

RICELAND TOWN CENTER

NWC of Eagle Drive and F.M. 565 | Mont Belvieu, TX



NEW MIXED-USE TOWN CENTER IN RICELAND MASTER-PLANNED COMMUNITY

Retail, Office and Restaurant Space Available For Lease

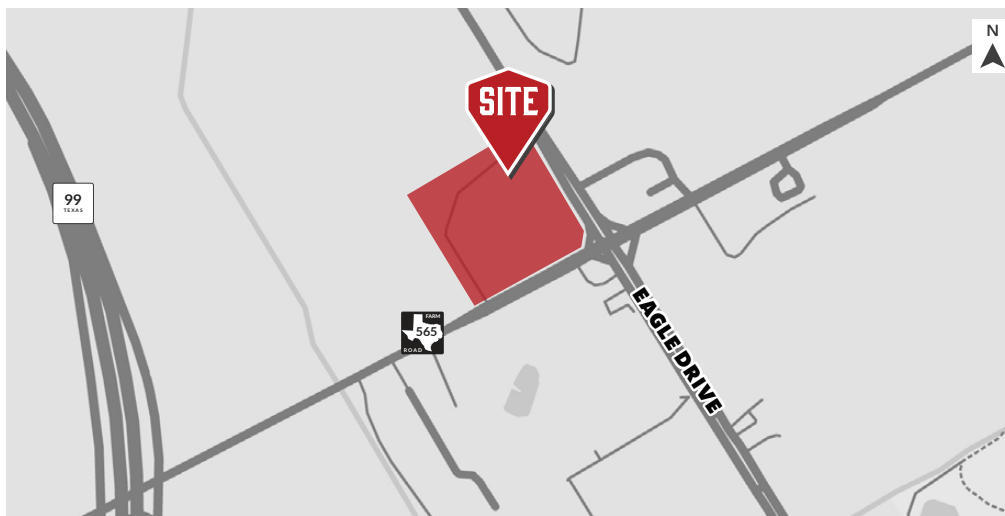
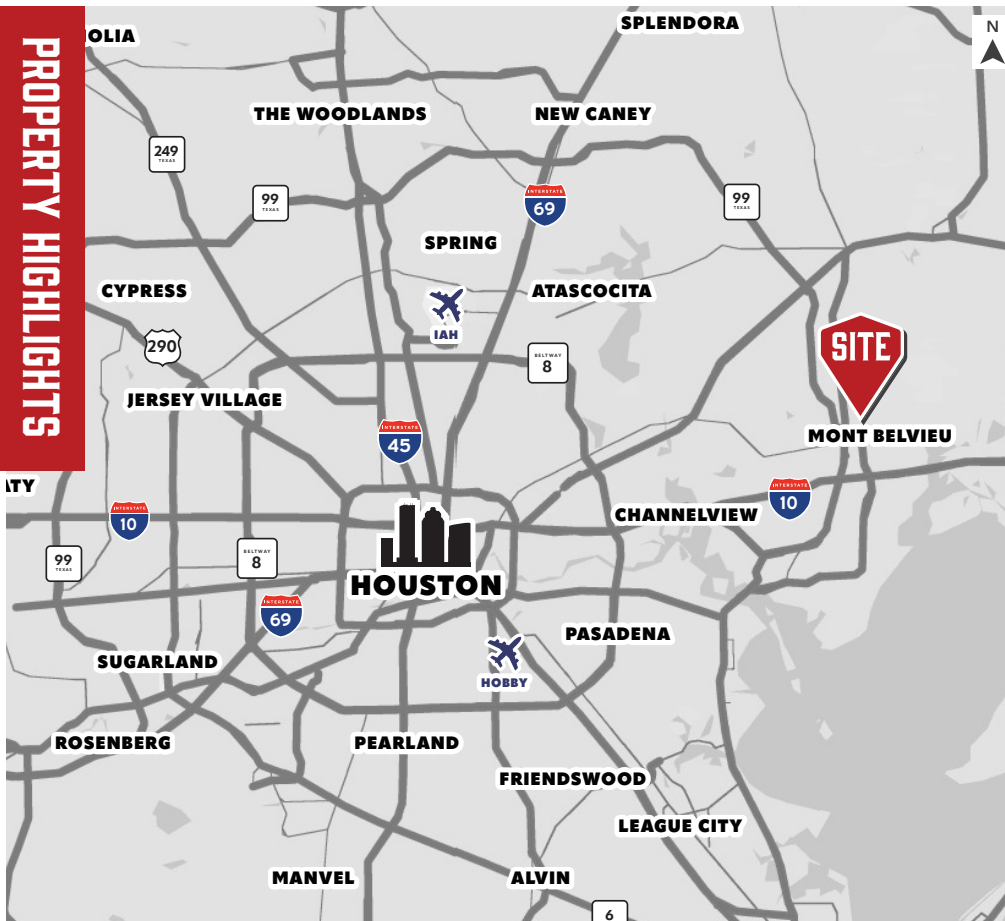


Stephen J. Pheigaru | Managing Partner
stephen@palodurocp.com

Ben DiCecco | Associate - Brokerage
ben@palodurocp.com

Palo Duro Commercial Partners
950 Echo Lane, Suite 330, Houston, TX
281.995.2200 | palodurocp.com

PROPERTY HIGHLIGHTS



RICELAND TOWN CENTER

PROPERTY HIGHLIGHTS

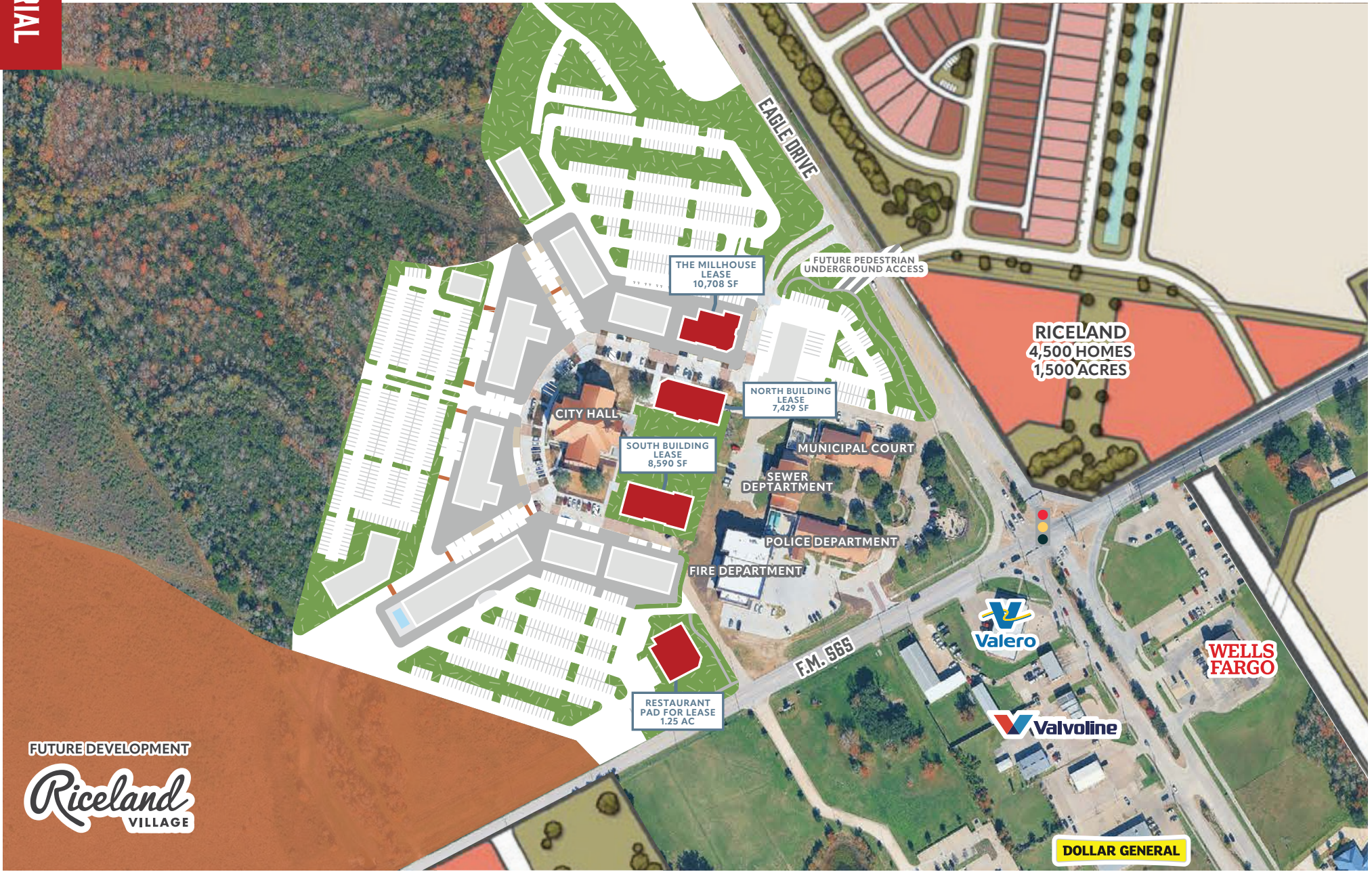
- ±30-acre mixed-use district featuring City Hall, fire station, retail, office, and dining located within the 1,500-acre Riceland master-planned community
- Adjacent to the future planned Riceland Village, the newest mixed-use development coming soon to the market
- Surrounded by new single-family development and future rooftops within Riceland totaling 4,500+ homes
- Designed as the community's central hub for shopping, dining, public green space, and civic uses



DEMOGRAPHIC SNAPSHOT

	1 Mile	5 Miles	7 Miles
2025 Estimated Population	923	13,497	35,687
2030 Projected Population	1,081	15,836	41,883
2025 Est. Average HHI	\$136,116	\$137,181	\$136,876





FUTURE DEVELOPMENT



- AVAILABLE
- PENDING
- FUTURE LEASE
- EXISTING





SPACE AVAILABLE

PHASE I – THE MILLHOUSE (Q3 2026 DELIVERY)

1st Floor

- ±4,378-SF restaurant space
- ±1,309-SF retail space
- ±1,062-SF retail space

2nd Floor

- ±2,500-SF office space
- ±1,459-SF office space

PHASE II – NORTH BUILDING

- ±7,429-SF restaurant space (will subdivide)

PHASE II – SOUTH BUILDING

1st Floor

- ±2,218-SF restaurant space with access to an outdoor patio
- ±3,965-SF restaurant space with access to an outdoor patio

2nd Floor

- ±2,407-SF restaurant space with a ±2,714-SF patio (can be combined with first floor)

FUTURE RETAIL SPACE

- ±1,500 SF - ±11,000 SF

RESTAURANT PAD FOR LEASE

- ±1.25 AC

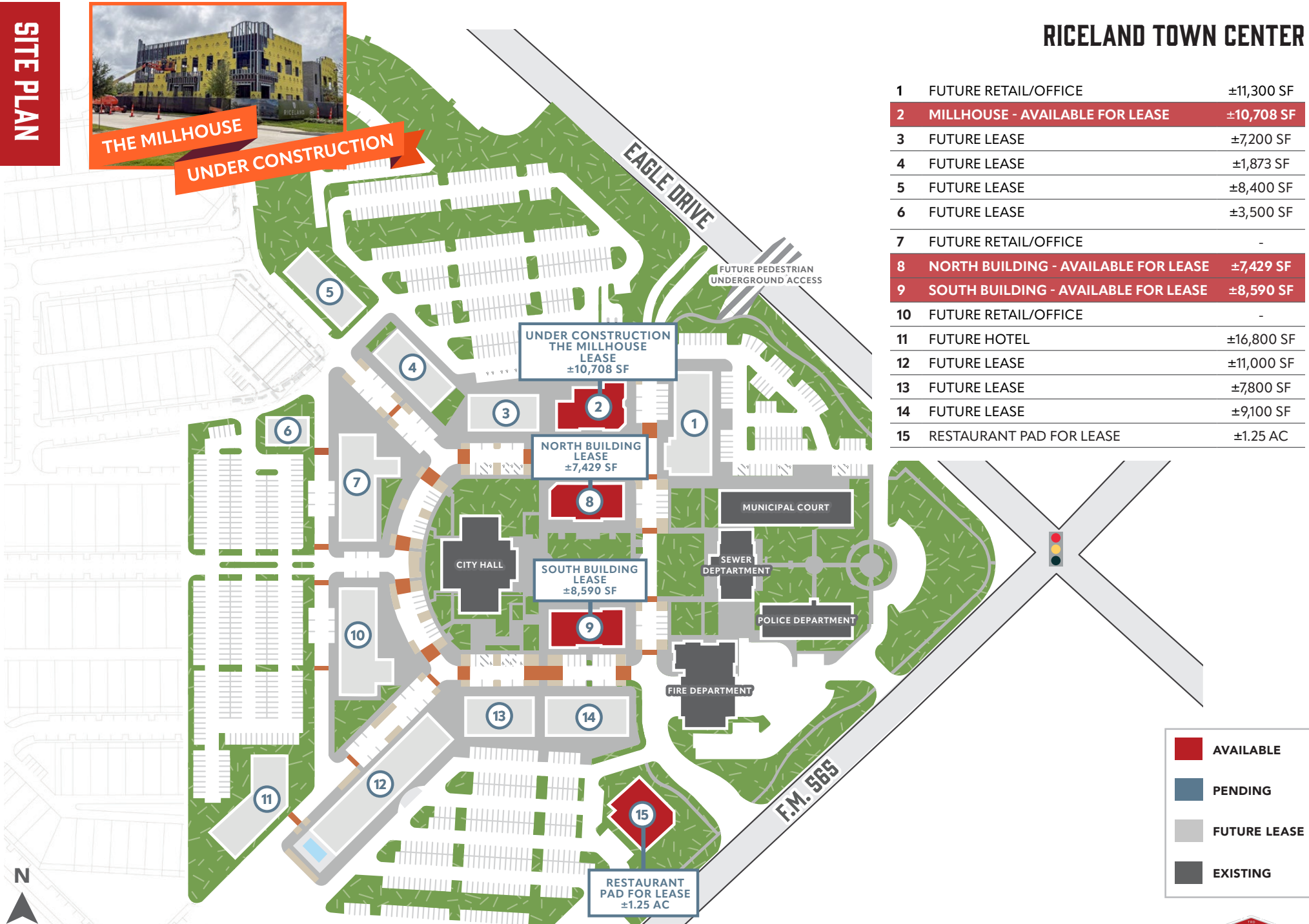


THE MILLHOUSE

UNDER CONSTRUCTION

RICELAND TOWN CENTER

1	FUTURE RETAIL/OFFICE	±11,300 SF
2	MILLHOUSE - AVAILABLE FOR LEASE	±10,708 SF
3	FUTURE LEASE	±7,200 SF
4	FUTURE LEASE	±1,873 SF
5	FUTURE LEASE	±8,400 SF
6	FUTURE LEASE	±3,500 SF
7	FUTURE RETAIL/OFFICE	-
8	NORTH BUILDING - AVAILABLE FOR LEASE	±7,429 SF
9	SOUTH BUILDING - AVAILABLE FOR LEASE	±8,590 SF
10	FUTURE RETAIL/OFFICE	-
11	FUTURE HOTEL	±16,800 SF
12	FUTURE LEASE	±11,000 SF
13	FUTURE LEASE	±7,800 SF
14	FUTURE LEASE	±9,100 SF
15	RESTAURANT PAD FOR LEASE	±1.25 AC



- AVAILABLE
- PENDING
- FUTURE LEASE
- EXISTING

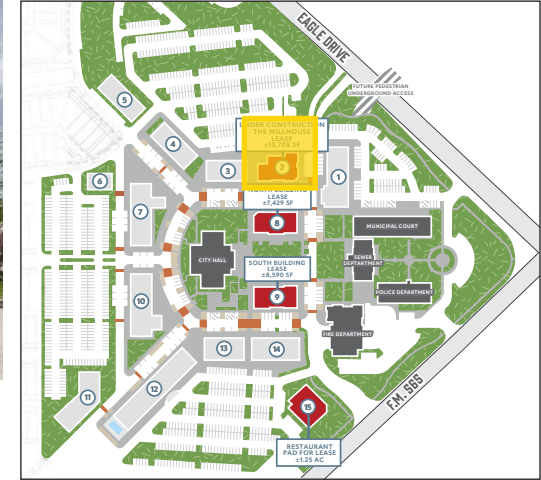


THE MILLHOUSE - FIRST FLOOR

RICELAND TOWN CENTER



Under Construction



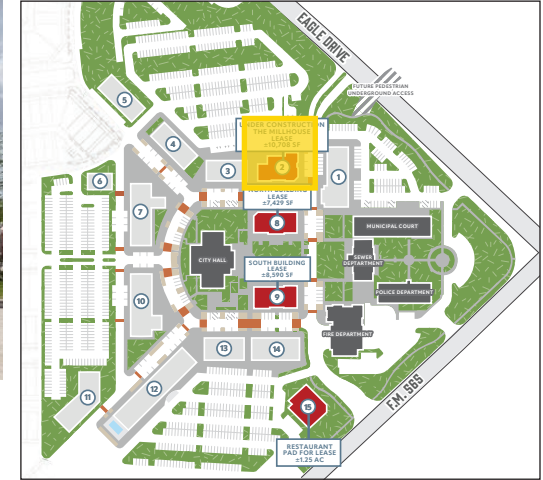
SPACE AVAILABLE

- ±4,378-SF restaurant space
- ±1,309-SF retail space
- ±1,062-SF retail space

■ AVAILABLE
■ PENDING



THE MILLHOUSE - SECOND FLOOR
RICELAND TOWN CENTER



SPACE AVAILABLE

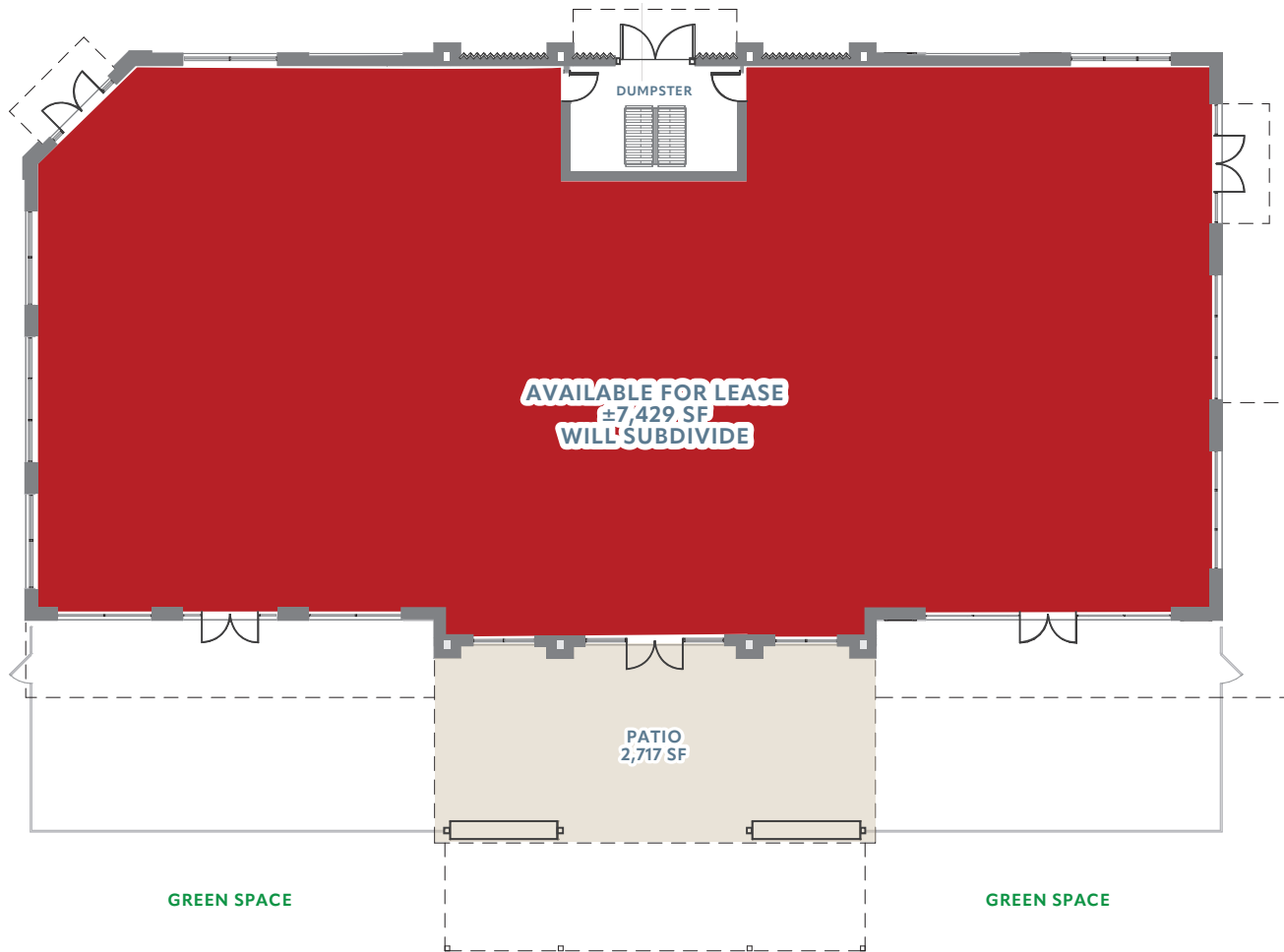
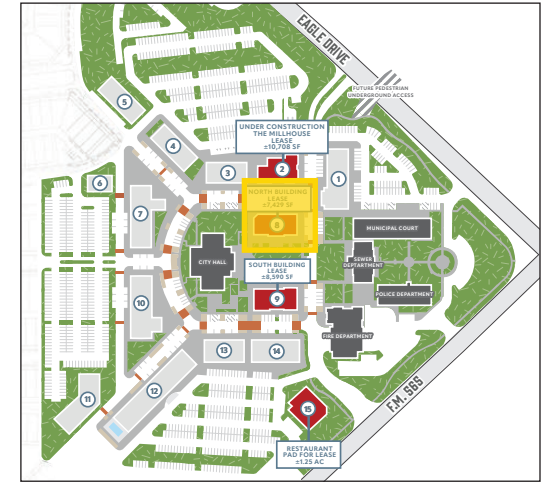
- ±2,500-SF office space
- ±1,495-SF office space

AVAILABLE

PENDING



NORTH BUILDING RICELAND TOWN CENTER



SPACE AVAILABLE

- ±7,429-SF restaurant space (will subdivide)

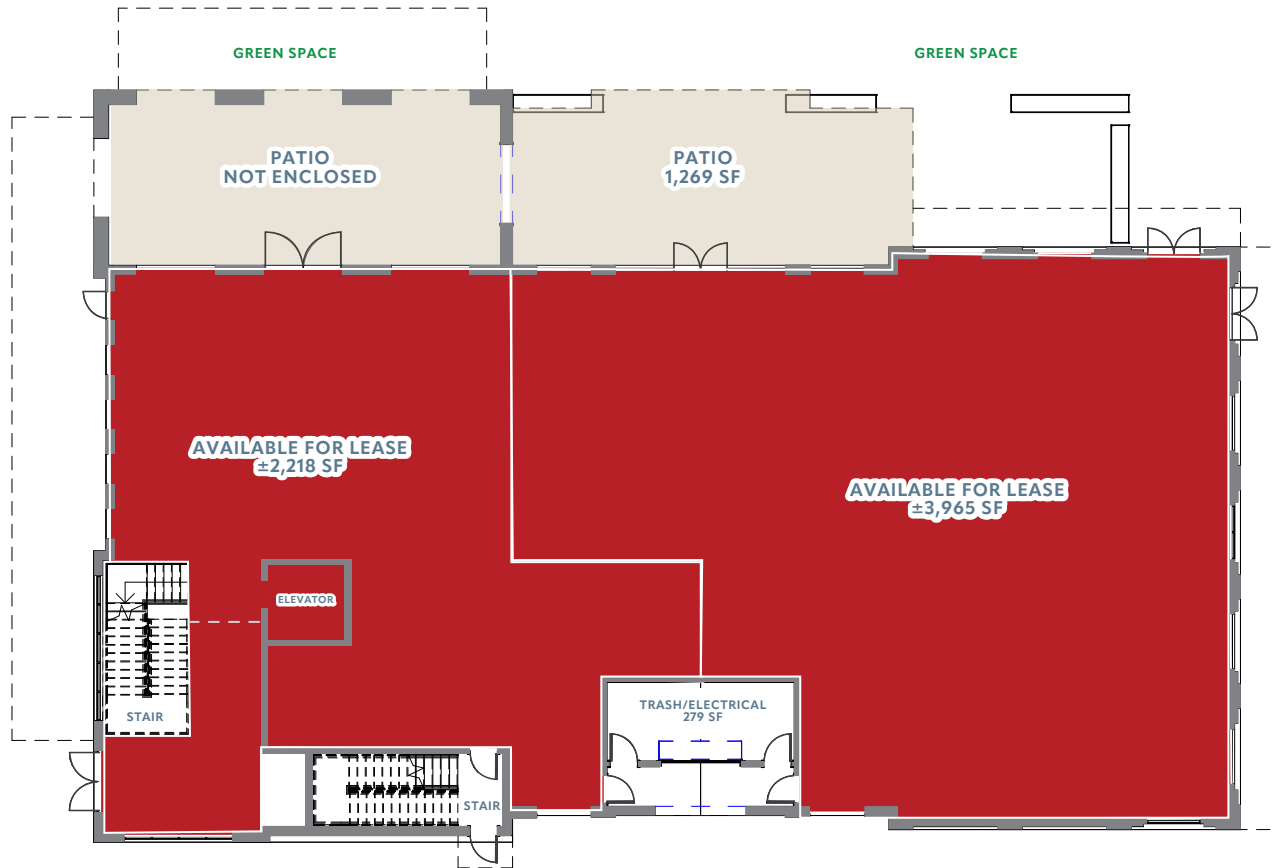
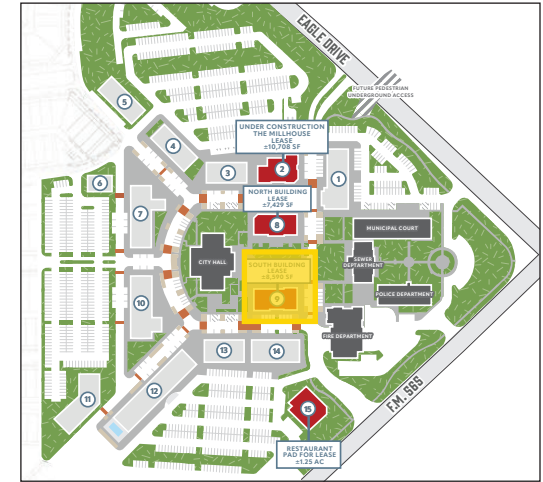
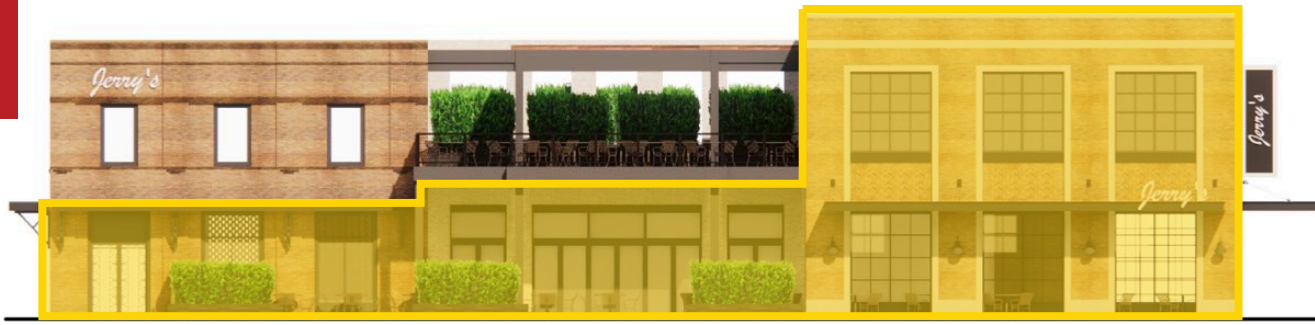
AVAILABLE

PENDING



SOUTH BUILDING - FIRST FLOOR

RICELAND TOWN CENTER



SPACE AVAILABLE

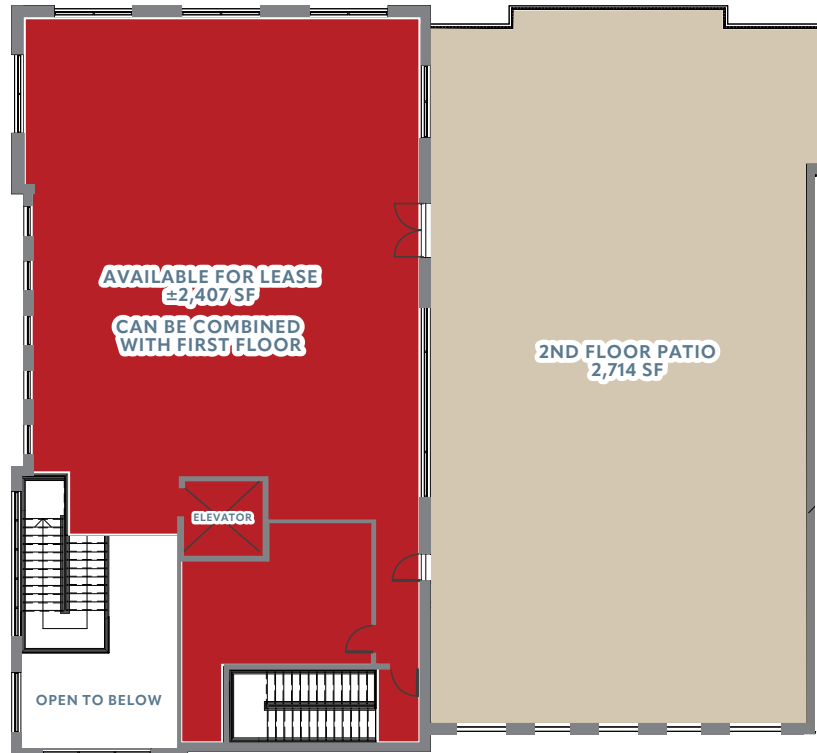
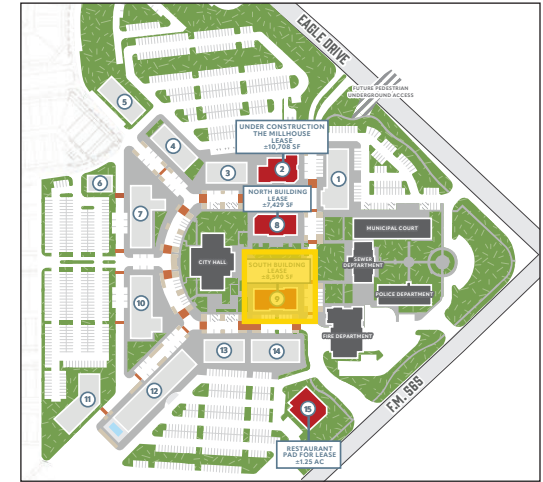
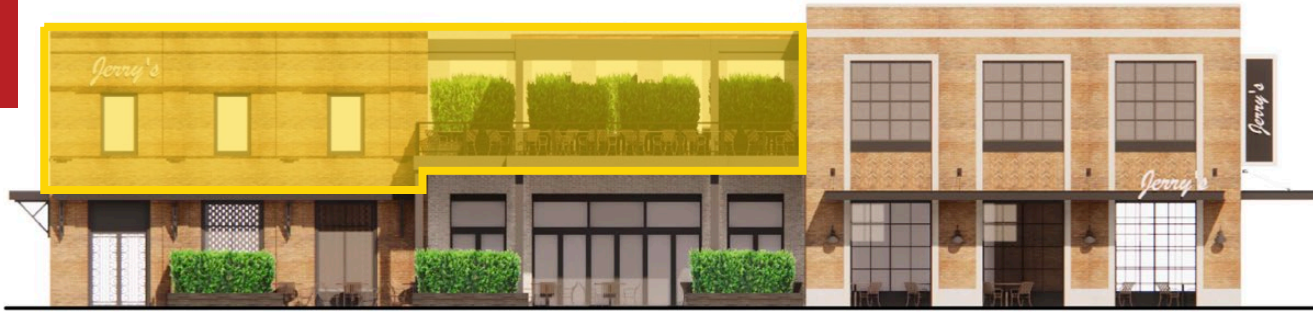
- ±2,218-SF restaurant space
- ±3,965-SF restaurant space

AVAILABLE

PENDING

SOUTH BUILDING - SECOND FLOOR

RICELAND TOWN CENTER



SPACE AVAILABLE

- ±2,407-SF restaurant space with a 2,714-SF patio (can be combined with first floor)

■ AVAILABLE
■ PENDING





SOUTH BUILDING

CITY HALL

NORTH BUILDING



COMPLETED IN 2024
CITY HALL



RICELAND[®]

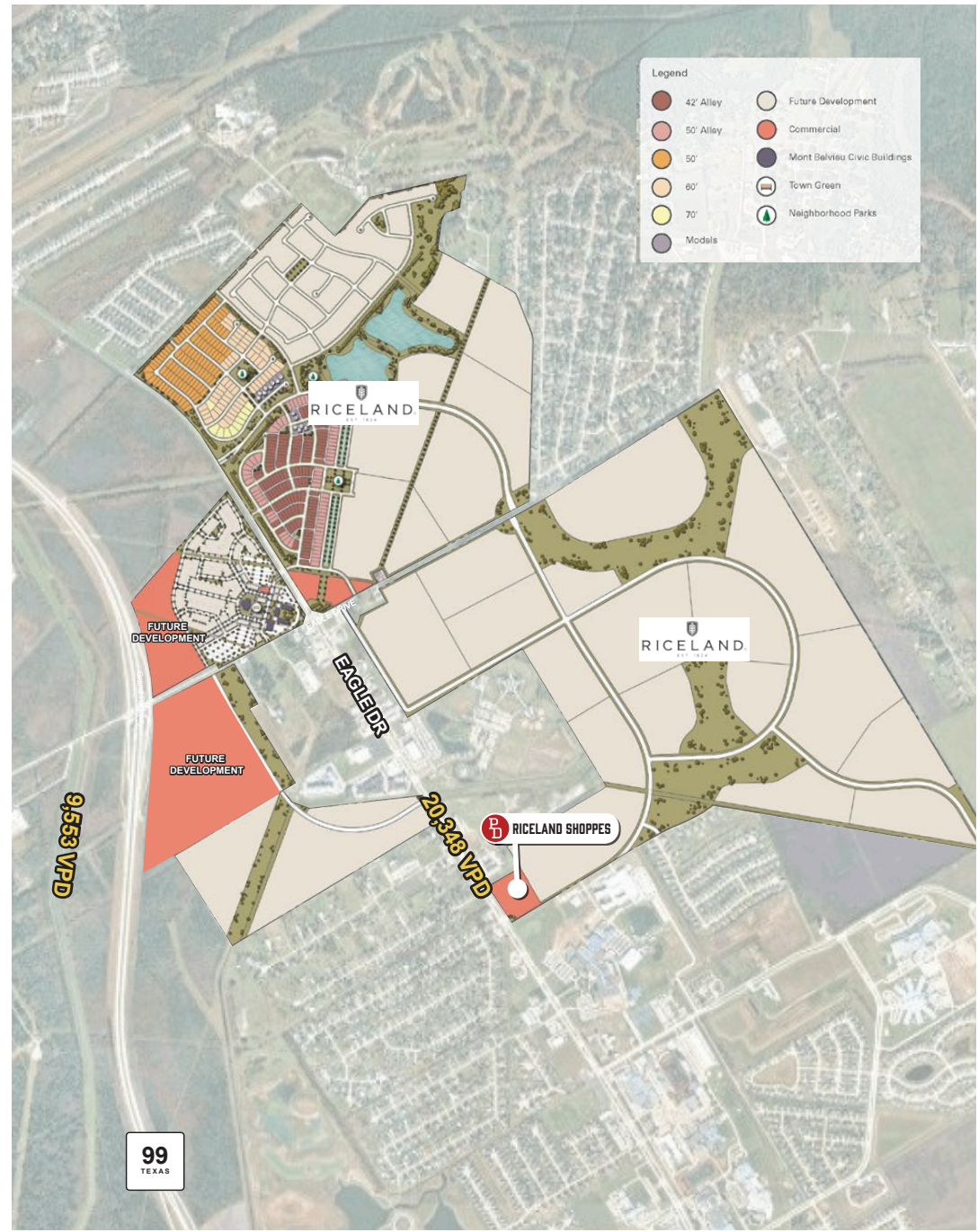
EST. 1824

Riceland is a 1,500-acre master-planned community taking shape in Mont Belvieu, Texas, approximately 35 miles east of Houston along the Grand Parkway near Interstate 10. Planned as one of the largest mixed-use suburban developments on Houston's east side, Riceland thoughtfully blends residential neighborhoods, lifestyle amenities, commercial destinations, and expansive outdoor spaces to create a connected, community-focused environment.

1,500
Total Acres

4,500
Total Homes

30
Miles of Trails





Information About Brokerage Services



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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant. Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

950 Maverick Partners, LLC dba Palo Duro Commercial Partners	9012690		281.995.2200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeffrey S. Hayes	491387	jeff@palodurocp.com	281.995.2200
Designated Broker of Firm	License No.	Email	Phone
Jeffrey S. Hayes	491387	jeff@palodurocp.com	281.995.2200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Stephen Pheigaru	610516	stephen@palodurocp.com	281.995.2200
Sales Agent/Associate's Name	License No.	Email	Phone
Ben DiCecco	610516	ben@palodurocp.com	281.995.2200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

