



# GENERATION PARK 40 AC REGIONAL HEALTHCARE SITE

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Beltway  
8

40 AC HEALTHCARE SITE AT GENERATION PARK

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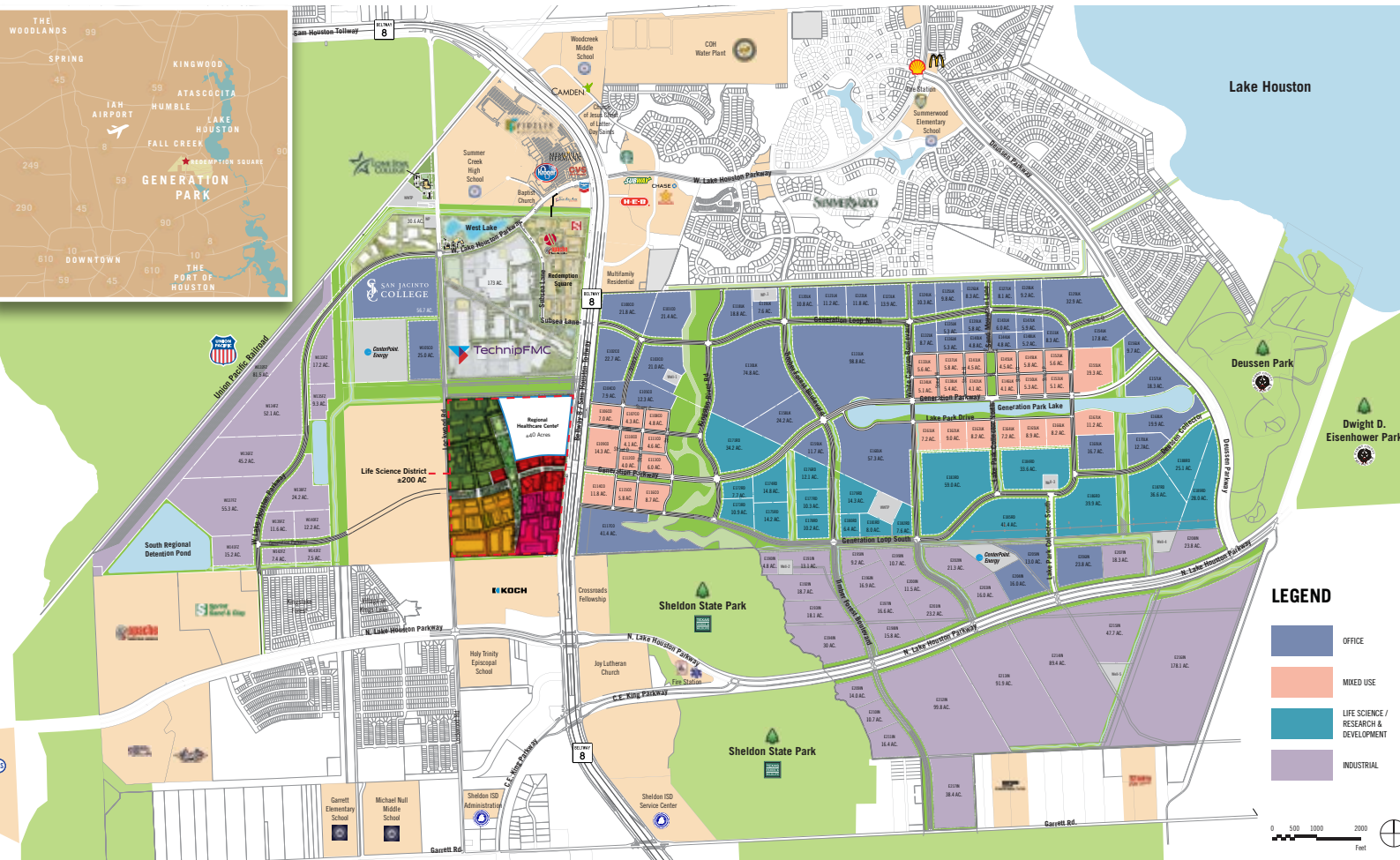
# 1

## GENERATION PARK OVERVIEW

# ABOUT GENERATION PARK

Spanning nearly 4,000 acres on the northeast corner of Beltway 8 in Houston, Texas, McCord Development has created a master-planned environment unlike any other in Houston with the clear and simple goal of driving business performance for our clients. We do this by creating an environment where employees can thrive, where companies can grow, and where shareholder value can be maximized. Welcome to Generation Park.

We work tirelessly to address the real estate requirements of the world's leading companies and institutions, allowing them to maximize the performance of their everyday business. Generation Park is a platform for innovation and an ecosystem that feeds, serves, and supports your business by putting you at the center of hundreds of like-minded companies and organizations that will be locating in Generation Park for decades to come.



## Fast Facts

- 4,000-acre master-planned commercial development
- Northeast Houston's center of economic activity
- Medically underserved community
- Fortune 500 neighbors
- Houston's fastest growing zip code: 77044
- 13,000 new homes within 5-miles
- Best large school district in Texas
- Walking distance to workforce training

# STRATEGIC BENEFITS

## Will Fill the Market Void in Houston's Fastest Growing Zip Code

The 77044 zip code is the fastest growing in Houston, yet residents have 42% less medical coverage compared to the rest of Houston. Healthcare providers are primed to capitalize on an underserved healthcare market by locating at Generation Park. Our direct access to hundreds of thousands of residents up West Lake Houston Parkway and around Beltway 8 is second to none.

## Amenities for Patients, Doctors, and Staff

Generation Park's well planned environment provides a work/life balance that promotes healthy, active lifestyles, for your employees, doctors, and patients. There are nearby places to eat, exercise, and enjoy Generation Park's generous use of open green space; a plus for doctor and patient recruiting and retention.

## Workforce Training for Nurses and Staff

San Jacinto College's Generation Park campus provides hospitals with an unlimited resource of new hires and continuing education. San Jacinto College is also in the process of bringing a Bachelors of Science in Nursing to its school system to even further provide the best graduates to the healthcare industry.

## Lake Houston Residents Have Great Insurance Coverage

13,000 brand new homes in top-tier master-planned communities are in development within 5-miles of Generation Park attracting residents with great insurance benefits. These master-planned communities have affordable homes from the \$200's+ for those just entering the market to lake-front homes up to \$1MM+ for doctors looking for more exclusive offerings.

For more information visit: [GenerationPark.com/Overview/LakeHoustonResidentialCommunities](http://GenerationPark.com/Overview/LakeHoustonResidentialCommunities)

## Attract Top Doctors and Staff with Award Winning School District and Brand New Residential Communities

If you live in Lake Houston, you're in the Humble Independent School District (HISD) which recently won the HEB Excellence in Education Award for Best Large School District. Lake Houston is also experiencing a housing boom unlike anywhere in Houston. The new master-planned residential communities within 5-miles of Generation Park will allow healthcare providers to recruit and retain top talent.

# DEVELOPMENT UPDATE

\$1 BILLION OF DEVELOPMENT IN THE LAST 30 MONTHS

# 2017



## TechnipFMC Phase II

25-Acre Shovel Ready Site

Expanded to 4-Lane Divided Boulevard

SAN JACINTO COLLEGE

85,000 VPD

250 Assay St  
June 2017 Delivery  
Office & Restaurant Space Available  
710+ Car Parking Garage

Redemption Square Rd

Plaza

Subsea Lane

West Lake Houston Parkway

Waterfront Restaurant Sites

### West Lake

20 Acres

Performance Lawn  
Over 1 Mile of Pathways

Signature Live Oak Tree



255 Assay St  
252 Luxury Apartments  
19,000 SF Retail  
2Q2017



2Q2017



West Lake Houston Parkway



Hotel TBD



Summer Creek High School



## MEMORIAL HERMANN

OLD NAVY

Marshalls

ROSS DRESS FOR LESS

ULTA

PET SMART

Michaels THE ARTS AND CRAFTS STORE

Burlington coat factory

EVERY SEASON STARTS AT DICK'S SPORTING GOODS



# 2014



# THE MEDICAL VOID IN LAKE HOUSTON

FILL THE MARKET VOID IN HOUSTON'S FASTEST GROWING ZIP

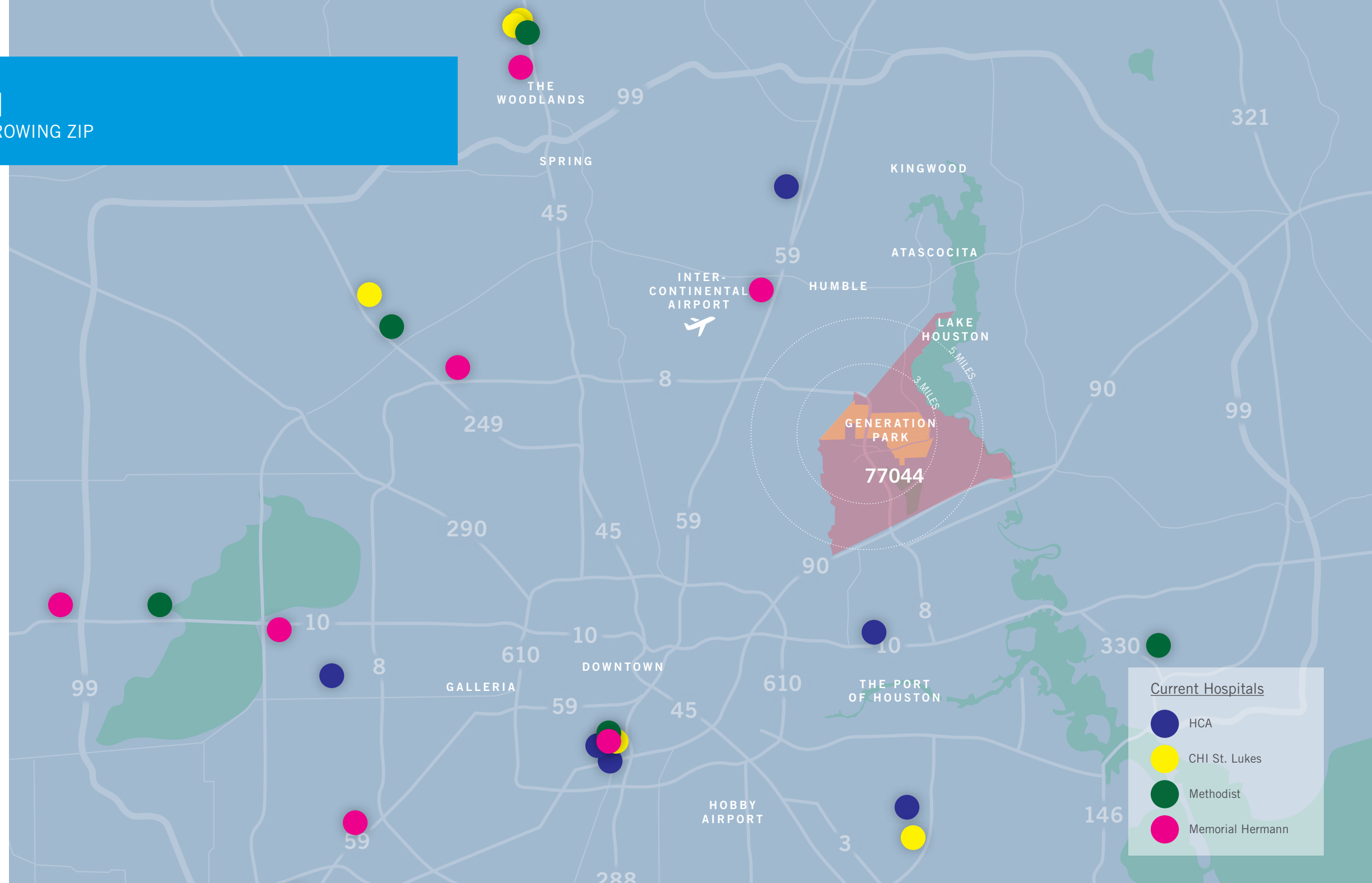
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Houston's fastest-growing zip code: 77044.”

“...a classic case of, 'if you build it, they will come.'”

Between 2010 and 2014, the number of housing units in this northeastern neighborhood rose from 10,158 to 11,515, an increase of 13.4 percent. This outpaced the city as a whole, which added housing units at a rate of 2.3 percent.”

HOUSTON CHRONICLE  
APRIL 2016



## LAKE HOUSTON GROWTH TIMELINE

**Population: 211,754**

McCord Development breaks ground on Summerwood, a 4,000-home master planned residential community

**Population: 234,262**

**Population: 339,076**

Beltway 8 is completed, connecting the Lake Houston region to the rest of Houston

Local H-E-B store opens

**Population: 378,941**

Stolt-Nielsen acquires six acres in Redemption Square for a corporate office

San Jacinto College acquires 57 acres for an 8,000-student campus

**Population: 390,312**

Fortune 500 TechnipFMC opens first phase of the company's 173-acre, 3 million-square-foot corporate campus next to Redemption Square

Marriott approves a Courtyard Hotel in Redemption Square

Kroger-anchored West Lake Marketplace (550,000 square feet) opens

Lone Star College breaks ground on its Advanced Technology Center at Generation Park

85,000-square-foot Redemption Square One, a class A office building with ground floor retail, breaks ground in Redemption Square

**Projected Population: 439,143**

1995

2000

2011

2015

2016

2021

# STRONG MARKET DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

RADIAL DISTANCE	3 MILES	5 MILES	LAKE HOUSTON
Average Household Income	\$109,270	\$93,276	\$91,867
Average Household Disposable Income	\$84,489	\$76,018	\$70,522
Population	29,507	111,143	390,312
Median Age	32	31	33
College Degree (Bachelor's or Higher)	37.6%	31.8%	29.0%
Daytime Population	16,443	67,602	304,877

## ANNUAL POPULATION HEALTHCARE SPENDING

RADIAL DISTANCE	3 MILES	5 MILES	LAKE HOUSTON
Healthcare Total	\$53 million	\$181 million	\$774 million
Health Insurance	\$34 million	\$115 million	\$493 million
Physician Services	\$3 million	\$9 million	\$38 million
Hospital Room & Hospital Services	\$2 million	\$7 million	\$26 million
Prescription Drugs	\$4 million	\$14 million	\$59 million
Spending Potential Index (Average is 100)	133	116	115

Sources: 2016 Esri

“

“The population growth [in northeast Houston] has reached a tipping point, where demand for larger and more luxurious offices, hotels, restaurants, shops and mixed-use developments is at its apex.”

HOUSTON BUSINESS JOURNAL  
APRIL 2015

13,000  
Homes Under  
Construction  
at an Average Price  
of \$350,000

Houston's  
Fastest Growing  
Zip Code  
**77044**

3-Mile Radius  
Average  
Household  
Income  
of \$109,270

Over  
**\$1 Billion**  
in Development

Submarket  
Population of  
390,000+  
Exceeds That  
of The  
Woodlands

The Woodlands  
has **FOUR** Hospitals...  
Lake Houston only has  
**TWO**  
with a  
Higher Population

Close proximity to  
workforce training  
at  
San Jacinto College's  
Generation Park Campus

Lake Houston Spends  
**\$774 million**  
on Healthcare  
Annually

2000-2015  
Submarket  
Growth Rate of  
More Than 210% the  
Texas Average  
and Nearly 170%  
Above the Houston  
Average

# REDEMPTION SQUARE: GENERATION PARK'S 52-ACRE LIFESTYLE DISTRICT



Redemption Square is designed to behave like an extension of your Hospital's campus. You have walkable access to a wide range of amenities including restaurants, shops, daily services, entertainment, hotels, and luxury apartments. With San Jacinto College and Lone Star College at Generation Park, there's even convenient proximity to workforce training. Our design is on purpose. It is to ensure your hospital system can attract and retain the best talent from around the world and take care of patients, and the benefits extend beyond Redemption Square into the surrounding Lake Houston community.

**EXPERIENCE REDEMPTION SQUARE IN VIRTUAL REALITY**  
[GENERATIONPARK.COM/RS360](https://GENERATIONPARK.COM/RS360)



# WORKFORCE TRAINING

TRAIN NURSES AT SAN JACINTO COLLEGE'S GENERATION PARK CAMPUS 1-MILE AWAY



San Jacinto College acquired 57-acres at Generation Park to build a new campus to teach up to 8,000 students per year. This campus is less than one mile away from the Generation Park Life Science District and is able to provide workforce training for current and future nurses and support staff in the district.

San Jacinto College offers three associate of applied science degree programs in nursing that qualifies the graduate to make application to the National Council Licensure Examination for Registered Nurse (NCLEX-RN). The associate degree nursing (ADN) programs are approved by The Texas Board of Nursing (BON) and accredited by The Accreditation Commission for Education in Nursing (ACEN)

San Jacinto College is also planning to bring a Bachelor of Science in Nursing program to San Jacinto College. They are working with state officials to make this a possibility in the near future.

# THE LIFE SCIENCE DISTRICT VISION

*Healthcare providers will be the anchor of Generation Park's 200-acre Life Science District. The Life Science District is designed and amenitized to improve the day-to-day life of doctors and patients alike.*



## Life Science District Features


- Wellness & Rehab Center
- Medical Campuses
- Pharmacies and Labs
- Medical Office Buildings
- Restaurants

- Medical Resource Centers for Patients and Doctors
- Hotels and Apartments
- Tier One University
- Manufacturing Facilities
- Research Centers

# PILLARS OF LIFE SCIENCE AT GENERATION PARK


**01** Pillar One  
**MEDICAL**

Healthcare providers are the catalyst of our life science district. With an anchor in tow, we will continue to attract synergistic companies to the life science district.




**02** Pillar Two  
**ACADEMIA**

Academic institutions, whether full fledged Tier 1 campuses, community colleges, or specialized medical research affiliates will feed the life science district with new doctors, nurses, and researchers, knowledge sharing, and medical advancement.



**03** Pillar Three  
**MANUFACTURING**

Manufacturing of pharmaceuticals and other life saving devices within the district keeps the cycle of innovation and advancement out front, energizing those who work there.



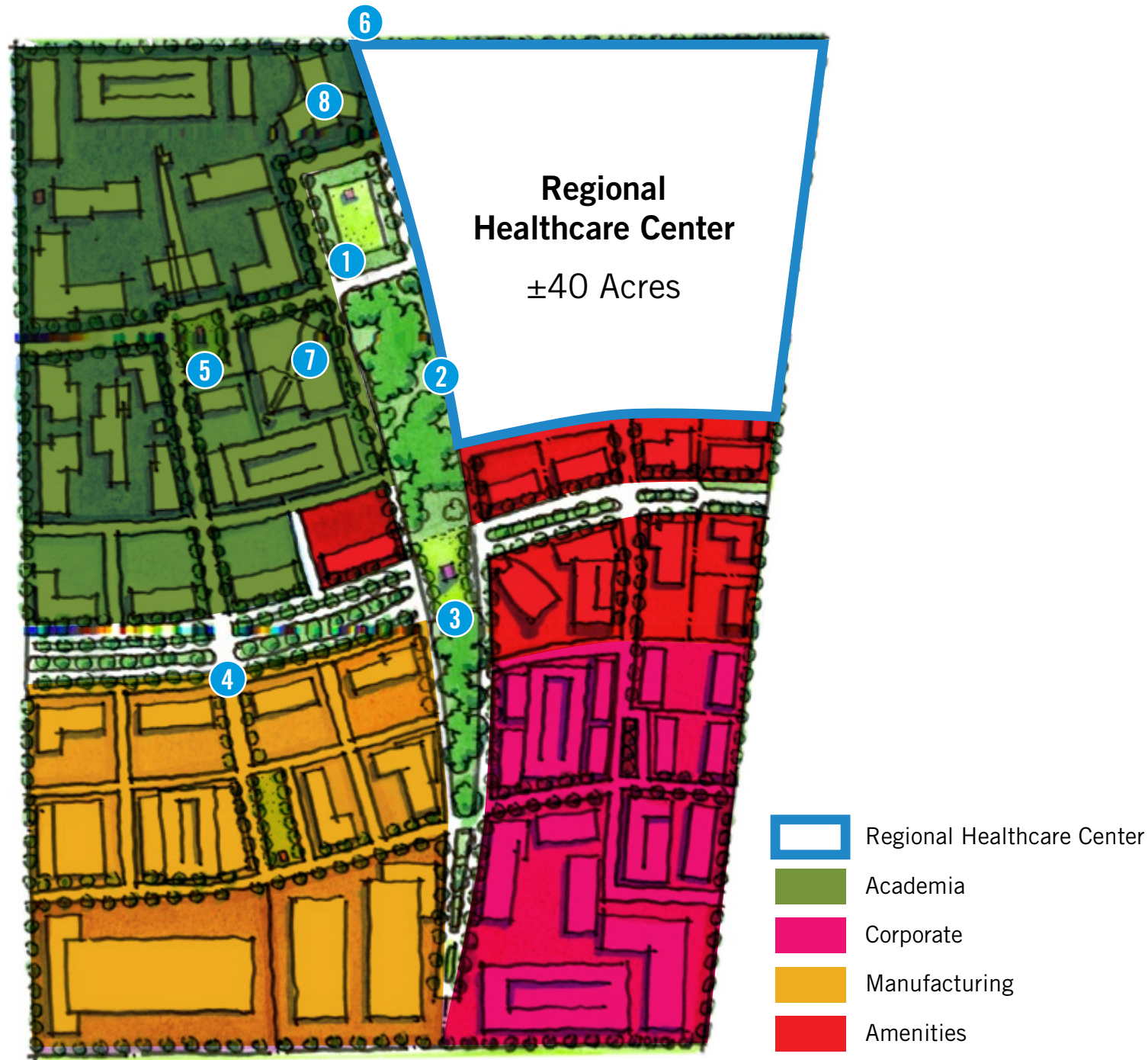
**04** Pillar Four  
**CORPORATE**

Whether multinational pharma or startup research for acute diseases, a corporate presence in the district is a necessity to drive innovation forward and will work in harmony with the other pillars of the district.



# LIFE SCIENCE DISTRICT MASTER PLAN

DESIGNED TO ACCOMMODATE A DIVERSE ENVIRONMENT



## Key:

- |                         |                 |
|-------------------------|-----------------|
| 1 Active Park           | 5 Pocket Park   |
| 2 Recreational Park     | 6 Trail Network |
| 3 Iconic Park Sculpture | 7 Auditorium    |
| 4 Urban Boulevard       | 8 Wellness      |

# 2

## REGIONAL HEALTHCARE SITE

### Overview

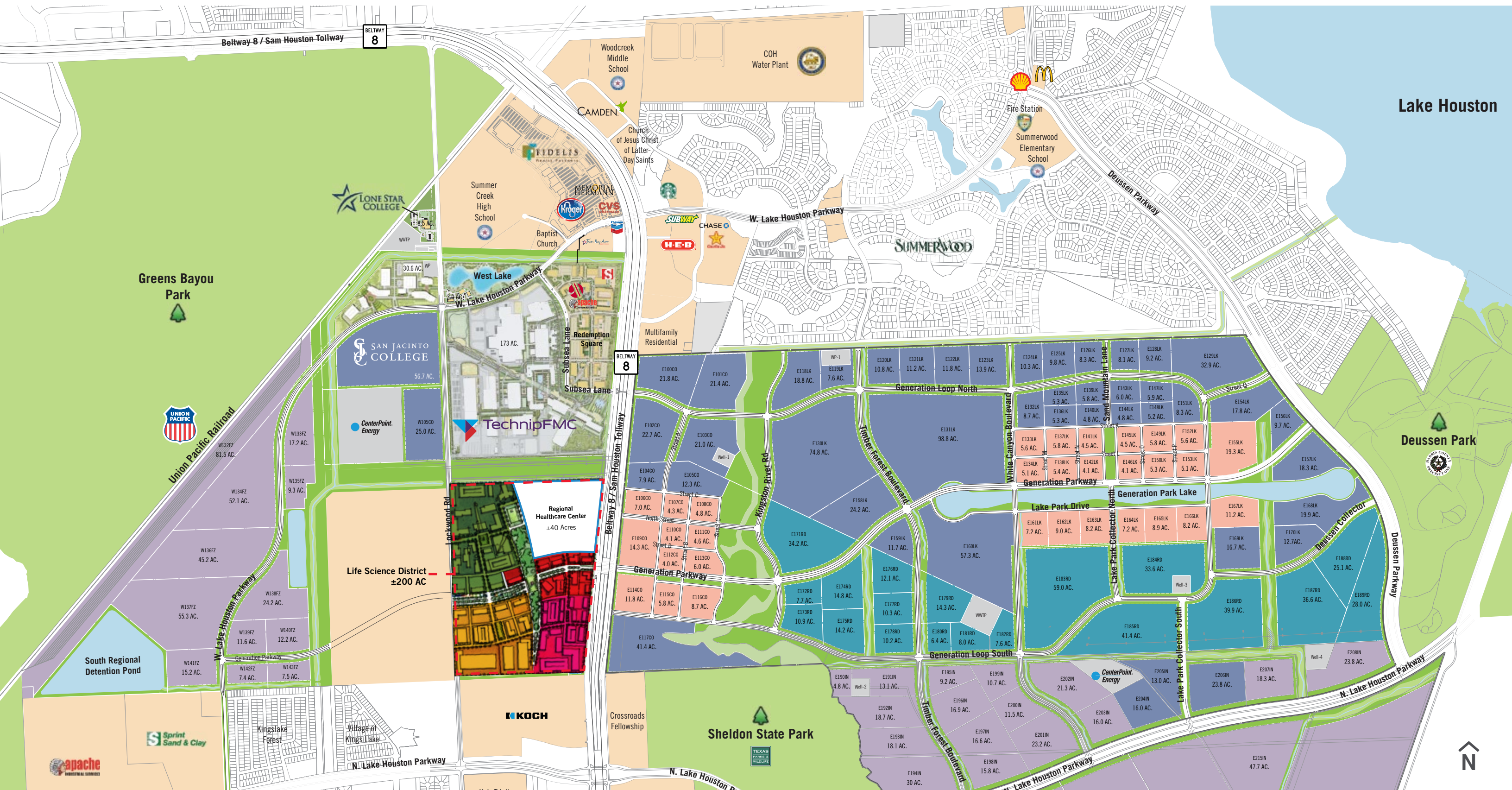
Size: ±40 acres

#### Site Features:

- The best 40-acre Beltway 8 site in Houston
- Generation Parkway is an exit on Beltway 8 ensuring quick access in and out of the site
- Located near Generation Parkway, a major diamond interchange on Beltway 8
- Over a quarter-mile of Beltway 8 frontage
- No railroad crossings between this site and the community
- The anchor of the Life Science District at Generation Park

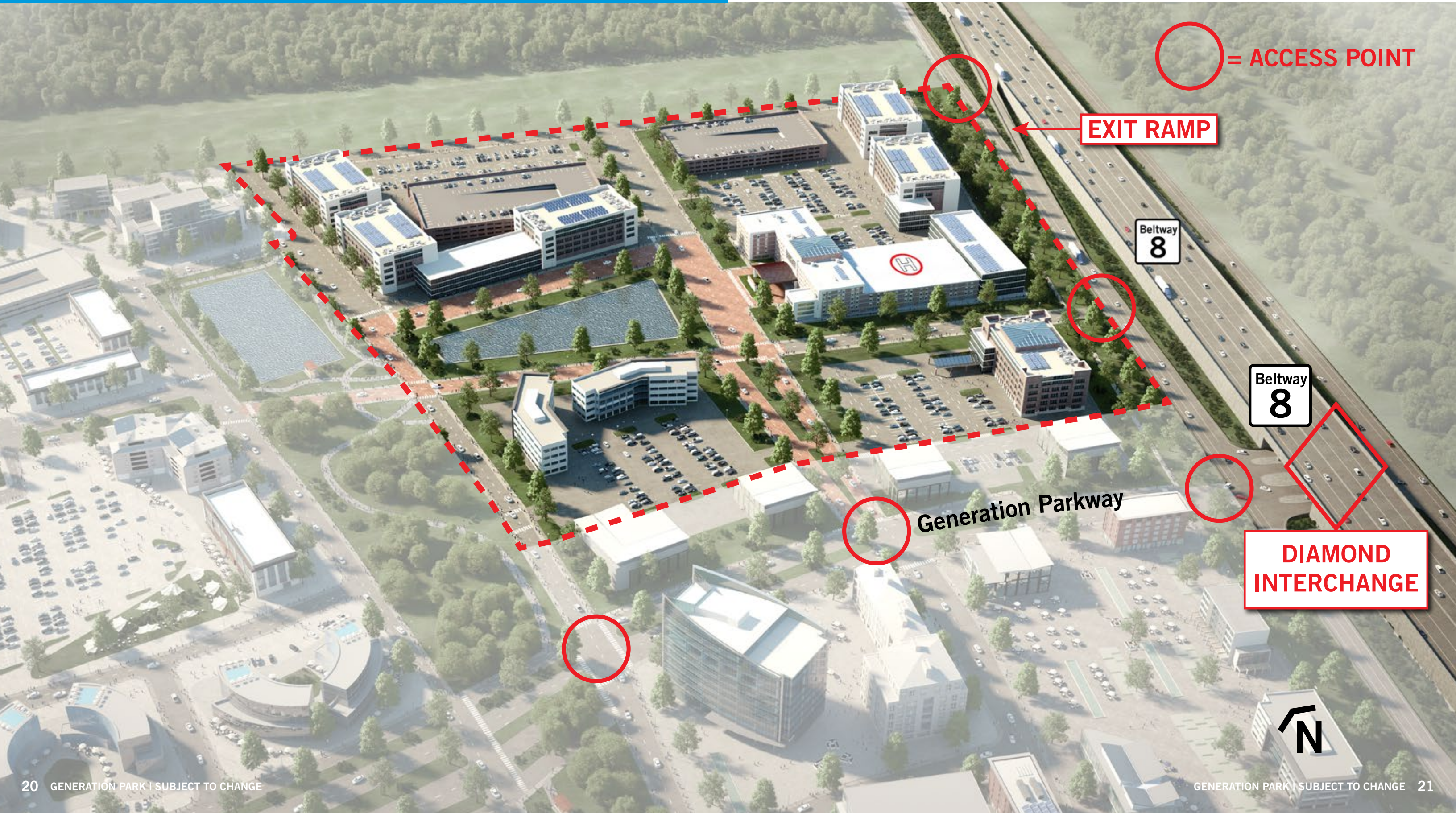
# SITE LOCATION

HOSPITAL ANCHOR OF 200-ACRE LIFE SCIENCE DISTRICT



# REGIONAL HEALTHCARE SITE ACCESS

MULTIPLE ACCESS POINTS OFF BELTWAY 8



 = ACCESS POINT

**EXIT RAMP**

Beltway  
**8**

Beltway  
**8**

Generation Parkway

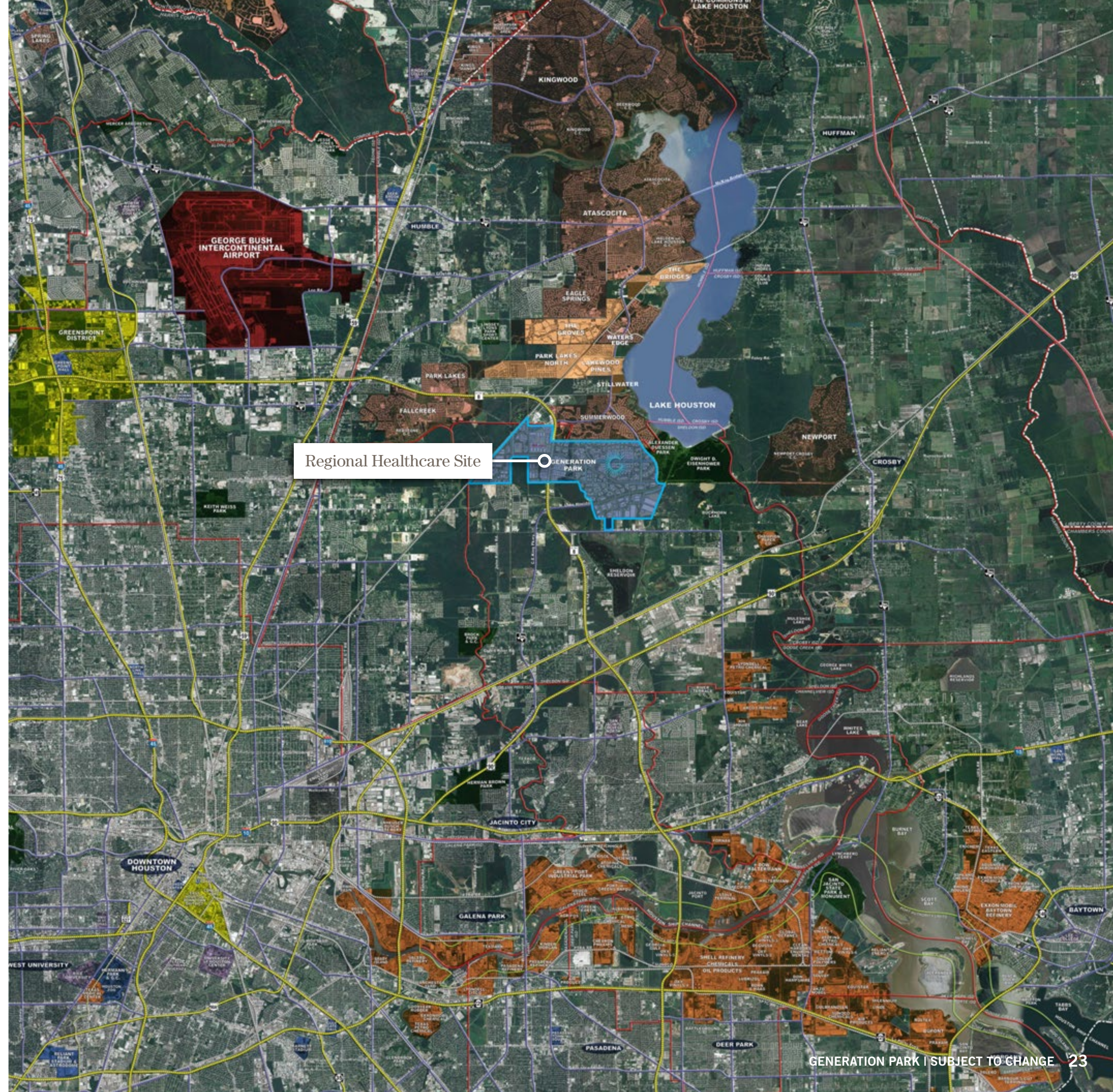
**DIAMOND INTERCHANGE**



“

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Houston Chronicle - April 2016





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Houston's New Business Destination



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