



MARCEL

THE PLACES THAT BRING US TOGETHER

MARCEL HARVEST GREEN

RICHMOND, TX





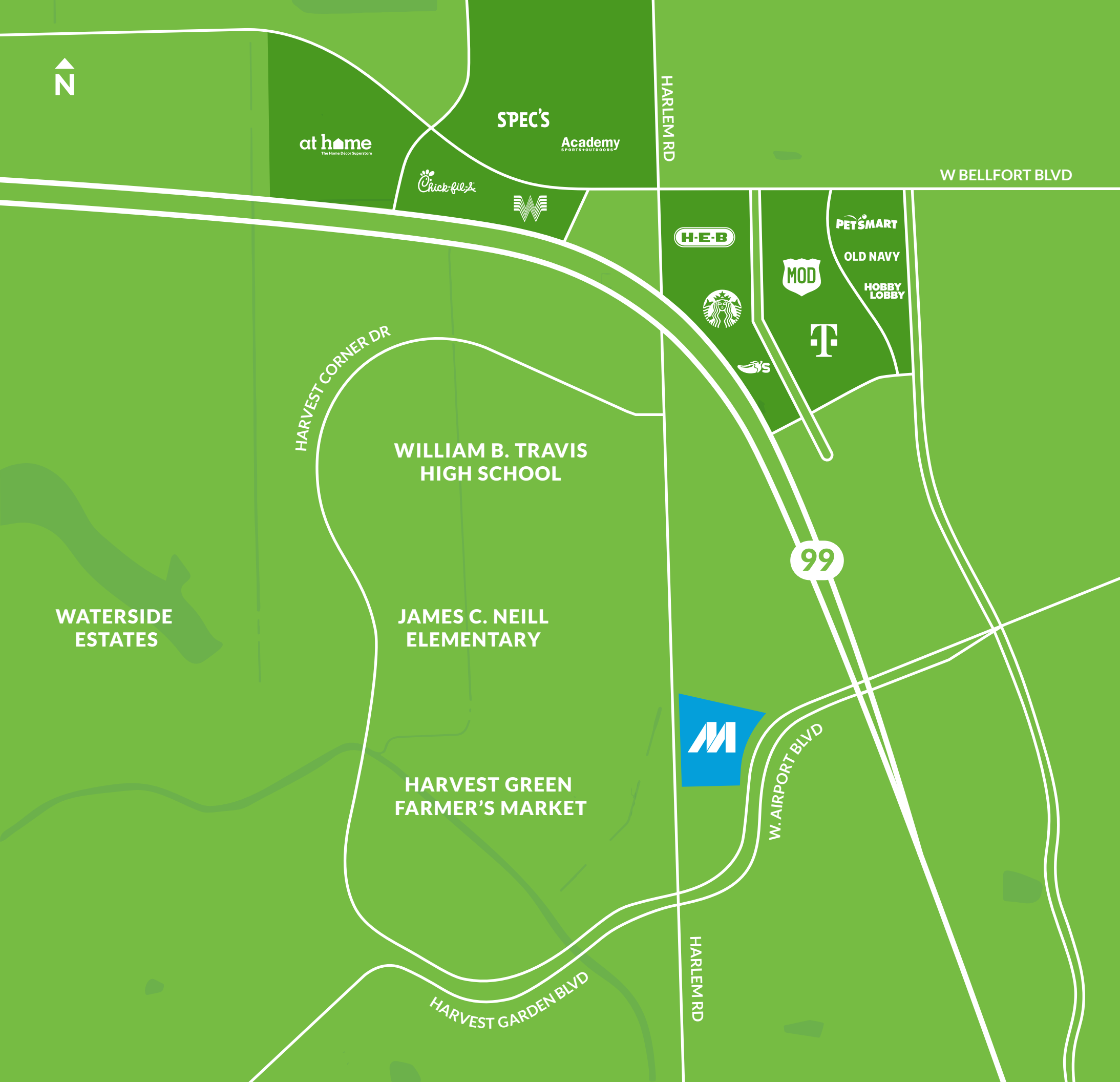
01 WELCOME TO MARCEL HARVEST GREEN

LOCATED IN RICHMOND, TX

Marcel Harvest Green delivers an update on the suburban mixed-use development model, one that integrates creative lifestyle amenities and a fresh take on the community retail experience.

An extension of an award-winning master planned community celebrating community with connectivity to vineyards, farmers markets, hike and bike trails and community farming, this development is regionally connected to over 300 acres of lakes, waterways, greenbelts and parks. A collection of shops and restaurants provides visitors spaces and experiences that flow inside to outside and connect with pristine landscaped spaces that weave together local residential communities. These open-air spaces will host entertainment and special events to foster unique experiences and opportunities for interaction and discovery.

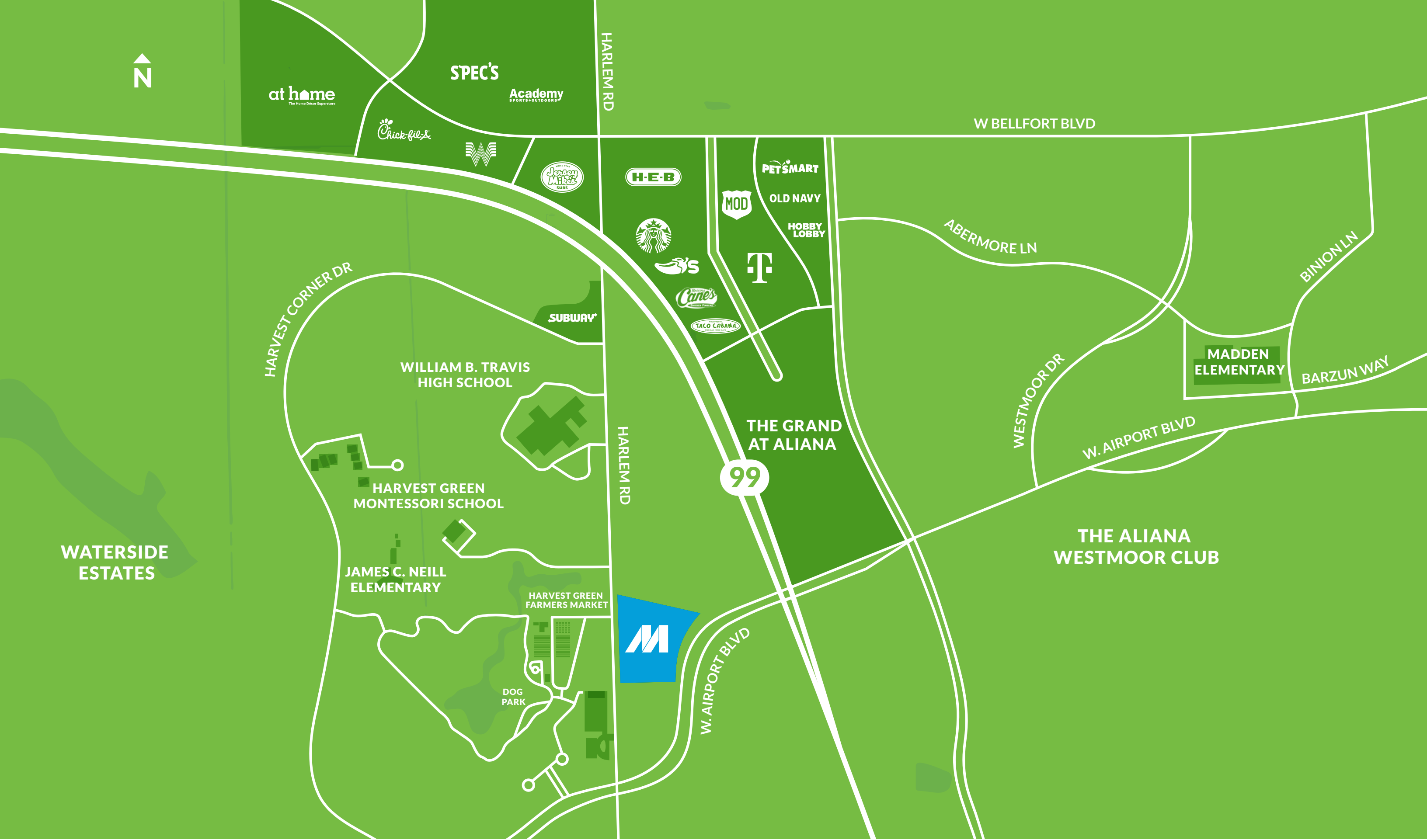
Marcel Harvest Green includes four restaurant and retail sites, to feature community and regional farm-to-table offerings, a multi-story medical office building, and a dedicated building space to house an APEX Executive Suites, a flexible community co-working facility.



Over 200,000 households within 5 miles

Household incomes over \$120,000 within a 1-mile radius

Less than 5 minutes from Katy and Sugar Land

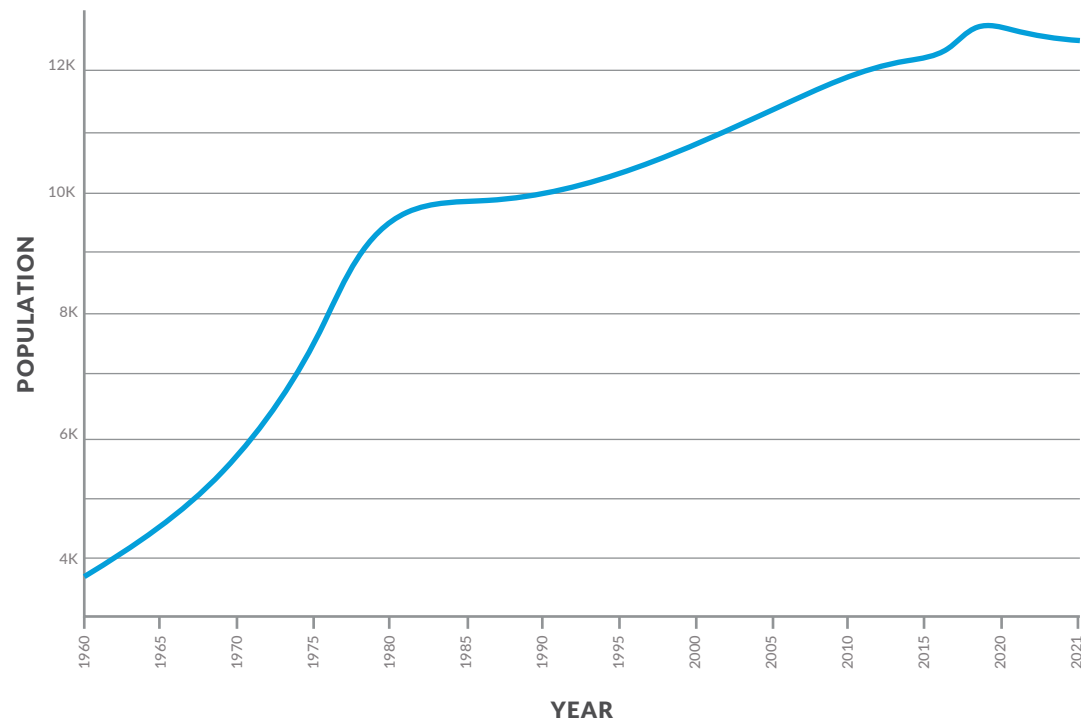




CREATING THE
PLACES THAT BRING
US TOGETHER

2021 POPULATION

12,504



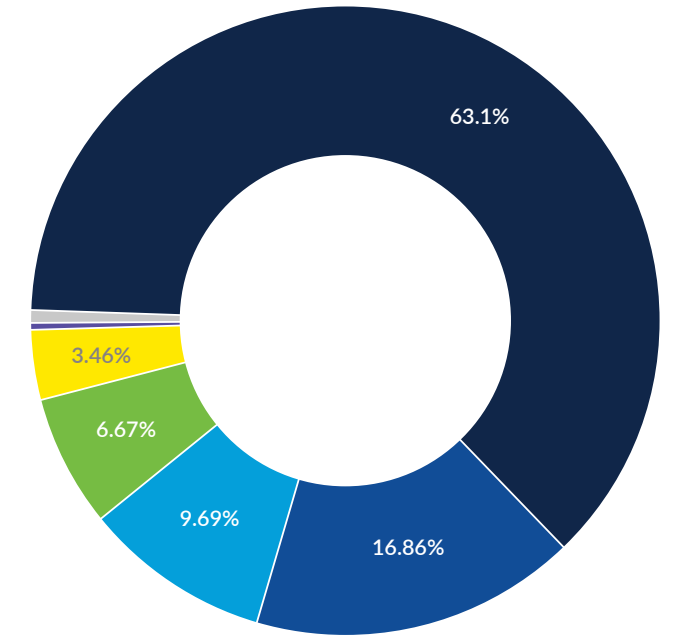
POPULATION BY RACE

POPULATION BY RACE

White	7,980	63.10%
Black	2,132	16.86%
Some Other Race	1,226	9.69%
Asian	843	6.67%
Two or More Races	437	3.46%
American Indian and Alaska Native	16	0.13%
Native Hawaiian & Other Pacific Islander	12	0.09%

POPULATION

PERCENTAGE

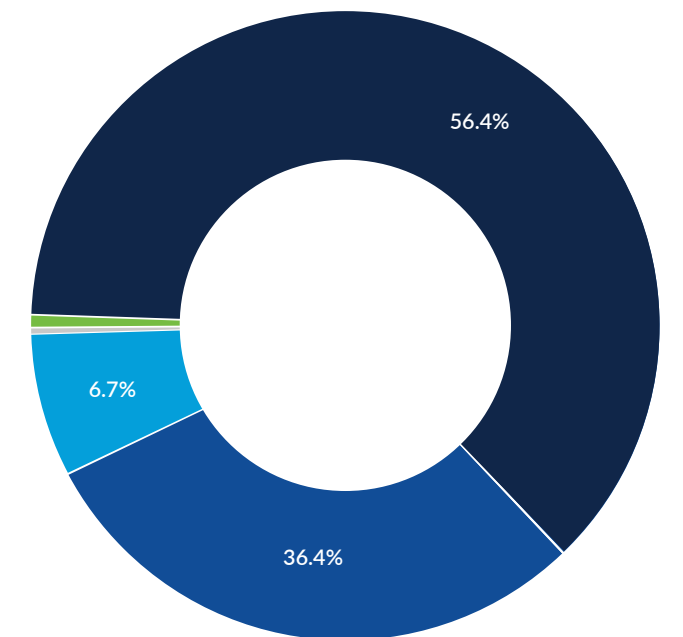


RICHMOND LANGUAGE BY AGE

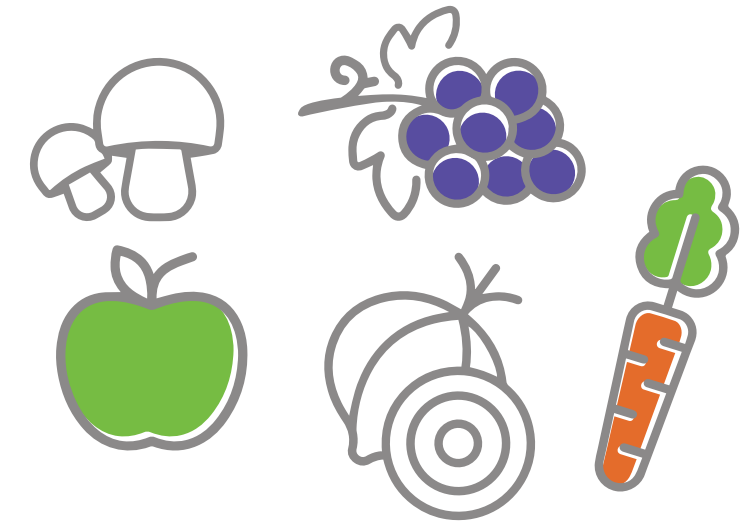
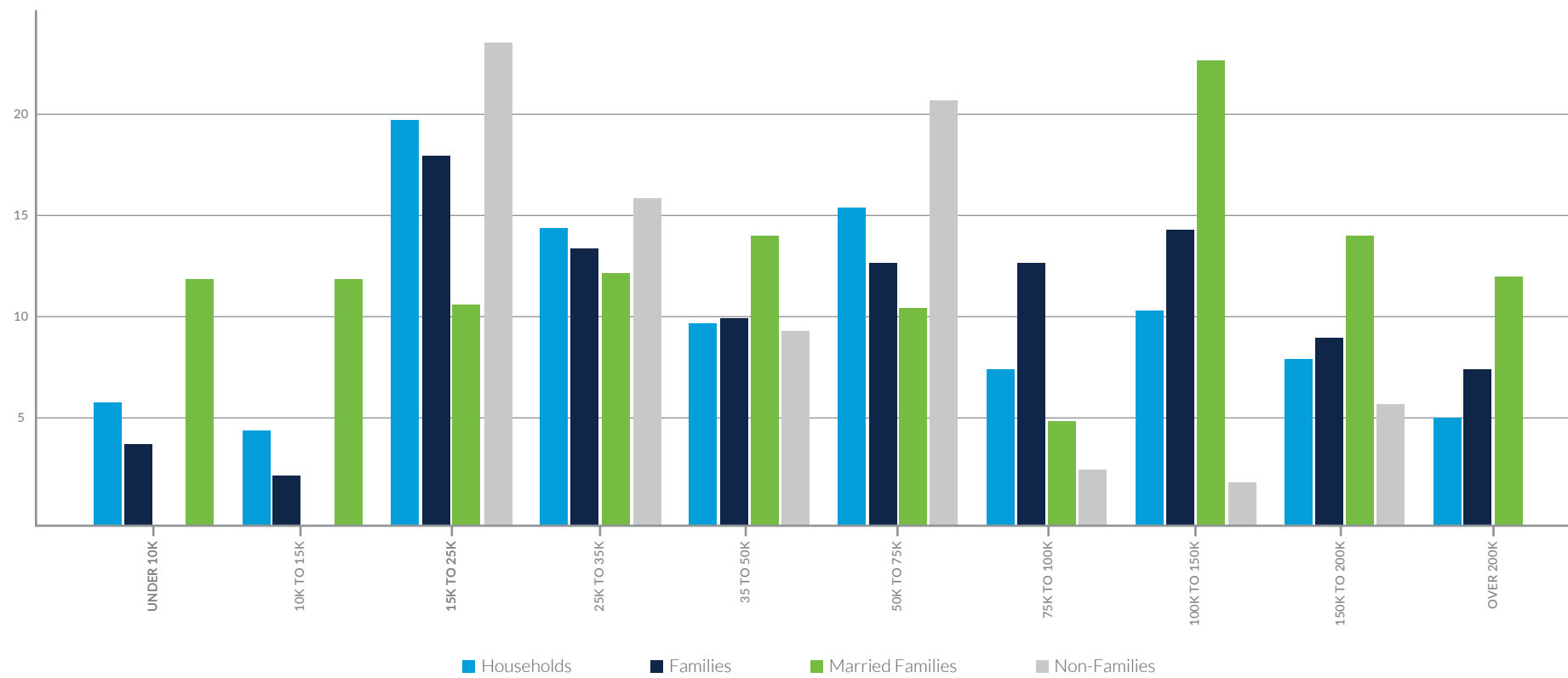
POPULATION BY RACE

Only English	56.4%
Spanish	36.4%
Other Indo-European Language	6.7%
Asian & Other Pacific Island Language	0.2%
Other Language	0.2%

PERCENTAGE



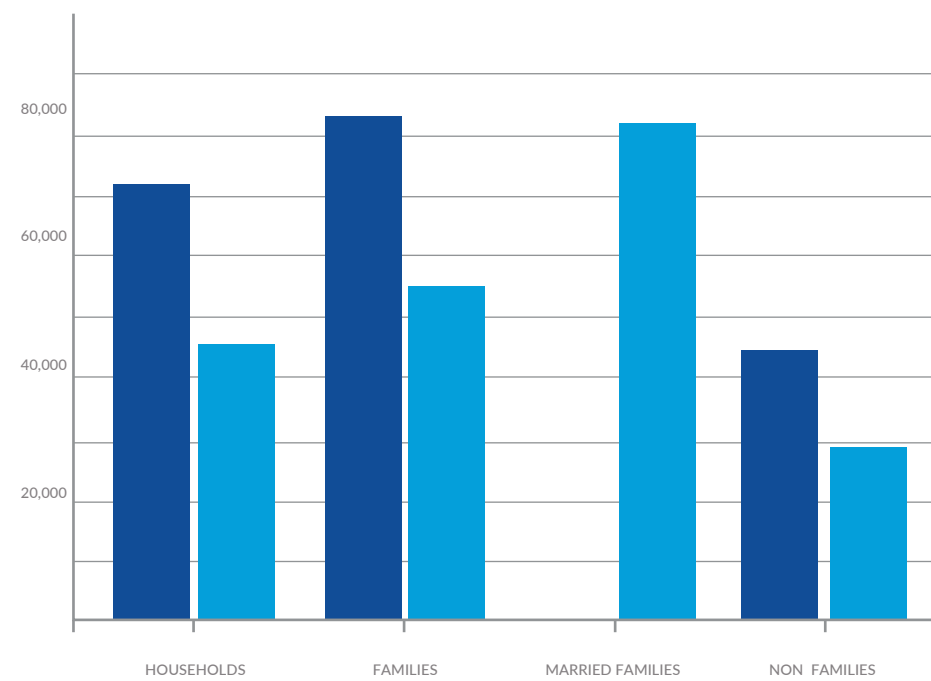
RICHMOND INCOME BY HOUSE TYPE



**IN PROXIMITY TO 12
ARCE WORKING FARM**

RICHMOND INCOME BY HOUSEHOLD TYPE

NAME	MEDIAN	MEAN
Households	\$ 43,071	\$ 67,437
Families	\$ 52,120	\$ 78,660
Married Families	\$ 77,370	-
Non Families	\$ 26,966	\$ 42,141



MEDIAN AGE



33.8
TOTAL



33.9
MALE



33.8
FEMALE

9,584 ADULTS

1,462 WHOM ARE SENIORS

AGE DEPENDENCY

55.7

AGE DEPENDENCY RATIO

18

OLD AGE DEPENDENCY RATIO

37.7

CHILD DEPENDENCY RATIO



PEOPLE AND
PLACES IN
HARMONY.

02 OUR TOWN CENTER



BUILDING/USE	PARKING RATIO	AREA (SF)	PARKING REQ.
A - REST	10	5,856	59
B - REST	10	5,856	59
C - RETAIL	4	12,119	49
D - RETAIL	4	12,091	49
E - RETAIL	4	15,141	61
F - OFFICE	2.5	32,200	81
TOTAL REQUIRED SPACES			358
STANDARD SPACES			476
COMPACT SPACES			6
ADA SPACES			9
TOTAL PARKING PROVIDED			491
TOTAL REQUIRED SPACES			20



ABOUT MARCEL

MARCEL is an innovative small cap commercial real estate (CRE) development firm. We focus on creating unique, transformative experiences in CRE development that improve the quality and richness of retail shopping, business, entertainment, and community living for our customers, partners, and tenants. Our specialty is smaller, neighborhood destination centers that create a transformational experience for the people who visit them.

We create exciting new opportunities with every project. MARCEL always considers the CRE experience through the eyes of the people, families, and communities who shop, work, and live in the spaces that we create.

AT MARCEL, WE BELIEVE IN
THE POWER OF PEOPLE AND
PLACES IN HARMONY.





MARCEL

THE PLACES THAT BRING US TOGETHER

MARCEL HARVEST GREEN RICHMOND, TX

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All information contained is subject to change. Maps may not be drawn to scale, and prices, land, builders and specifications are subject to change without notice. Locations of existing buildings, roads, paths and amenities are approximate and additional facilities not yet shown may be added in the future.

September 2021

