-901

Amenities: 24 Hour Access, Banking, Drive Thru, Signage, Signalized Intersection
Street Frontage: 140 feet on FM 359(with 3 curb cuts)
Parking: 80 Surface Spaces are available; Ratio of 5.33/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000	1,000	1,000	\$17.00/nnn	Vacant	5-10 yrs	Direct
P 1st / Suite K	1,929	1,929	1,929	\$17.00/nnn	Vacant	5 yrs	New

6115 FM 762 Rd - 762 Business Park



Location: **Southwest Corridor Ind Cluster
Southwest Far Ind Submarket
Fort Bend County
Richmond, TX 77469**

Building Type: **Class B Warehouse**
Status: **Built 2011**
Tenancy: **Multiple Tenant**

Land Area: **1.70 AC**
Stories: **1**
RBA: **17,500 SF**

Management: -
Recorded Owner: **Westport Holding Texas LP**

Total Avail: **2,500 SF**
% Leased: **85.7%**

Ceiling Height: -
Column Spacing: -
Drive Ins: **7 - 10'0" w x 12'0" h**
Loading Docks: **None**
Power: -

Crane: **None**
Rail Line: **None**
Cross Docks: -
Const Mat: **Metal**
Utilities: -

Expenses: **2021 Tax @ \$1.06/sf; 2017 Combined Est Tax/Ops @ \$0.13/sf**
Parcel Number: **0049-00-000-0360-901**
Parking: **Ratio of 0.00/1,000 SF**
Amenities: **Air Conditioning, Signage**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 1100	1,250	1,250	\$13.00/nnn	Vacant	1 yr	Direct
P 1st / Suite 800	1,250	1,250	\$13.50/nnn	Vacant	1 yr	Direct

901 E Highway 90A



Location: **Southwest Ret Cluster**
Far Southwest Ret Submarket
Fort Bend County
Richmond, TX 77406

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 2005**
 Building Size: **11,176 SF**
 Typical Floor Size: **11,176 SF**
 Stories: **1**
 Land Area: **1.40 AC**
 Total Avail: **2,115 SF**
 % Leased: **81.1%**
 Total Spaces Avail: **1**
 Smallest Space: **2,115 SF**
 Bldg Vacant: **2115**

Developer: -
 Management: -
 Recorded Owner: **Houston Shining Baby Llc**
 Expenses: **2021 Tax @ \$2.92/sf**
 Parcel Number: **6186-02-000-0110-901**

Street Frontage: **89 feet on Highway 90A**
 Parking: **Ratio of 0.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 103	2,115	2,115	2,115	\$18.00/nnn	Vacant	Negotiable	Direct

1100 Jackson St



Location: Southwest Ret Cluster
Far Southwest Ret Submarket
Fort Bend County
Richmond, TX 77469

Building Type: Retail/Freestanding
Bldg Status: Under Renovation, delivers Aug 2023
Building Size: 10,379 SF
Typical Floor Size: 3,078 SF
Stories: 2
Land Area: 1.28 AC
Total Avail: 9,700 SF
% Leased: 100%
Total Spaces Avail: 2
Smallest Space: 3,700 SF
Bldg Vacant: -

Developer: -
Management: -
Recorded Owner: County Of Fort Bend
Expenses: 2021 Tax @ \$1.23/sf
Parcel Number: 7135-00-015-0002-901

Amenities: Air Conditioning, Corner Lot, Drive Thru, Freeway Visibility, Signage, Signalized Intersection

Street Frontage: 225 feet on Jackson St
275 feet on Thompson

Parking: Ratio of 12.33/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,000	6,000	6,000	Withheld	30 Days	Negotiable	Direct
P 1st	3,700	3,700	3,700	Withheld	30 Days	Negotiable	Direct

1500 Jackson St - Richmond Crossing



Location: Richmond Crossing
 Southwest Ret Cluster
 Far Southwest Ret Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Retail
Bldg Status: Built 2006
Building Size: 16,064 SF
Typical Floor Size: 16,064 SF
Stories: 1
Land Area: 2.35 AC
Total Avail: 2,646 SF
% Leased: 100%
Total Spaces Avail: 1
Smallest Space: 1,200 SF
Bldg Vacant: -

Developer: -
Management: -
Recorded Owner: Chenonceau Holdings LLC
Expenses: 2021 Tax @ \$4.06/sf
Parcel Number: 1740-02-013-0001-901

Street Frontage: 295 feet on Jackson
Parking: 80 Surface Spaces are available; Ratio of 5.45/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 1st / Suite 100	1,200 - 2,646	2,646	2,646	\$16.50/mnn	TBD	1-5 yrs	Direct

1601 Liberty St - Center for Women's Health



Location: **Center for Women's Health**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Class C Office/Medical**

Status: **Built 1958**

Stories: **1**

RBA: **5,946 SF**

Typical Floor: **5,946 SF**

Total Avail: **5,946 SF**

% Leased: **0%**

Developer: -
 Management: -
 Recorded Owner: **Bfft Equity Investments LLC**

Expenses: **2021 Tax @ \$1.64/sf**
 Parcel Number: **1740-02-012-0000-901**
 Parking: **35 Surface Spaces are available; Ratio of 5.89/1,000 SF**
 Amenities: **Air Conditioning, Central Heating**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,946	5,946	5,946	\$22.60/mnn	Vacant	1-2 yrs	Direct

1601 Main St - Oakbend Professional Building



Location: Oakbend Professional Building
 Southwest Outlier Cluster
 Southwest Outlier Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Class B Office/Medical

Status: Built 1975

Stories: 6

RBA: 91,138 SF

Typical Floor: 15,190 SF

Total Avail: 34,097 SF

% Leased: 62.6%

Developer: -

Management: Avison Young

Recorded Owner: Apex Bank

Expenses: 2023 Tax @ \$2.32/sf; 2023 Ops @ \$8.20/sf, 2012 Est Ops @ \$7.79/sf

Parcel Number: 1740-02-010-0001-901

Parking: Ratio of 0.00/1,000 SF

Amenities: Air Conditioning, Basement, Bio-Tech/ Lab Space, Controlled Access, Property Manager on Site, Reception, Security System, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102	896	2,079	2,079	\$15.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 103	1,183	2,079	2,079	\$15.00/nnn	Vacant	Negotiable	Direct
P 2nd / Suite 201	1,441	1,441	1,441	\$15.00/nnn	Vacant	Negotiable	Direct
P 2nd / Suite 206	1,783	1,783	1,783	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 300	2,022	4,194	4,194	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 305	1,170	3,195	3,195	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 306	2,025	3,195	3,195	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 308	986	4,194	4,194	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 309	1,186	4,194	4,194	\$15.00/nnn	Vacant	Negotiable	Direct
P 4th / Suite 402	1,972	1,972	1,972	\$15.00/nnn	Vacant	Negotiable	Direct
P 4th / Suite 403	648	648	648	\$15.00/nnn	Vacant	Negotiable	Direct
P 4th / Suite 406	1,191	2,381	2,381	\$15.00/nnn	Vacant	Negotiable	Direct

1601 Main St - Oakbend Professional Building(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 407	1,190	2,381	2,381	\$15.00/nnn	Vacant	Negotiable	Direct
P 5th / Suite 500	8,178	9,569	9,569	\$15.00/nnn	Vacant	Negotiable	Direct
P 5th / Suite 501	1,391	9,569	9,569	\$15.00/nnn	Vacant	Negotiable	Direct
P 6th / Suite 603	2,633	6,835	6,835	\$15.00/nnn	Vacant	Negotiable	Direct
P 6th / Suite 604	4,202	6,835	6,835	\$15.00/nnn	Vacant	Negotiable	Direct

NEQ Of FM 762 And Hwy 59/ Hwy - Richmond Town Plaza



Location: Richmond Town Plaza
 Southwest Ret Cluster
 Far Southwest Ret Submarket
 Fort Bend County
 Rosenberg, TX 77471

Building Type: Retail/Storefront (Strip Center)
Bldg Status: Built Sep 2022
Building Size: 17,150 SF
Typical Floor Size: 17,150 SF
Stories: 1
Land Area: 3.25 AC
Total Avail: 1,050 SF
% Leased: 93.9%
Total Spaces Avail: 1
Smallest Space: 1,050 SF
Bldg Vacant: 1050

Developer: -
Management: -
Recorded Owner: Nerium Partners Llc
Expenses: 2021 Tax @ \$0.30/sf
Parcel Number: 0055-00-000-0481-901

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SFYr + Svs	Occupancy	Term	Type
P 1st	1,050	1,050	1,050	Withheld	Vacant	1-10 yrs	New

727 Plantation Dr



Location: **Southwest Corridor Ind Cluster**
Sugar Land Ind Submarket
Fort Bend County
Richmond, TX 77406

Building Type: **Class B Warehouse**

Status: **Built 2010**
 Tenancy: **Multiple Tenant**

Land Area: **3.72 AC**
 Stories: **1**
 RBA: **62,132 SF**

Total Avail: **62,132 SF**
 % Leased: **0%**

Management: **-**
 Recorded Owner: **Wadhvani Holdings. LLC**

Ceiling Height: **30'0"**
 Column Spacing: **-**
 Drive Ins: **2 - 10'0" w x 10'0" h**
 Loading Docks: **None**
 Power: **-**

Crane: **-**
 Rail Line: **-**
 Cross Docks: **-**
 Const Mat: **Reinforced Concrete**
 Utilities: **-**

Expenses: **2021 Tax @ \$1.52/sf**
 Parcel Number: **0062-00-000-8009-907**

Parking: **134 Surface Spaces are available; Ratio of 2.16/1,000 SF**

Amenities: **24 Hour Access, Air Conditioning, Conferencing Facility, Courtyard, Fitness Center, Reception, Restaurant, Signage, Storage Space, Yard**

Floor	SF Avail	Bldg Contlg	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 100	49,071	49,071	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 101	1,742	1,742	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 102	2,470	2,470	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 200	6,457	6,457	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 300	2,418	2,418	Withheld	Vacant	Negotiable	Direct

815-825 Plantation Dr - Plantation Crossing



Location: Southwest Ret Cluster
 Far Southwest Ret Submarket
 Fort Bend County
 Richmond, TX 77406

Building Type: Retail/(Strip Center)
Bldg Status: Built 2003
Building Size: 12,000 SF
Typical Floor Size: 12,000 SF
Stories: 1
Land Area: 2.84 AC
Total Avail: 1,500 SF
% Leased: 87.5%
Total Spaces Avail: 1
Smallest Space: 1,500 SF
Bldg Vacant: 1500

Developer: -
Management: -
Recorded Owner: Plantation Crossing Shopping Center
Expenses: 2021 Tax @ \$4.79/sf
Parcel Number: 0062-00-000-8008-907
CAM: \$7.51

Street Frontage: 510 feet on Plantation Dr
Parking: Ratio of 6.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 120	1,500	1,500	1,500	\$24.00/nnn	Vacant	3-10 yrs	Direct

735 Plantation Dr. Dr



Location: **Southwest Ret Cluster
Far Southwest Ret Submarket
Fort Bend County
Richmond, TX 77406**

Building Type: **Retail**
Bldg Status: **Under Construction, delivers Oct 2023**
Building Size: **34,164 SF**
Typical Floor Size: **34,164 SF**
Stories: **1**
Land Area: **4.61 AC**
Total Avail: **34,164 SF**
% Leased: **0%**
Total Spaces Avail: **8**
Smallest Space: **1,795 SF**
Bldg Vacant: **-**

Developer: -
Management: -
Recorded Owner: **Magnolia H, LLC**
Parcel Number: **0062-00-000-8000-907**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B1	5,380	5,380	5,380	\$24.00/mnn	10/2023	1-15 yrs	Direct
P 1st / Suite B2	5,380	5,380	5,380	\$24.00/mnn	10/2023	1-15 yrs	Direct
P 1st / Suite B3	5,380	5,380	5,380	\$24.00/mnn	10/2023	1-15 yrs	Direct
P 1st / Suite B4	5,380	5,380	5,380	\$24.00/mnn	10/2023	1-15 yrs	Direct
P 1st / Suite B5	4,527	4,527	4,527	\$24.00/mnn	10/2023	1-15 yrs	Direct
P 1st / Suite B6	4,527	4,527	4,527	\$24.00/mnn	10/2023	1-15 yrs	Direct
P 1st / Suite B7	1,795	1,795	1,795	\$24.00/mnn	10/2023	1-15 yrs	Direct
P 1st / Suite B8	1,795	1,795	1,795	\$24.00/mnn	10/2023	1-15 yrs	Direct

5400 Pointe West Cir - Riverpointe Retail Center



Location: Riverpointe Retail Center
 Southwest Ret Cluster
 Far Southwest Ret Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Retail/Storefront Retail/Office (Strip Center)
Bldg Status: Built 2018
Building Size: 10,783 SF
Typical Floor Size: 5,392 SF
Stories: 2
Land Area: 1 AC
Total Avail: 5,533 SF
% Leased: 48.7%
Total Spaces Avail: 2
Smallest Space: 2,153 SF
Bldg Vacant: 5533

Developer: -
Management: -
Recorded Owner: Riverpointe Retail Center LLC
Expenses: 2021 Tax @ \$23.30/sf
Parcel Number: 0049-00-000-0133-901
CAM: \$12.00

Parking: 56 Surface Spaces are available; Ratio of 5.19/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,153	2,153	2,153	Withheld	Vacant	Negotiable	Direct
P 2nd	3,380	3,380	3,380	Withheld	Vacant	Negotiable	Direct

20400 Southwest Fwy



Location: **Southwest Ret Cluster**
Far Southwest Ret Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Retail/(Strip Center)**
 Bldg Status: **Built 2010**
 Building Size: **16,218 SF**
 Typical Floor Size: **16,218 SF**
 Stories: **1**
 Land Area: **1.99 AC**
 Total Avail: **4,234 SF**
 % Leased: **73.9%**
 Total Spaces Avail: **2**
 Smallest Space: **2,002 SF**
 Bldg Vacant: **4234**

Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2021 Tax @ \$8.13/sf**

Parcel Number: **0049-00-000-0132-901**

CAM: **\$14.50**

Amenities: **Monument Signage**

Parking: -

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,232	2,232	2,232	\$30.00/nnn	Vacant	Negotiable	Direct
P 1st	2,002	2,002	2,002	\$30.00/nnn	Vacant	5-10 yrs	Direct

22001 Southwest Freeway - 22001 Southwest Freeway - Williams Way Medic



Location: 22001 Southwest Freeway
 Southwest Outlier Cluster
 Southwest Outlier Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Class B Office/Medical

Status: Built 2010

Stories: 3

RBA: 49,585 SF

Typical Floor: 16,528 SF

Total Avail: 26,567 SF

% Leased: 46.4%

Developer: McShane Development Co.
Management: Oakbend Medical Center
Recorded Owner: Richmond 22001 MP RK6, LLC

Expenses: 2021 Tax @ \$0.14/sf, 2017 Est Tax @ \$4.96/sf; 2017 Ops @ \$6.05/sf
Parcel Number: 0049-00-000-0863-901
Parking: 100 Surface Spaces are available; Ratio of 1.82/1,000 SF
Amenities: Energy Star Labeled

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 100	5,822	5,822	5,822	\$21.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 125	977	977	977	\$21.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 135	3,409	3,409	3,409	\$21.00/nnn	Vacant	Negotiable	New
P 2nd / Suite 210	1,597	1,597	1,597	\$21.00/nnn	Vacant	Negotiable	Direct
P 2nd / Suite 220	4,732	4,732	4,732	\$21.00/nnn	Vacant	Negotiable	New
P 3rd	10,030	10,030	10,030	\$21.00/nnn	Vacant	Negotiable	New

1006 Thompson Rd - Building 100



Location: **Building 100**
AKA 1006 S 11th St
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Class B Office**

Status: **Built 1962, Renov 2007**

Stories: **1**

RBA: **3,017 SF**

Typical Floor: **3,017 SF**

Total Avail: **3,017 SF**

% Leased: **0%**

Developer: -
 Management: **Psg Engineering**
 Recorded Owner: **Pedraza Properties Llc**

Expenses: **2021 Tax @ \$4.75/sf**
 Parcel Number: **8945-01-001-0040-901**
 Parking: **21 free Surface Spaces are available; Ratio of 6.96/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	100 - 3,017	3,017	3,017	Withheld	Vacant	Negotiable	Direct

1006 Thompson Rd - Building 200



Location: Building 200
 Southwest Outlier Cluster
 Southwest Outlier Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Class B Office

Status: Built 2011

Stories: 1

RBA: 1,320 SF

Typical Floor: 1,320 SF

Total Avail: 1,320 SF

% Leased: 0%

Developer: -
Management: -
Recorded Owner: -

Expenses: 2021 Tax @ \$10.85/sf
Parcel Number: 8945-01-001-0040-901
Parking: 21 Surface Spaces are available; Ratio of 10.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,320	1,320	1,320	\$27.69/mnn	Vacant	3-5 yrs	Direct

1517 Thompson Rd - 1517 Thompson Road



Location: **1517 Thompson Road**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Class B Office/Medical**

Status: **Built 2003**
 Stories: **3**
 RBA: **42,551 SF**
 Typical Floor: **14,184 SF**
 Total Avail: **42,551 SF**
 % Leased: **0%**

Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2021 Tax @ \$4.08/sf**
 Parcel Number: **0055-00-000-0570-901**
 Parking: **Ratio of 0.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,000 - 26,463	32,764	42,551	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 102	6,301	32,764	42,551	Withheld	Vacant	Negotiable	Direct
E 2nd	4,933	4,933	42,551	Withheld	Vacant	Negotiable	Direct
E 3rd	4,854	4,854	42,551	Withheld	Vacant	Negotiable	Direct

2018 Thompson Rd - Freestanding Building Thompson Road



Location: Freestanding Building Thompson Road
 Southwest Outlier Cluster
 Southwest Outlier Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Class C Office/Office/Residential

Status: Built 1970
Stories: 1
RBA: 5,180 SF
Typical Floor: 5,180 SF
Total Avail: 5,180 SF
% Leased: 0%

Developer: -
Management: -
Recorded Owner: 2018 Thompson Llc

Expenses: 2021 Tax @ \$1.51/sf, 2020 Est Tax @ \$1.59/sf; 2018 Ops @ \$0.41/sf
Parcel Number: 4785-00-001-0100-901
Parking: Ratio of 0.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	5,180	5,180	5,180	\$12 00/nnn	Vacant	Negotiable	Direct

2201 Thompson Rd - Thompson Plaza



Location: Thompson Plaza
 Southwest Ret Cluster
 Far Southwest Ret Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Retail/Storefront Retail/Office (Strip Center)
Bldg Status: Built 2014
Building Size: 11,000 SF
Typical Floor Size: 10,692 SF
Stories: 1
Land Area: 1.50 AC
Total Avail: 6,512 SF
% Leased: 100%
Total Spaces Avail: 1
Smallest Space: 6,512 SF
Bldg Vacant: -

Developer: -
Management: KEYS & CAPITAL GLOBAL GROUP Brokered by Exp Rep
Recorded Owner: CHANTICOR SERIES LLC
Expenses: 2021 Tax @ \$3.69/sf
Parcel Number: 0055-00-000-0822-901

Amenities: Pylon Sign, Signage
Street Frontage: 41 feet on Thompson Rd(with 1 curb cut)
Parking: 50 Surface Spaces are available; Ratio of 3.27/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st/ Suite 104	6,512	6,512	6,512	\$19.95/nnn	60 Days	Negotiable	Direct

For Sale



**DEVELOP
RICHMOND**
EST. TEXAS 1857

FM 359 @ Del Agua - 1121 FM 359



Location: **1121 FM 359**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: **Commercial, Retail, Bank, Car Wash,
Convenience Store, Day Care Center,
Drug Store, Fast Food, Schools,
Storefront Retail/Office, Strip Center**

Developer: -
Management: -
True Owner: **First Warranty Realty**
Recorded Owner: **River Bend Park**

Zoning: **MSTY**
Density: -
Parcel Size: **1.75 AC**
Lot Dimensions: -
Improvements: **Fence**
On-Site Improv: -

105 S 2nd St



Location: Southwest Ret Cluster
Far Southwest Ret Submarket
Fort Bend County
Richmond, TX 77469

Building Type: Retail
Bldg Status: Built 1950
Building Size: 2,940 SF
Typical Floor Size: 2,940 SF
Stories: 1
Land Area: 0.18 AC
Total Avail: 2,940 SF
% Leased: 0%
Total Spaces Avail: 1
Smallest Space: 2,940 SF
Bldg Vacant: 2940

Developer: -
Management: -
Recorded Owner: Inversiones Seguidores De Cristo Llc
Parcel Number: 7395-00-129-0010-901, 7395-00-129-0011-901, 7395-00-129-0041-901, 7395-00-129-0060-901, 7395-00-129-0070-901

Amenities: Air Conditioning, Fenced Lot, Storage Space

Parking: 12 Surface Spaces are available; Ratio of 4.08/1,000 SF

606 S 11th St



Location: Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: Class C Office

Status: Built 1940

Stories: 1

RBA: 1,144 SF

Typical Floor: 1,144 SF

Total Avail: No Spaces Currently Available

% Leased: 0%

Developer: -

Management: -

Recorded Owner: Yog H4 Management Llc

Expenses: 2021 Tax @ \$2.06/sf

Parcel Number: 8925-00-001-0040-901

Parking: 8 Surface Spaces are available; Ratio of 6.99/1,000 SF

Amenities: Air Conditioning

515 Austin St



Location: Southwest Outlier Cluster
 Southwest Outlier Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Class C Office/Office/Residential

Status: Built 1955, Renov 2008

Stories: 2

RBA: 1,792 SF

Typical Floor: 896 SF

Total Avail: 1,792 SF

% Leased: 100%

Developer: -
Management: -
Recorded Owner: Mahmood Hakimi

Expenses: 2021 Tax @ \$2.70/sf
Parcel Number: 7395-00-040-0120-901
Parking: 7 Surface Spaces are available; Ratio of 3.91/1,000 SF
Amenities: Air Conditioning, Central Heating, Natural Light, Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,392	1,392	1,392	\$22.77/mnn	30 Days	Negotiable	Direct
P 2nd	400	400	400	Withheld	30 Days	Negotiable	Direct

Collins Rd



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: **Commercial**
Zoning: **Commercial**
Density: **-**

Parcel Size: **4.50 AC**
Lot Dimensions: **-**
Improvements: **Inoperable car wash, building, 4+ Acres**
On-Site Improv: **Previously developed lot**

Developer: **-**

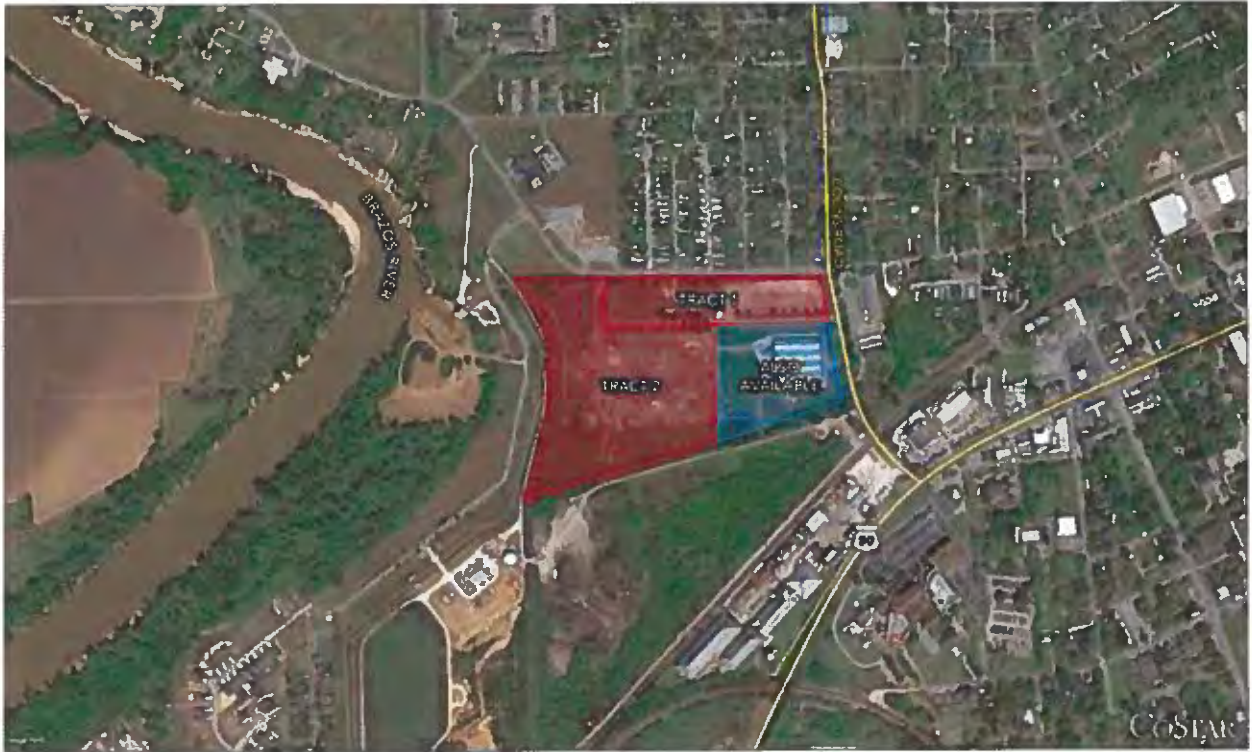
Management: **-**

True Owner: **Baby Kaithamattathil**

Recorded Owner: **-**

Parcel Number: **1740-02-014-0002-901**

126 Collins Rd



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: **Commercial**
Zoning: **Industrial**
Density: **YS**

Parcel Size: **25.03 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: **Union Pacific Railroad Co**

108 Crabb River Rd - 108 Crabb River Road, Richmond, TEXAS 77469



Location: 108 Crabb River Road, Richmond, TEXAS 77469
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Sugar Land, TX 77479

Type: Land
Proposed Use: Commercial, Mixed Use, MultiFamily, Apartment Units, Apartment Units - Senior, Auto Dealership, Community Center, General Freestanding, Health Care, Hold for Development, Industrial Live/Work Unit, Neighborhood Center, Office Park, Planned Unit Development, Religious Facility, Self-Storage, Unknown

Developer: -

Management: B W Development Inc.

True Owner: -

Recorded Owner: Kutra Patsy

Parcel Number: 0049-00-000-0697-901

Zoning: None

Density: -

Parcel Size: 2.81 AC

Lot Dimensions: -

1233 Crabb River Rd - River Gate Center



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Class B Office/(Strip Center)**

Status: **Built 2008**

Stories: **1**

RBA: **5,116 SF**

Typical Floor: **5,116 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -

Management: -

Recorded Owner: **Smith-harrell Properties Llc**

Expenses: **2021 Tax @ \$6.24/sf, 2011 Est Tax @ \$5.27/sf; 2011 Est Ops @ \$3.15/sf**

Parcel Number: **2245-02-000-0015-901**

Parking: **Ratio of 0.00/1,000 SF**

Fairwater Court - ~2.74 Acres, Fairwater Ct., Richmond, TX



Location: ~2.74 Acres, Fairwater Ct., Richmond, TX
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: Land
Proposed Use: -
Zoning: -
Density: -

Parcel Size: 2.74 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Raw land

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 0061-00-000-0148-901

00 Farmers - 3.97 AC Farmers Rd



Location: 3.97 AC Farmers Rd
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: Land
Proposed Use: Commercial, MultiFamily, Apartment Units, Hold for Development, Hold for Investment, Single Family Development, Single Family Residence

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Zoning: Raw Land
Density: -
Parcel Size: 3.97 AC
Lot Dimensions: -
Improvements: Storage Building
On-Site Improv: Raw land

Parcel Number: 0062-00-000-0415-907, 0062-00-000-0417-907

5250 FM 1640 Rd



Location: **Southwest Ret Cluster
Far Southwest Ret Submarket
Fort Bend County
Richmond, TX 77469**

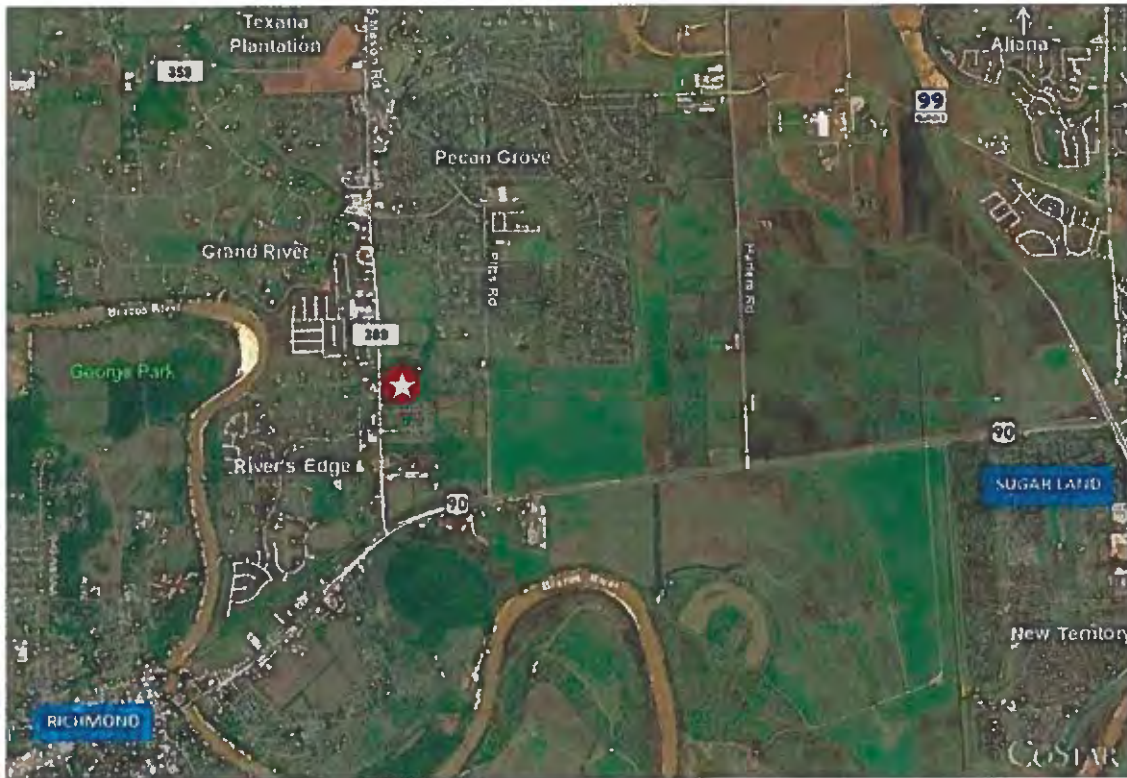
Building Type: **Retail/Bank**
Bldg Status: **Built 2001**
Building Size: **6,541 SF**
Typical Floor Size: **6,541 SF**
Stories: **1**
Land Area: **1 AC**
Total Avail: **6,541 SF**
% Leased: **0%**
Total Spaces Avail: **1**
Smallest Space: **6,541 SF**
Bldg Vacant: **6541**

Developer: -
Management: -
Recorded Owner: **5250 FM1640 Interests, LTD**
Expenses: **2021 Tax @ \$7.79/sf**
Parcel Number: **0055-00-000-0676-901**

Amenities: **Banking, Drive Thru, Pylon Sign, Signage, Storage Space, Tenant Controlled HVAC**
Street Frontage: **243 feet on Farm to Market Road 1640(with 1 curb cut)
243 feet on Farm to Market Road 2218(with 1 curb cut)**
Traffic Count: **0 cars per day on Farm to Market Road 1640**
Parking: **26 Surface Spaces are available; Ratio of 3.97/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	6,541	6,541	6,541	\$22.00/mnn	Vacant	5-10 yrs	Direct

FM 359 - 25.16 AC FM 359 near HWY 90A



Location: 25.16 AC FM 359 near HWY 90A
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: Land
Proposed Use: Commercial, Retail, Office, Mixed Use
Zoning: No Restrictions
Density: No Restrictions

Parcel Size: 25.16 AC
Lot Dimensions: -
Improvements: Barns, no contributory value
On-Site Improv: Raw land

Developer: -
Management: -
True Owner: -
Recorded Owner: Hail Eustice A II

Parcel Number: 0062-00-000-0471-901, 0062-00-000-0472-901

1211 FM 359



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

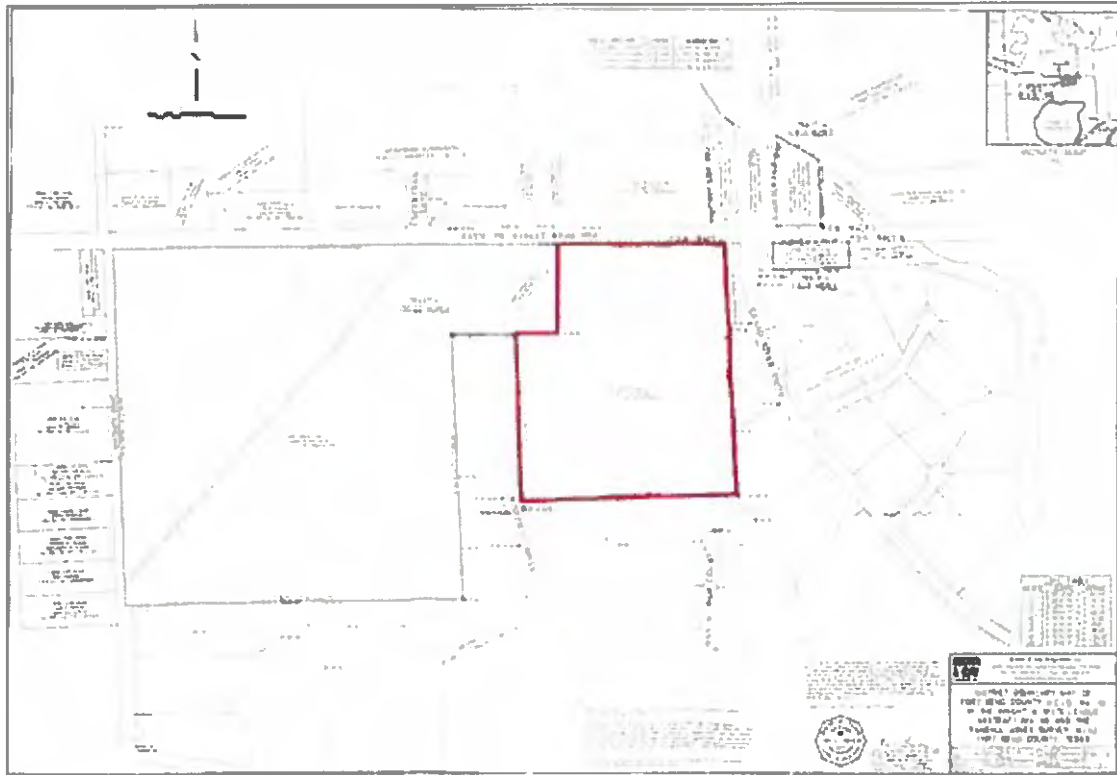
Type: **Land**
Proposed Use: **Commercial, Retail, Office, MultiFamily, Apartment Units, Fast Food**

Zoning: -
Density: -

Developer: -
Management: -
True Owner: **Seguin Assets**
Recorded Owner: **Petrosewicz Enterprises Ltd**

Parcel Size: **1 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

FM 359 Rd - 42 AC for Development



Location: 42 AC for Development
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: Land
Proposed Use: Commercial, Industrial, Retail, Office,
Mixed Use, MultiFamily, Single Family
Development

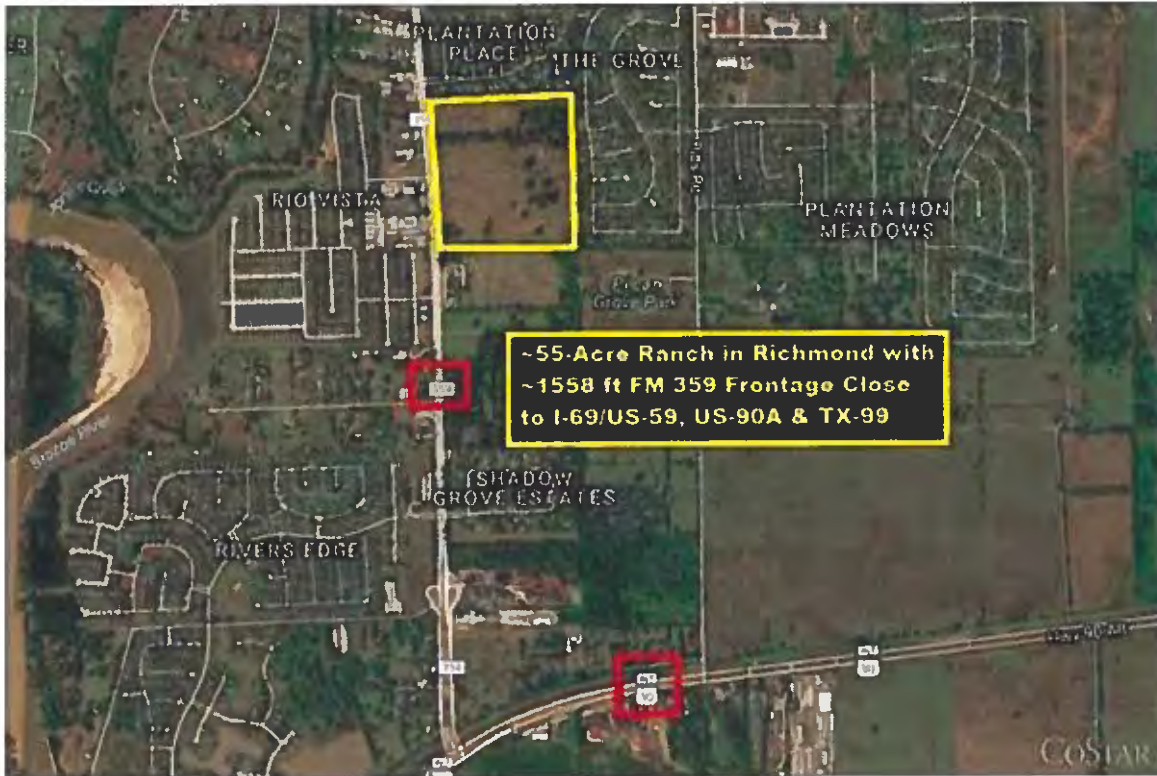
Zoning: -
Density: -

Parcel Size: 42 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Raw land

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 0046-00-000-0727-901

1202 FM 359 Rd - 21.57 Acres



Location: 21.57 Acres
AKA 1006 FM 359 Rd
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: Land
Proposed Use: Commercial, Retail, Office, Mixed Use,
MultiFamily, Apartment Units - Condo,
Apartment Units - Senior, Apartment
Units - Subsdzd, Hold for Development,
Hold for Investment, Office Park, Open
Space, Single Family Development,
Storefront Retail/Office, Storefrnt
Retail/Residntl, Agricultural

Developer: -

Management: -

True Owner: -

Recorded Owner: -

Zoning: Unrestricted

Density: -

Parcel Number: 0062-00-000-0010-901, 0062-00-000-0012-901

Parcel Size: 21.57 AC

Lot Dimensions: -

Improvements: -

1231 FM 359 Rd



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: **Land**
Proposed Use: -
Zoning: -
Density: -

Parcel Size: **0.97 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

3700 FM 359 Rd



Location: SE of FM 359 & McCrary Rd.
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: **Land**
Proposed Use: **Retail, Mixed Use, Storefront
Retail/Office, Strip Center, Warehouse**
Zoning: -
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: **5.89 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: **Raw land**

3724 FM 359 Rd - 20.351 Acres in Richmond, TX



Image Coming Soon

Location: 20.351 Acres in Richmond, TX
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

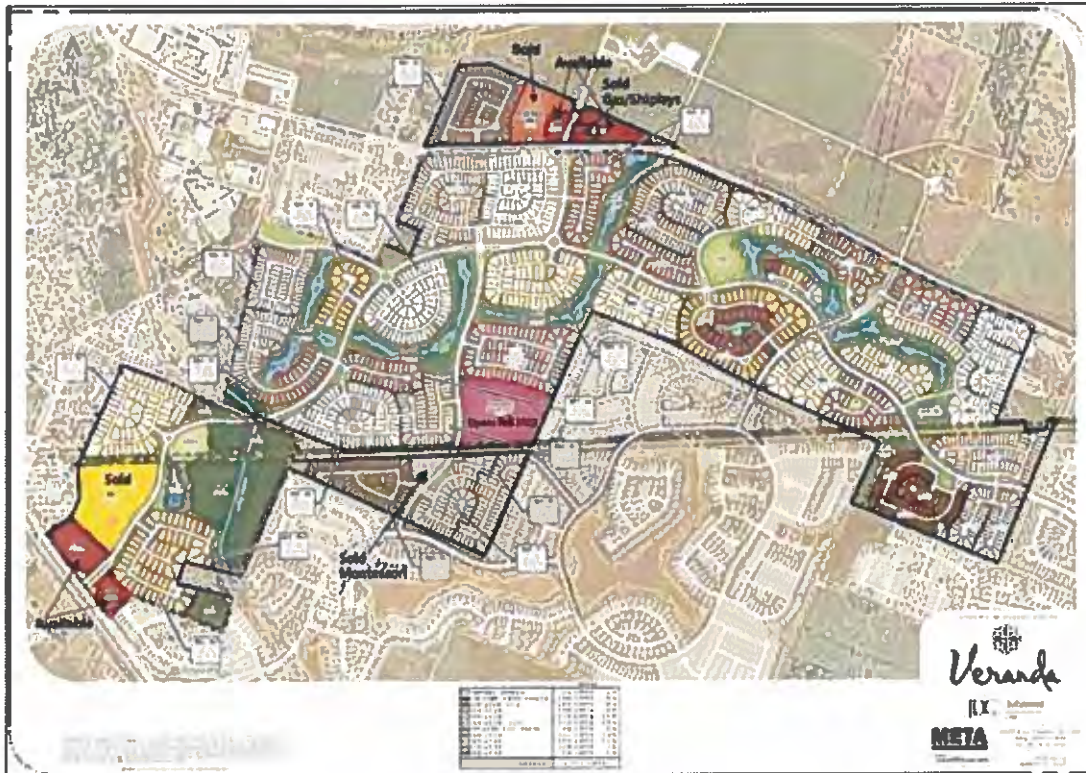
Type: Land
Proposed Use: -
Zoning: -
Density: -

Parcel Size: 20.35 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 0046-00-000-0571-901, 0046-00-000-0572-901, 0046-00-000-0573-901, 0046-00-000-0574-901, 0046-00-000-0575-901, 0046-00-000-0577-901

23014 Henderson Row Dr - Veranda



Location: **Veranda**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: **Commercial**
Zoning: **Commercial**
Density: -

Parcel Size: **39.50 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: **Raw land**

Developer: -
Management: -
True Owner: -
Recorded Owner: -

0 Highway 59 - Williams Ranch Land



Location: **Williams Ranch Land**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: **Commercial, Retail, Office, Apartment**
Units

Zoning: -
Density: -

Parcel Size: **18.22 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **0055-00-000-0624-901**

0 E Highway 90 A



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: **Commercial, Retail, Office, Mixed Use**
Zoning: -
Density: -

Parcel Size: **1.50 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: **Raw land**

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **6186-03-000-0160-901**

741 E Highway 90A

**FOR SALE
OR LEASE**

FREESTANDING RESTAURANT W/ DRIVE THRU
HIGHWAY 90 ALT @ MANDOLA FARMS DR
RICHMOND, TEXAS

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

Location: **Southwest Ret Cluster**
Far Southwest Ret Submarket
Fort Bend County
Richmond, TX 77406

Developer: -
Management: -
Recorded Owner: -

Building Type: **Retail**
Bldg Status: **Built 2008**
Building Size: **1,722 SF**
Typical Floor Size: **1,722 SF**
Stories: **1**
Land Area: **1.46 AC**
Total Avail: **1,722 SF**
% Leased: **0%**
Total Spaces Avail: **1**
Smallest Space: **1,722 SF**
Bldg Vacant: **1722**

Amenities: **Drive Thru, Restaurant**

Street Frontage: **120 feet on Alt 90(with 1 curb cut)**

Parking: **21 Surface Spaces are available; Ratio of 12.20/1,000 SF**

HWY 59



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: -
Zoning: -
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: **7.62 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

0 Hwy 90 Alt - Richmond Landing - Lot "U"



Location: Richmond Landing - Lot "U"
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: Land
Proposed Use: Auto Repair, Fast Food, Restaurant, Warehouse
Zoning: Commercial
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 1.63 AC
Lot Dimensions: -
Improvements: Recently Thinned
On-Site Improv: Raw land

90 Hwy Spur 10 - 43 acres on the corner of Spur 10 and 90



Location: 43 acres on the corner of Spur 10 and 90
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: Land
Proposed Use: Commercial, Industrial, Distribution,
Hold for Development, Warehouse
Zoning: -
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 43 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

1601 Main St - Oakbend Professional Building



Location: **Oakbend Professional Building**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Class B Office/Medical**

Status: **Built 1975**

Stories: **6**

RBA: **91,138 SF**

Typical Floor: **15,190 SF**

Total Avail: **34,097 SF**

% Leased: **62.6%**

Developer: **-**

Management: **Avison Young**

Recorded Owner: **Apex Bank**

Expenses: **2023 Tax @ \$2.32/sf; 2023 Ops @ \$8.20/sf, 2012 Est Ops @ \$7.79/sf**

Parcel Number: **1740-02-010-0001-901**

Parking: **Ratio of 0.00/1,000 SF**

Amenities: **Air Conditioning, Basement, Bio-Tech/ Lab Space, Controlled Access, Property Manager on Site, Reception, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102	896	2,079	2,079	\$15.00/nnn	Vacant	Negotiable	Direct
P 1st / Suite 103	1,183	2,079	2,079	\$15.00/nnn	Vacant	Negotiable	Direct
P 2nd / Suite 201	1,441	1,441	1,441	\$15.00/nnn	Vacant	Negotiable	Direct
P 2nd / Suite 206	1,783	1,783	1,783	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 300	2,022	4,194	4,194	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 305	1,170	3,195	3,195	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 306	2,025	3,195	3,195	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 308	988	4,194	4,194	\$15.00/nnn	Vacant	Negotiable	Direct
P 3rd / Suite 309	1,186	4,194	4,194	\$15.00/nnn	Vacant	Negotiable	Direct
P 4th / Suite 402	1,972	1,972	1,972	\$15.00/nnn	Vacant	Negotiable	Direct
P 4th / Suite 403	648	648	648	\$15.00/nnn	Vacant	Negotiable	Direct
P 4th / Suite 406	1,191	2,381	2,381	\$15.00/nnn	Vacant	Negotiable	Direct

1601 Main St - Oakbend Professional Building(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 4th / Suite 407	1,190	2,381	2,381	\$15.00/nnn	Vacant	Negotiable	Direct
P 5th / Suite 500	8,178	9,569	9,569	\$15.00/nnn	Vacant	Negotiable	Direct
P 5th / Suite 501	1,391	9,569	9,569	\$15.00/nnn	Vacant	Negotiable	Direct
P 6th / Suite 603	2,633	6,835	6,835	\$15.00/nnn	Vacant	Negotiable	Direct
P 6th / Suite 604	4,202	6,835	6,835	\$15.00/nnn	Vacant	Negotiable	Direct

907 Morton St - The Manor House of Richmond



Location: The Manor House of Richmond
Southwest Corridor Ind Cluster
Sugar Land Ind Submarket
Fort Bend County
Richmond, TX 77469

Building Type: Class B Flex
Status: Built 1929, Renov 2008
Tenancy: Single Tenant

Land Area: 0.78 AC
Stories: 2
RBA: 7,185 SF

Total Avail: No Spaces Currently Available
% Leased: 0%

Management: -
Recorded Owner: Gregory Events LLC

Ceiling Height: -
Column Spacing: -
Drive Ins: -
Loading Docks: -
Power: -

Crane: -
Rail Line: -
Cross Docks: -
Const Mat: -
Utilities: -

Expenses: 2021 Tax @ \$2.86/sf
Parcel Number: 7395-00-115-0070-901

Amenities: Air Conditioning, Balcony, Basement, Conferencing Facility, Courtyard, Fireplace, Hardwood Floors, Kitchen, Partitioned Offices, Reception, Restaurant, Yard

Payne Ln & FM 762 - Tract I



Location: **Tract I**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: **Commercial, Retail, Office**
Zoning: **C**
Density: **-**

Parcel Size: **2.38 AC**
Lot Dimensions: **-**
Improvements: **-**
On-Site Improv: **Raw land**

Developer: **-**
Management: **-**
True Owner: **Group 1 Automotive**
Recorded Owner: **Group 1 Automotive**

Parcel Number: **0049-00-000-0310-901**

727 Plantation Dr



Location: Southwest Corridor Ind Cluster
 Sugar Land Ind Submarket
 Fort Bend County
 Richmond, TX 77406

Building Type: Class B Warehouse

Status: Built 2010
 Tenancy: Multiple Tenant

Land Area: 3.72 AC
 Stories: 1
 RBA: 62,132 SF

Total Avail: 62,132 SF
 % Leased: 0%

Management: -
 Recorded Owner: Wadhvani Holdings, LLC

Ceiling Height: 30'0"
 Column Spacing: -
 Drive Ins: 2 - 10'0"w x 10'0"h
 Loading Docks: None
 Power: -

Crane: -
 Rail Line: -
 Cross Docks: -
 Const Mat: Reinforced Concrete
 Utilities: -

Expenses: 2021 Tax @ \$1.52/sf
 Parcel Number: 0062-00-000-8009-907

Parking: 134 Surface Spaces are available; Ratio of 2.16/1,000 SF

Amenities: 24 Hour Access, Air Conditioning, Conferencing Facility, Courtyard, Fitness Center, Reception, Restaurant, Signage, Storage Space, Yard

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 100	49,071	49,071	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 101	1,742	1,742	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 102	2,470	2,470	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 200	6,457	6,457	Withheld	Vacant	Negotiable	Direct
P 1st / Suite 300	2,418	2,418	Withheld	Vacant	Negotiable	Direct

0 Precinct Line Rd - Unrestricted - 1 Acres - Richmond TX



Location: Unrestricted - 1 Acres - Richmond TX
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: Land
Proposed Use: Industrial, Office, Auto Repair, Industrial
Live/Work Unit, Retail Warehouse,
Agribusiness

Zoning: Unrestricted
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 1 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Raw land

2222 Pultar Rd - 2222 Pultar Rd.



Location: **2222 Pultar Rd.**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: **Pasture/Ranch**
Zoning: -
Density: -

Parcel Size: **25 AC**
Lot Dimensions: -
Improvements: **House, Shop, Barn**
On-Site Improv: **Raw land**

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **0047-00-000-0021-901**

911 Richmond



Location: Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: Class C Office

Status: Built 1910, Renov 1990

Stories: 2

RBA: 2,658 SF

Typical Floor: 1,329 SF

Total Avail: No Spaces Currently Available

% Leased: 0%

Developer: -
Management: -
Recorded Owner: -

Parcel Number: 0055-00-000-0030-901

Parking: Ratio of 0.00/1,000 SF

Riverwood @ Rivers Edge Drive - 1.55 Acres, Riverwood Drive, Richmond, TX



Location: **1.55 Acres, Riverwood Drive, Richmond, TX**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: -
Zoning: **X**
Density: -

Parcel Size: **1.55 AC**
Lot Dimensions: -
Improvements: **None**
On-Site Improv: **Raw land**

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **0061-00-000-0149-901**

0 Sansbury Blvd



Location: Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type Land
Proposed Use: Commercial
Zoning -
Density -

Parcel Size: 1.02 AC
Lot Dimensions -
Improvements -
On-Site Improv -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: 2245-02-000-0016-901

Southwest Freeway



Location: Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: Land
Proposed Use: -
Zoning: -
Density: -

Parcel Size: 2.30 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

1006 Thompson Rd - Building 100



Location: **Building 100**
AKA 1006 S 11th St
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Class B Office**

Status: **Built 1962, Renov 2007**

Stories: **1**

RBA: **3,017 SF**

Typical Floor: **3,017 SF**

Total Avail: **3,017 SF**

% Leased: **0%**

Developer: **-**

Management: **Psg Engineering**

Recorded Owner: **Pedraza Properties Llc**

Expenses: **2021 Tax @ \$4.75/sf**

Parcel Number: **8945-01-001-0040-901**

Parking: **21 free Surface Spaces are available; Ratio of 6.96/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	100 - 3,017	3,017	3,017	Withheld	Vacant	Negotiable	Direct

1006 Thompson Rd - Building 200



Location: **Building 200**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: **Class B Office**

Status: **Built 2011**

Stories: **1**

RBA: **1,320 SF**

Typical Floor: **1,320 SF**

Total Avail: **1,320 SF**

% Leased: **0%**

Developer: -
 Management: -
 Recorded Owner: -

Expenses: **2021 Tax @ \$10.85/sf**
 Parcel Number: **8945-01-001-0040-901**
 Parking: **21 Surface Spaces are available; Ratio of 10.00/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,320	1,320	1,320	\$27.69/nnn	Vacant	3-5 yrs	Direct

1330 Thompson Rd



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: **Office Park**
Zoning: **Suburban Commercial (SC)**
Density: **-**

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: **1.27 AC**
Lot Dimensions: **-**
Improvements: **None - Lot Only**
On-Site Improv: **Raw land**

Parcel Number: **6189-00-001-0030-901**

2018 Thompson Rd - Freestanding Building Thompson Road



Location: Freestanding Building Thompson Road
 Southwest Outlier Cluster
 Southwest Outlier Submarket
 Fort Bend County
 Richmond, TX 77469

Building Type: Class C Office/Office/Residential

Status: Built 1970

Stories: 1

RBA: 5,180 SF

Typical Floor: 5,180 SF

Total Avail: 5,180 SF

% Leased: 0%

Developer: -
Management: -
Recorded Owner: 2018 Thompson Llc

Expenses: 2021 Tax @ \$1.51/sf, 2020 Est Tax @ \$1.59/sf; 2018 Ops @ \$0.41/sf
Parcel Number: 4785-00-001-0100-901
Parking: Ratio of 0.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
P 1st	5,180	5,180	5,180	\$12 00/nnn	Vacant	Negotiable	Direct

2119 Thompson Rd - Day Care/school



Location: Day Care/school
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Building Type: Class C Office/Office Live/Work Unit

Status: Built 1979

Stories: 1

RBA: 7,209 SF

Typical Floor: 7,209 SF

Total Avail: No Spaces Currently Available

% Leased: 100%

Developer: -
Management: -
Recorded Owner: -

Expenses: 2021 Tax @ \$1.00/sf
Parcel Number: 0055-00-000-0207-901
Parking: 8 Surface Spaces are available; Ratio of 1.11/1,000 SF
Amenities: Air Conditioning, Day Care

700 Timothy Ln



Location: **Southwest Outlier Cluster**
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: **Land**
Proposed Use: **Commercial, Mixed Use, Hold for**
Development, Single Family
Development, Single Family Residence

Zoning: -
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: **12.36 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Parcel Number: **0062-00-000-0500-907, 0062-00-000-0506-907**

N US HWY 90A Hwy - Reserve "X" and "Y"



Location: Reserve "X" and "Y"
Richmond Landing
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77406

Type: Land
Proposed Use: Commercial, Mixed Use, Self-Storage
Zoning: None
Density: -

Parcel Size: 3.29 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -

Management: -

True Owner: -

Recorded Owner: Pedraza Properties Llc

Parcel Number: 6186-03-000-0220-901, 6186-03-000-0230-901

0 Willaims Way Blvd. - 0 Williams Way Blvd.



Location: **0 Williams Way Blvd.**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: -
Zoning: -
Density: -

Parcel Size: **1.81 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **0049-00-016-0016-901**

00 Williams Way - 00 Williams Way Blvd.



Location: **00 Williams Way Blvd.**
Southwest Outlier Cluster
Southwest Outlier Submarket
Fort Bend County
Richmond, TX 77469

Type: **Land**
Proposed Use: -
Zoning: -
Density: -

Parcel Size: **3.39 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Number: **0049-00-016-0017-901**

7. Review and consider taking action on selecting a firm to create a Marketing Plan.





Development Corporation of
Richmond
AGENDA ITEM COVER MEMO

DATE: June 13, 2023

AGENDA ITEM 7: Review and Consider taking action on selecting a firm to create a Marketing Plan

MINUTES FROM AD HOC COMMITTEE ACTIONS

Ad Hoc Committee Update re: Marketing Plan

Members:

Kit Jones
Tim Jeffcoat
Jerry W. Jones Jr.

Update As of:

4/28/2023

The Ad Hoc Committee submitted their score sheets, and the results are attached. Please review the proposals of the top 3 firms who received the most votes.

The Vote totals list the firms in the following order:

1. Fifth Ring 257
2. Insyteful 256
3. Lou Ham. 251

The proposals are attached to the agenda as supporting documents.

Updated June 1, 2023

Additional Information:

- **Fifth Ring**
 - Is headquartered in Europe, however, have offices in Americas (Houston) and Asia (Singapore).
 - Their proposal cost:
 - Phase 1: \$55,000-\$80,000
 - Phase II: \$100,000
 - Ongoing: \$5,000-10,000 per month
 - Experience with Government and Economic Development: Palisades Dubai, Kuala Lumpur, and Prime Four

- **Insyteful**

- Is a full-service advertising and marketing agency with offices in Dallas, TX, the Tennessee Valley, and Nashville, TN.
 - Their proposal cost:
 - Phase 1: \$95,450
 - Phase II: \$47,000
 - Ongoing: There were no ongoing fees referenced in the proposal.
 - Experience with Government and Economic Development: Charlotte County, Florida, North Florida 14- County Economic Development Partnership, & Lawrenceburg TN.

- **Lou Hammond**

- Is headquartered in New York, however they have offices in Houston, Charleston, Denver, Atlanta, Miami, and Tampa Bay with an extensive network of global partners.
- Their proposal cost:
 - Phase I: \$85,000
 - Experience with Government and Economic Development: Pearland EDC, Houston Space Center, Montgomery, AL, Houston, & Downtown District (Houston)

8. Review and consider taking action on DCR's budget priorities for the upcoming budget year.





Development Corporation of
Richmond
AGENDA ITEM COVER MEMO

DATE: June 13, 2023

AGENDA ITEM 8. Review and consider taking action on DCR's budget priorities for the upcoming budget year.

BACKGROUND:

Terri, Isaias, and I met last week to discuss the budget. We reviewed the previous items the department asked the board to consider in the Fiscal year 2023. This year,

This year my chief priority is to ask this board to support the DCR in securing an Economic Development firm to provide us with a new Strategic Plan. Prioritizing the department's task to the budget would allow the board to provide additional input on what initiatives they would like for the DCR to embark upon for 2024 and beyond.

The last DCR plan was completed in 2016. There have been significant events that may have altered the information we are guided by now. A new plan will be beneficial as the firm gauges the probability of those initiatives' success based on the market and other economic development data. We will look at our previous plans and have the firm streamline a document the board can support as we embark upon the next five years.

Today, as we begin to create a budget for this upcoming fiscal year, we ask the board to guide what priorities they would like to fund for the upcoming year. This will assist staff with a better understanding of what the DCR board sees as a priority.

BOARD DELIBERATION:

We ask the board to review the current Strategic Plan paired with my job description and highlight the areas you would like to prioritize within the 2024 budget.

Where the funding is directed towards will give me an idea of how best to move forward in 2024.

UPDATE:

Isaias and I met to review the proposed budget for 2024. The attached document reflects what I identify as needs for 2024. The Economic Development Coordinator is a carry-over item from the 2022 and 2023 discussions. Last budget session, the coordinator position was placed under the Reserved for Opportunities line item. This position will support the Economic Development Department, including helping to plan and develop economic projects, marketing, and researching information to carry out the current initiatives and the department's future strategic plan.

The coordinator performs highly responsible executive support, project management, and administrative functions for the department. The coordinator would be responsible for the following:

- Greeting and hosting visitors, prospects, and the public during regular business hours. Handling incoming inquiries and requests, including answering phones, managing general contact email, incoming mail, and forwarding mail, messages, and email to appropriate staff.
- Provides administrative support functions and services, including meeting coordination and project support for the department; provides administrative management of sensitive and confidential issues; exercises initiative and considerable independent judgment in performing administrative functions.
- Develops and maintains professional business relationships with clients, brokers, consultants, site selectors, and local, regional, and state partners through personal contact and participation in professional industry-related organizations.
- Assist with and attend all ongoing meetings, including the Development Corporation of Richmond Board of Directors and taskforce meetings, etc., sending email invitations to Board leadership, preparing agendas, information packets, reports, board materials, and recording minutes.
- The primary point of contact for department staff in scheduling offsite group meetings and reserving meeting space offsite; preparing for board meetings and special events, including coordinating with caterers and any AV and equipment needs.
- Responds to inbound Requests for Information (RFI), prepares reports as necessary, and handle follow-up with prospects.
- Responsible for organizing programs and activities and developing programs for small businesses.
- Performs all other duties as assigned.

I recognize that this remains a placeholder on the Reserve for Opportunities; however, I wanted to provide additional information as to why it is essential for the continuity of this department and the capacity to have this level of staff support.

DCR Proposed Budget

Fiscal Year 2024



City of Richmond, Texas

Background

- ▶ **In accordance with Article 7.02 of the DCR bylaws, the DCR board is hereby presented a budget for the upcoming fiscal year, on or before the 15th day of August for review, modification and approval so that the City Commission may include the budget for the Corporation in the budget for the City**



Revenues



City of Richmond, Texas

Sales Tax

Historical Collections & Moving Averages



City of Richmond, Texas

Sales Tax

Collection Type	FY23 Budget	FY23 Projection	FY24 Forecast
Sales Tax Collections	\$7,106,667	\$7,683,000	\$7,910,000
SPA Sales Tax Expense	836,000	887,037	914,000
Net of SPA	6,270,667	6,795,963	6,996,000
GF Budgeted Sales Tax	5,539,000	5,984,009	6,161,000
GF Net Sales Tax	4,703,000	5,096,973	5,247,000
DCR Budgeted Sales Tax	\$1,567,667	\$1,698,991	\$ 1,749,000



Sales Tax

Preparing the Sales Tax Budget

▶ Assumptions

- Sales tax growth with inflation (12% increase from FY23 budget)
 - No budgeted sales tax repayment agreement of ~\$89,612 per month
 - Repayment agreement ends July 1, 2023
- ▶ Budget assumptions may change as new datapoints are collected this year



RICHMOND
EST. TEXAS 1837

City of Richmond, Texas

Interest & Other

- ▶ **Interest**

- **Interest rates have increased significantly and are expected to remain higher for the remainder of the year, but uncertainty remains with the economy and market yields.**

- ▶ **Other**

- **Other funds are typically grants received from CenterPoint Energy**



Expenditures



RICHMOND
EST. **TEXAS** 1837

City of Richmond, Texas

Development Corporation: Base Budget

Description	FY23 Budget	FY24 Proposed	Change
Supplies	\$3,000	\$3,000	\$-
Purchased Services	463,736	465,386	1,650
Transfers Out	945,034	965,214	20,180
Non-Departmental	121,497	117,497	(4,000)
Capital Items/Other	678,503	103,503	(575,000)
Grand Total	\$2,211,770	\$1,654,600	\$(557,170)



City of Richmond, Texas

Development Corporation: Base Adjustments

Description	One-Time	Recurring	Total
N/A	\$-	\$-	\$-
Total Expenditures	\$-	\$-	\$-



Development Corporation: Budget Requests

Description	One-Time	Recurring	Total
Transportation	\$75,000	-	\$75,000
West Fort Bend Management District	40,000	-	40,000
Strategic Plan	60,000	-	60,000
Total Expenditures	\$175,000	-	\$175,000



Development Corporation: Total Requests

Description	One-Time	Recurring	Total
Base Adjustments	\$-	\$(557,170)	\$(557,170)
Budget Requests	175,000	-	175,000
Total Expenditures	\$175,000	\$(557,170)	\$(382,170)



FY24 Budget Summary

Description	FY24 Budget
Revenue	\$1,829,600
Expenditures	1,829,600
Revenues Over/(Under) Expenditures	-
Beginning Fund Balance	5,487,468
Ending Fund Balance	5,487,468
Accrued Taxes	(343,159)
Net Available Fund Balance	\$5,144,309



QUESTIONS?



City of Richmond, Texas

Development Corporation Fund Income Statement

	FY22	FY23	FY23	FY24	FY24	FY24
	Prior Year	Current	Year-End	Base		
	Actuals	Budget	Estimates	Budget	Changes	Annual Budget
Revenue						
Operating						
Sales Tax	2,162,594	1,702,000	1,702,000	1,749,000	-	1,749,000
Interest	514	600	600	75,600	-	75,600
Other	5,610	5,000	5,000	5,000	-	5,000
Operating Total	2,168,718	1,707,600	1,707,600	1,829,600	-	1,829,600
Non-Operating						
Non-Departmental	-	-	-	-	-	-
Other	-	-	-	-	-	-
Non-Operating Total	-	-	-	-	-	-
Revenue Total	2,168,718	1,707,600	1,707,600	1,829,600	-	1,829,600
Expenditure						
Operating						
Supplies	3,480	-	-	3,000	-	3,000
Purchased Services	379,296	375,582	375,582	465,386	100,000	565,386
Capital Items/Other	-	-	-	-	-	-
Operating Total	382,777	375,582	375,582	468,386	100,000	568,386
Non-Operating						
Transfers Out	896,022	944,534	944,534	965,214	-	965,214
Capital Items/Other	1,836,804	640,000	640,000	103,503	75,000	178,503
Non-Departmental	245,132	474,500	474,500	117,497	-	117,497
Non-Operating Total	2,977,958	2,059,034	2,059,034	1,186,214	75,000	1,261,214
Expenditure Total	3,360,735	2,434,616	2,434,616	1,654,600	175,000	1,829,600
Revenues Over/(Under) Expenditures	(1,192,017)	(727,016)	(727,016)	175,000	(175,000)	-
Beginning Fund Balance	7,406,501	6,214,484	6,214,484	5,487,468		5,487,468
Ending Fund Balance	6,214,484	5,487,468	5,487,468	5,662,468		5,487,468
Accrued Taxes	(371,951)	(343,159)	(343,159)	(343,159)		(343,159)
Net Available Fund Balance	5,842,533	5,144,309	5,144,309	5,319,309		5,144,309

9.Future agenda items.



10. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Deliberation Regarding Economic Development Negotiations.

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law), "The Board of Directors may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following section"; Section 551.087, Deliberation Regarding Economic Development Negotiations and Section 551.072, Deliberation Regarding Real Property.

E1. Firehouse

E1. Firehouse

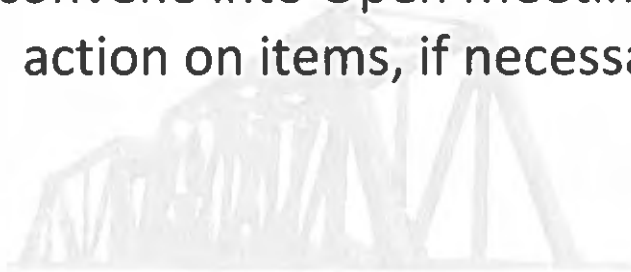


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857 TEXAS 1832

OPEN MEETING

11. Reconvene into Open Meeting, and take action on items, if necessary.



**DEVELOP
RICHMOND**

EST. TEXAS 1832

12. Adjournment



**DEVELOP
RICHMOND**
EST. TEXAS 1837