




REGENT SQUARE



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# A NEW SENSE OF WHAT A CITY CAN BE

Welcome to Regent Square - a transformative vision for a new city district designed from a cohesive and comprehensive master plan. True placemaking here creates the heart of a new community, aligning our sense of self with the expanded possibilities of life in a city.

# A NEW CITY DISTRICT

Regent Square will create Houston's premier mixed-use development and its first truly pedestrian-oriented city district.



## Vibrant Mix of Uses

The community combines a blend of 300,000 square feet of shops and restaurants, 200,000 square feet of offices, 1,500 residences, and valet and self-parking spaces for 4,200 vehicles.

## World-Class Public Spaces

Regent Square creates new streets and boulevards, tree-lined sidewalks and promenades, signature parks, and distinctive public spaces.





## Exceptional Architecture

A collection of the world's preeminent architects collaborated to design Regent Square and craft an urban experience that combines traditional architectural styles with elements of contemporary design.

## Social Interaction

Regent Square pulses with energy throughout the day and evening as residents, office workers, shoppers, diners, and visitors experience the diverse array of activities and experiences associated with city life.

## Sustainable Development

Adhering to the principles of new urbanism, Regent Square is the largest sustainable development in Houston, and demonstrates a commitment to smart growth, green building, and environmental consciousness.

### OVERVIEW

**300,000**

**SQUARE FEET**  
Retail and Restaurants

**200,000**

**SQUARE FEET**  
Office Space

**1,500**

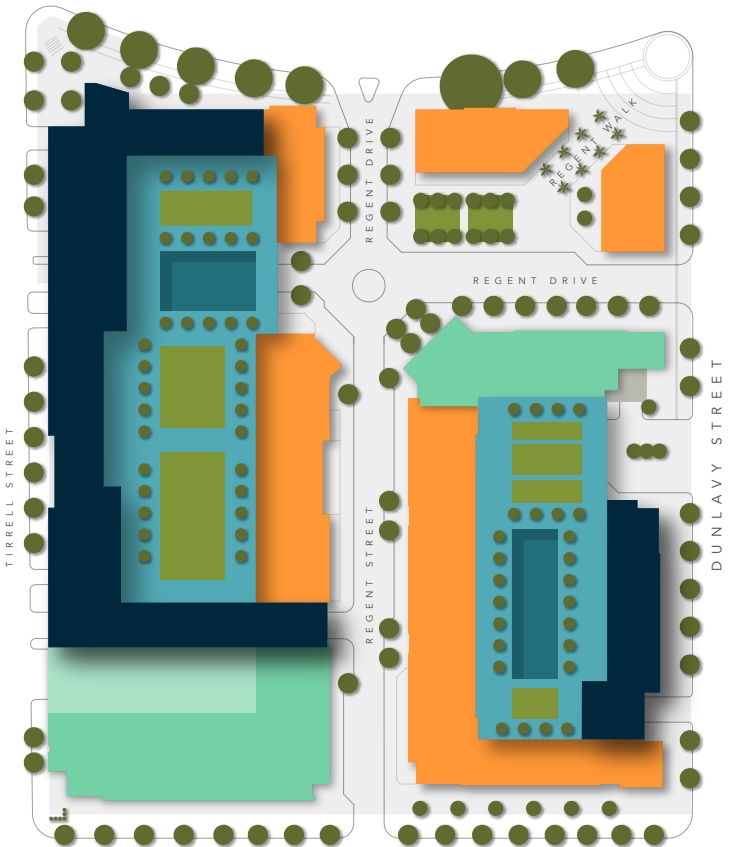
**RESIDENTS**  
Rental Units

**4,200**

**PARKING SPACES**  
Valet and Self Park



BLOCK A

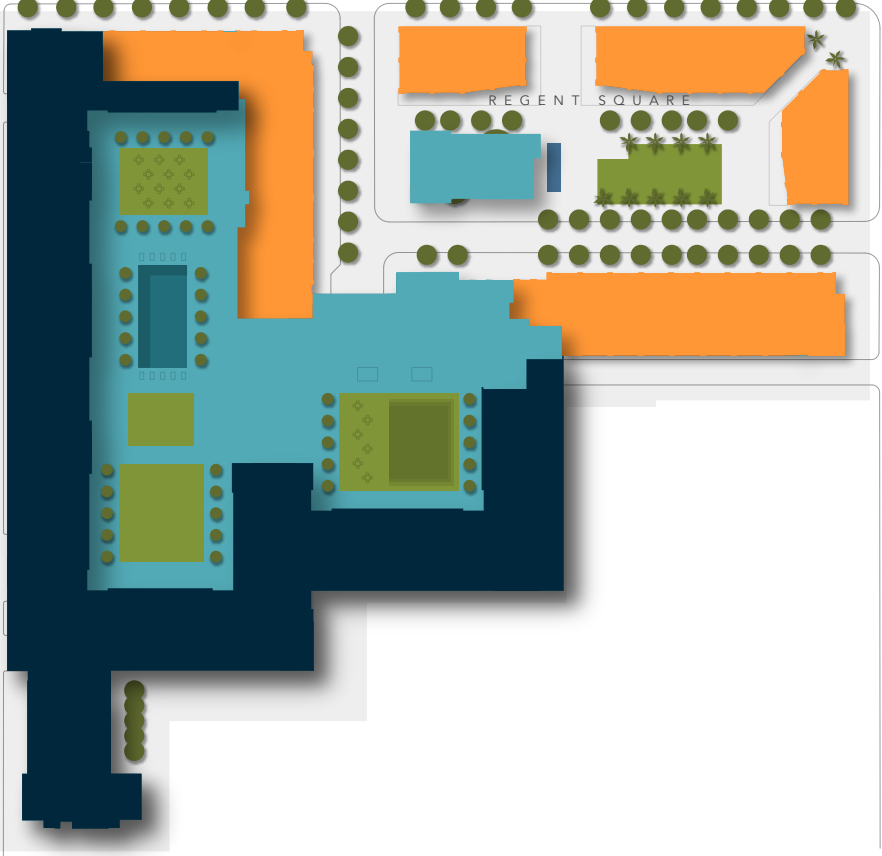


WEST DALLAS STREET

REGENT SQUARE

WINDSOR COURT

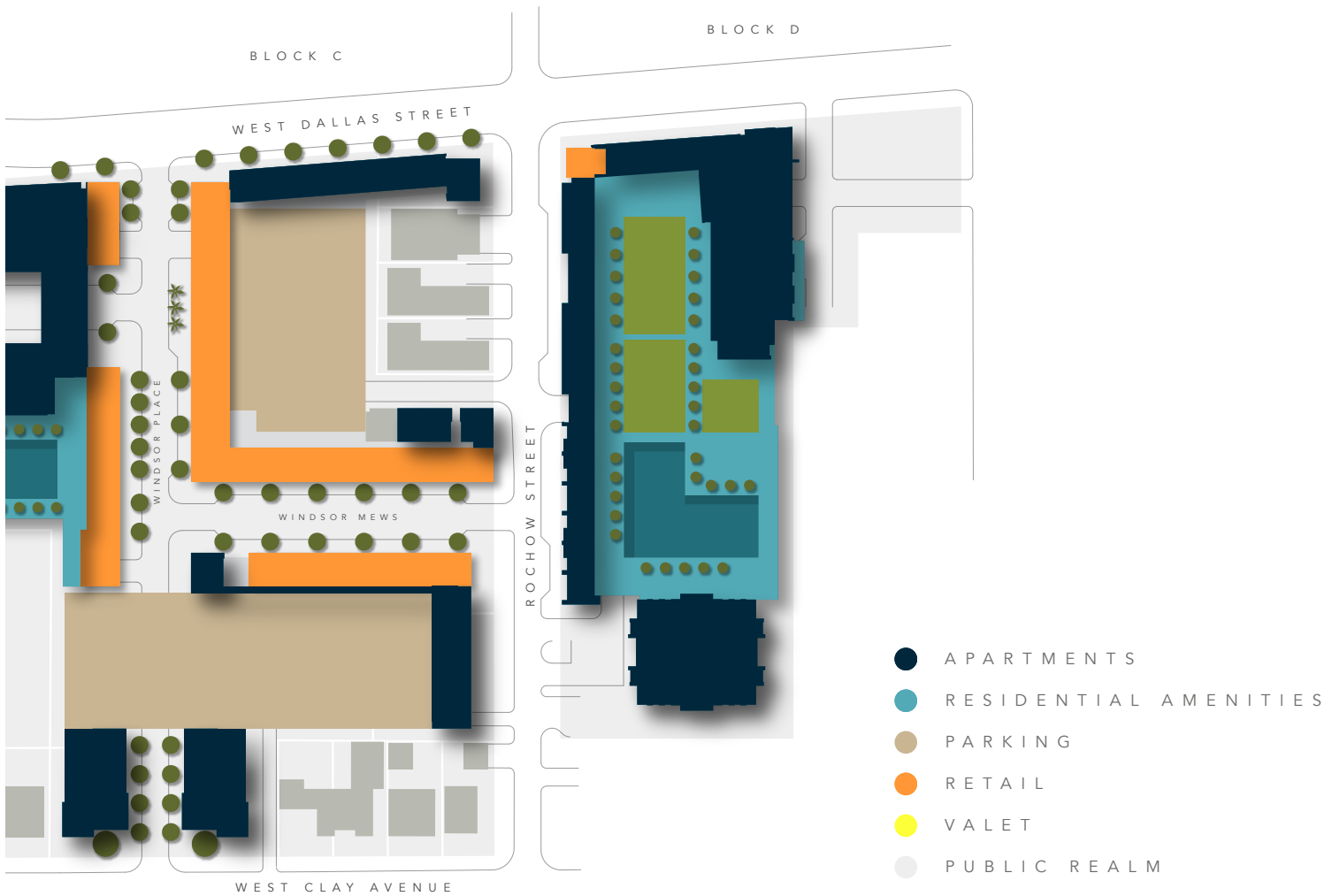
BLOCK B



# PERFECTLY BLENDED

## Master Plan

The Regent Square master plan represents the most visionary and ambitious approach to community planning in Houston. Regent Square is a sophisticated and forward-thinking community, yet it is woven into the existing urban fabric as though it has always been a part of Houston.





STAR COFFEE



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# NEW URBAN VIBRANCY



## Block B Retail & Restaurants

Regent Square launches Block B with 50,000 square feet of prime dining and retail real estate for chef-inspired concepts and destination retailers.

Regent Square provides a mix of exceptional retail, restaurant, and entertainment opportunities. A blend of classic and contemporary architecture along tree-lined sidewalks and signature

public spaces creates a spectacular backdrop for a day of shopping or a memorable evening out on the town.

Regent Square will be the ultimate live, work, play destination, creating the most dynamic shopping, dining, nightlife and entertainment district in Houston.

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## Shopping

Shoppers stroll among a collection of national brands, specialty retailers, fashion boutiques, and home and lifestyle stores.

## Health and Wellness

Health conscious consumers frequent an array of fitness, spa, and wellness venues focused on the mind, body, and spirit.

## Dining and Nightlife

Fine dining, vibrant nightlife, sidewalk cafes, specialty food purveyors and casual restaurants are a non-stop draw.

## Events and Live Entertainment

Evening concerts, outdoor cinema, fashion shows, farmers' markets, and festivals further enrich Regent Square, making it Houston's most exciting destination for live entertainment.

# RETAIL & RESTAURANT BLOCK B

**Retail A**

6,014 SF

**Retail E2**

2,667 SF

**Retail G2**

1,434 SF

**Retail B**

9,576 SF

**Retail F**

2,554 SF

**Retail H**

1,818 SF

**Retail D**

2,448 SF

**Retail F2**

1,423 SF

**Retail I**

2,188 SF

**Retail E**

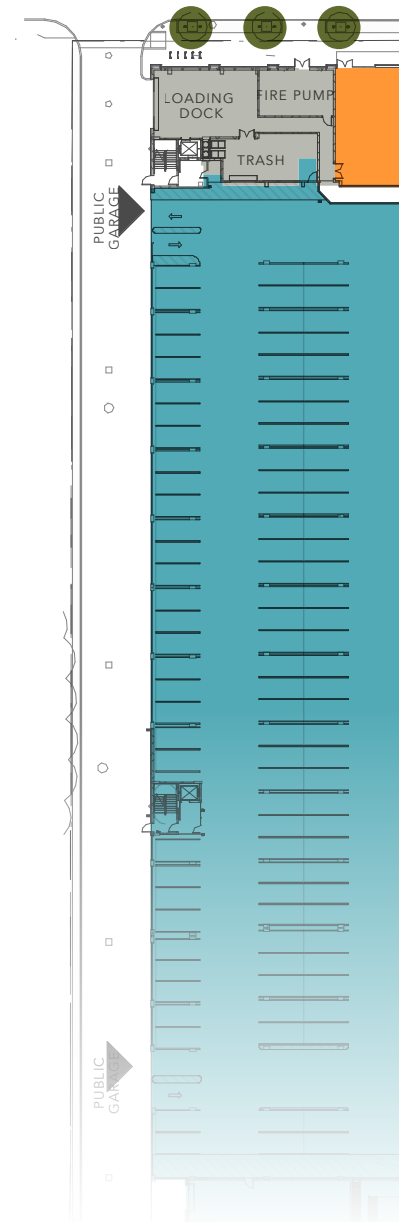
1,561 SF

**Retail G**

1,419 SF

**Retail J**

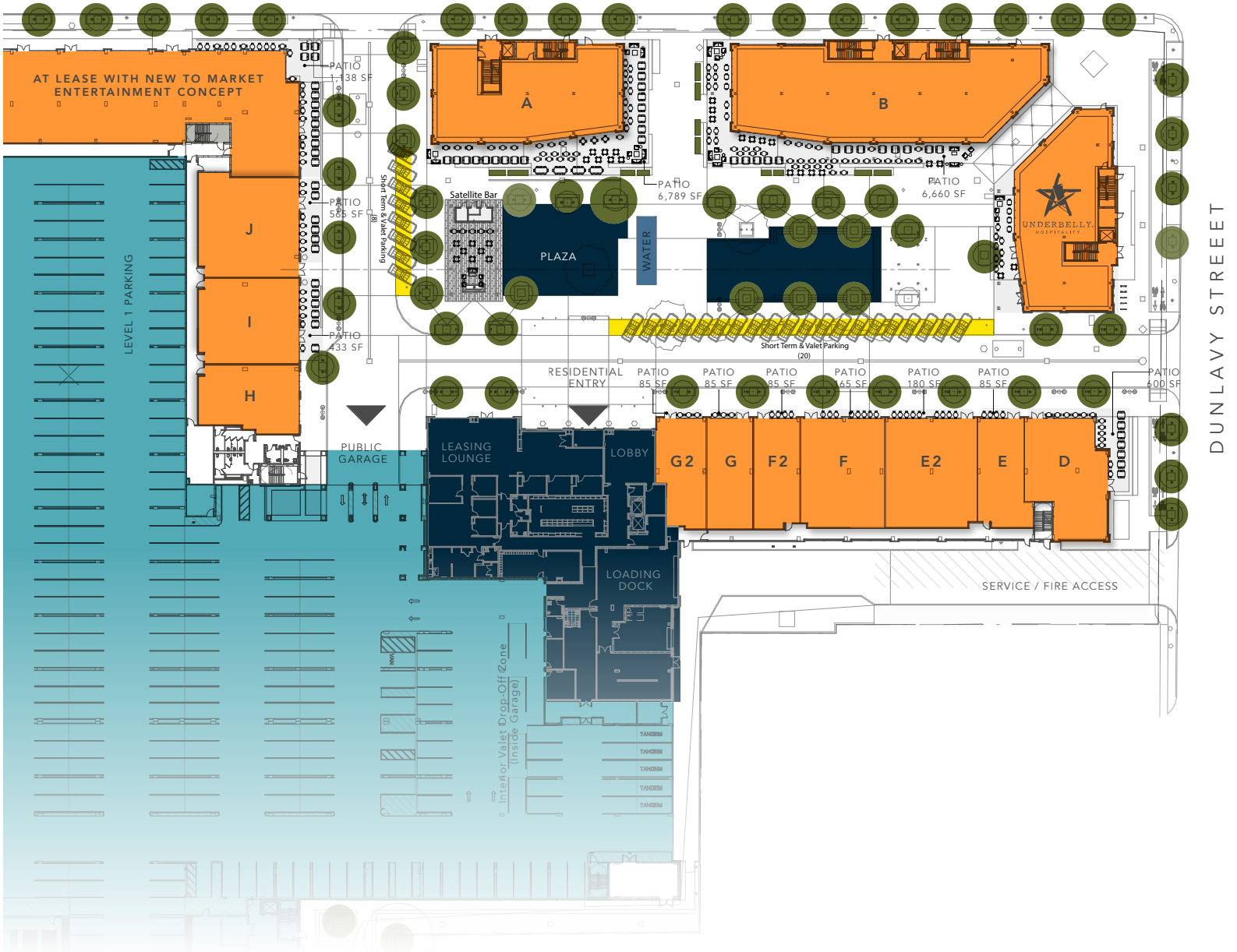
2,826 SF





- APARTMENTS
- PARKING
- RETAIL
- VALET
- PUBLIC REALM

WEST DALLAS AVENUE





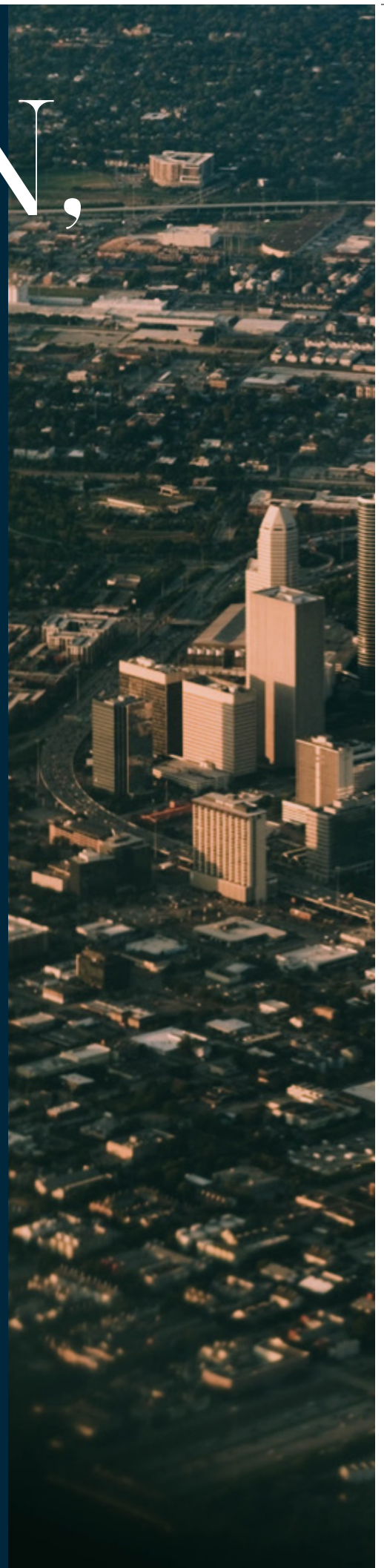


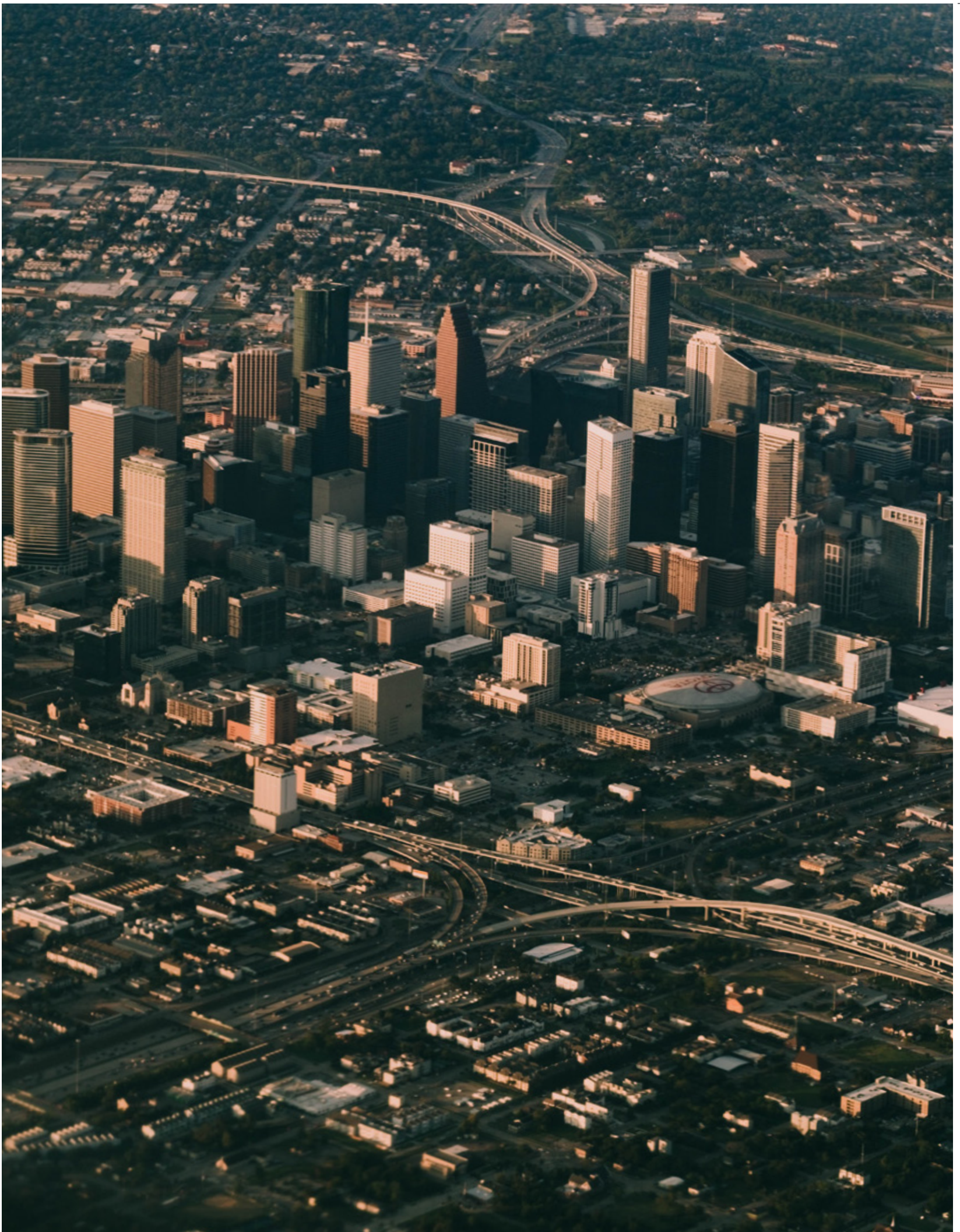
# HOUSTON, TEXAS

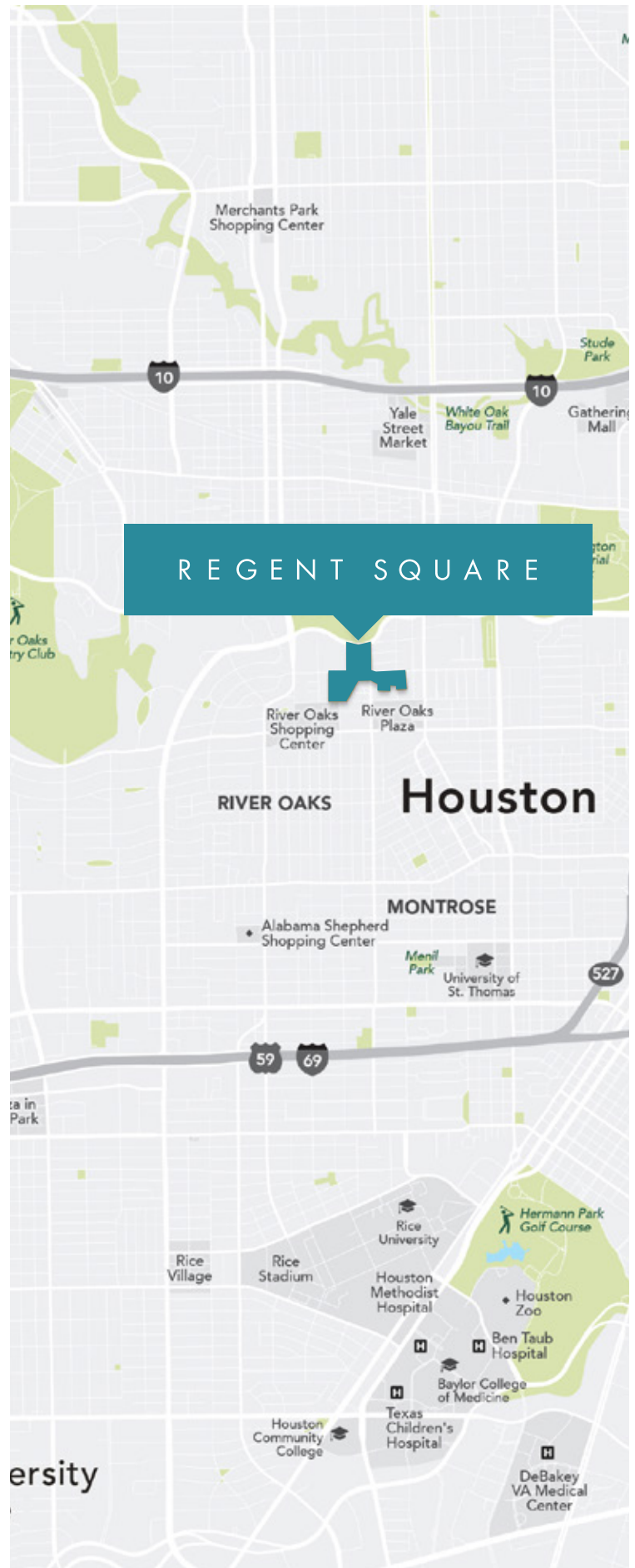
## Location

An endeavor with the magnitude and ambition of Regent Square requires a canvas with equal prominence. Houston, the **4th largest city** in the United States with a **population of 2.3 million**, is the perfect setting for a bold new approach to city living—Texas style. Regent Square is a cosmopolitan community that proudly embraces its heritage and is uniquely Houston.

Houstonians are increasingly moving in-town, looking for the density and dynamism of urban living and escaping the blandness of suburban sprawl and long commutes. At the same time, Houston's most dynamic in-town area, the Inner Loop, is starved for a sense of place, a feeling of urban vibrancy, a place to walk, a place to people watch, somewhere to experience street life. Regent Square seizes that opportunity on an irreplaceable site in the heart of Houston's most desirable in-town area.







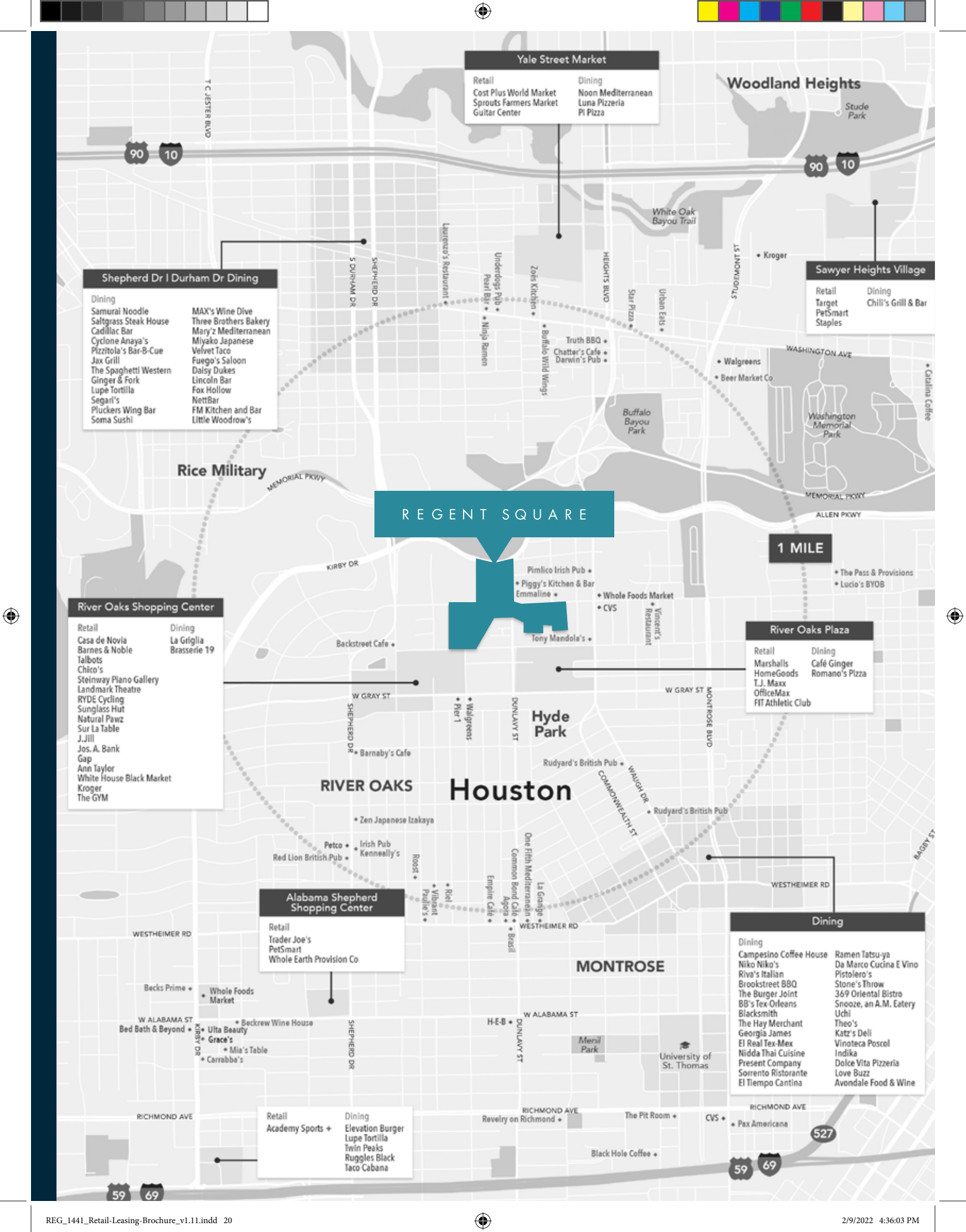




## Houston, Texas

With quick access to the city's best employment, residential, recreational, shopping, dining, museum, and theater districts, the 24-acre Regent Square site is surrounded by the best of what Houston has to offer.

- > Panache of River Oaks, the most affluent neighborhood in all of Texas
- > Proximity to the trendy Montrose neighborhood
- > Convenience of being in the heart of the Inner Loop
- > Direct Allen Parkway frontage and access
- > Two minute drive to the employment and civic center of Downtown, five minutes to the Galleria and its major department stores and less than ten minutes to the 73,000 jobs at the Texas Medical Center
- > Direct adjacency to the Buffalo Bayou, Houston's signature waterway experiencing celebrated renovations of the parklands and promenade
- > Two minute drive to Memorial Park, the largest urban park in Texas with a top rated 18 hole golf course, numerous athletic facilities, and off road trails for biking, hiking, or running
- > Nearby equestrian center facilities, polo field, and the 155-acre Houston Nature Center and Arboretum



REGENT SQUARE

**Yale Street Market**

Retail	Dining
Cost Plus World Market	Noon Mediterranean
Sprouts Farmers Market	Luna Pizzeria
Guitar Center	PI Pizza

**Shepherd Dr | Durham Dr Dining**

Dining	Dining
Samurai Noodle	MAX's Wine Dive
Saltgrass Steak House	Three Brothers Bakery
Cadillac Bar	Mary's Mediterranean
Cyclone Anaya's	Miyako Japanese
Pizzitola's Bar-B-Cue	Velvet Taco
Jax Grill	Fuego's Saloon
The Spaghettil Western	Daisy Dukes
Ginger & Fork	Lincoln Bar
Lupe Tortilla	Fox Hollow
Segari's	NettBar
Pluckers Wing Bar	FM Kitchen and Bar
Soma Sushi	Little Woodrow's

**Sawyer Heights Village**

Retail	Dining
Target	Chili's Grill & Bar
PetSmart	
Staples	

**River Oaks Shopping Center**

Retail	Dining
Casa de Novia	La Griglia
Barnes & Noble	Brasserie 19
Talbots	
Chico's	
Steinway Piano Gallery	
Landmark Theatre	
RYDE Cycling	
Sunglass Hut	
Natural Pawz	
Sur La Table	
J. Jill	
Jos. A. Bank	
Gap	
Ann Taylor	
White House Black Market	
Kroger	
The GYM	

**River Oaks Plaza**

Retail	Dining
Marshalls	Café Ginger
HomeGoods	Romano's Pizza
T.J. Maxx	
OfficeMax	
FIT Athletic Club	

**Alabama Shepherd Shopping Center**

Retail
Trader Joe's
PetSmart
Whole Earth Provision Co

**Dining**

Dining	Dining
Campesino Coffee House	Ramen Tatsu-ya
Niko Niko's	Da Marco Cucina E Vino
Riva's Italian	Pistolero's
Brookstreet BBQ	Stone's Throw
The Burger Joint	369 Oriental Bistro
BB's Tex-Orleans	Snooze, an A.M. Eatery
Blacksmith	Uchi
The Hay Merchant	Theo's
Georgia James	Katz's Deli
El Real Tex-Mex	Vinoteca Poscol
Nidda Thai Cuisine	Indika
Present Company	Dolce Vita Pizzeria
Sorrento Ristorante	Love Buzz
El Tiempo Cantina	Avondale Food & Wine

Retail	Dining
Academy Sports +	Elevation Burger
	Lupe Tortilla
	Twin Peaks
	Ruggles Black
	Taco Cabana

DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
	<p><b>30,895</b> POPULATION</p>	<p><b>202,200</b> POPULATION</p>	<p><b>486,115</b> POPULATION</p>
	<p><b>+2.2%</b> POPULATION GROWTH</p>	<p><b>+2.35%</b> POPULATION GROWTH</p>	<p><b>+1.95%</b> POPULATION GROWTH</p>
	<p><b>17,891</b> HOUSEHOLDS</p>	<p><b>99,728</b> HOUSEHOLDS</p>	<p><b>222,577</b> HOUSEHOLDS</p>
	<p><b>36.6</b> MEDIAN AGE</p>	<p><b>36.4</b> MEDIAN AGE</p>	<p><b>35.9</b> MEDIAN AGE</p>
	<p><b>\$150,840</b> AVERAGE HOUSEHOLD INCOME</p>	<p><b>\$133,675</b> AVERAGE HOUSEHOLD INCOME</p>	<p><b>\$118,798</b> AVERAGE HOUSEHOLD INCOME</p>
	<p><b>28,149</b> DAYTIME POPULATION</p>	<p><b>399,963</b> DAYTIME POPULATION</p>	<p><b>738,897</b> DAYTIME POPULATION</p>

Source: Esri, 2019

# CONSUMER PROFILES

## Laptops and Lattes

Households: 1,307,500

Average Household Size: 1.87

Median Age: 37.4

Median Household Income: \$112,200

## Metro Renters

Households: 1,911,500

Average Household Size: 1.67

Median Age: 32.5

Median Household Income: \$67,000

## Trendsetters

Households: 1,319,400

Average Household Size: 2.12

Median Age: 36.3

Median Household Income: \$63,100







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# THE DEVELOPER

GID Development Group develops sophisticated mixed-use projects and iconic residential developments throughout the United States.

GID is a 60-year-old privately held and fully integrated real estate company that develops, owns, and operates a premier portfolio of properties across multiple asset classes. GID's existing and under-development properties are valued at \$19 billion. During its corporate history, GID has acquired or developed over 86,000 residential units and 17 million square feet of commercial space in 25 states.

With offices in Boston, MA; New York, Houston, TX; Dallas, TX; Denver, CO; San Francisco, CA; and Los Angeles, CA, GID owns and manages 147 properties and employs over 1,000 real estate professionals with in-house expertise inclusive of development, acquisitions, property management, portfolio management, asset management, research and strategy, finance, and treasury.







REGENTSQUARE.COM

For retail leasing inquiries, please contact:

**Molly Morgan**

Senior Vice President - JLL  
404 805 3557  
molly.morgan@am.jll.com

**Allie Spangler**

Senior Leasing Representative - JLL  
404 729 6994  
allie.spangler@jll.com

**Chris Burns**

Vice President - JLL  
713 888 4046  
chris.burns@am.jll.com

[jll.com](http://jll.com)

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