



Grid

Positioned as the gateway to Fort Bend County, the GRID includes **200,000 square feet of existing retail** and dining options, including full-service restaurants, QSRs, daily needs and destination retail, with another **175,000 square feet currently under construction**; together with **1,450 urban residences** and an additional 350 under construction.

The heart of the project is ***the new GRID Central Lawn***, which will incorporate existing components of the site's iconic industrial architecture to create an authentic and memorable gathering place, including ***beautifully landscaped pedestrian walkways, activated patios and a pavilion able to host concerts, festivals, and community events.***



Greater Houston

DRIVE TIME IN MINUTES

5 minutes

Sugar Land
Telfair

7 minutes

Greatwood
New Territory
Riverstone
Meyerland

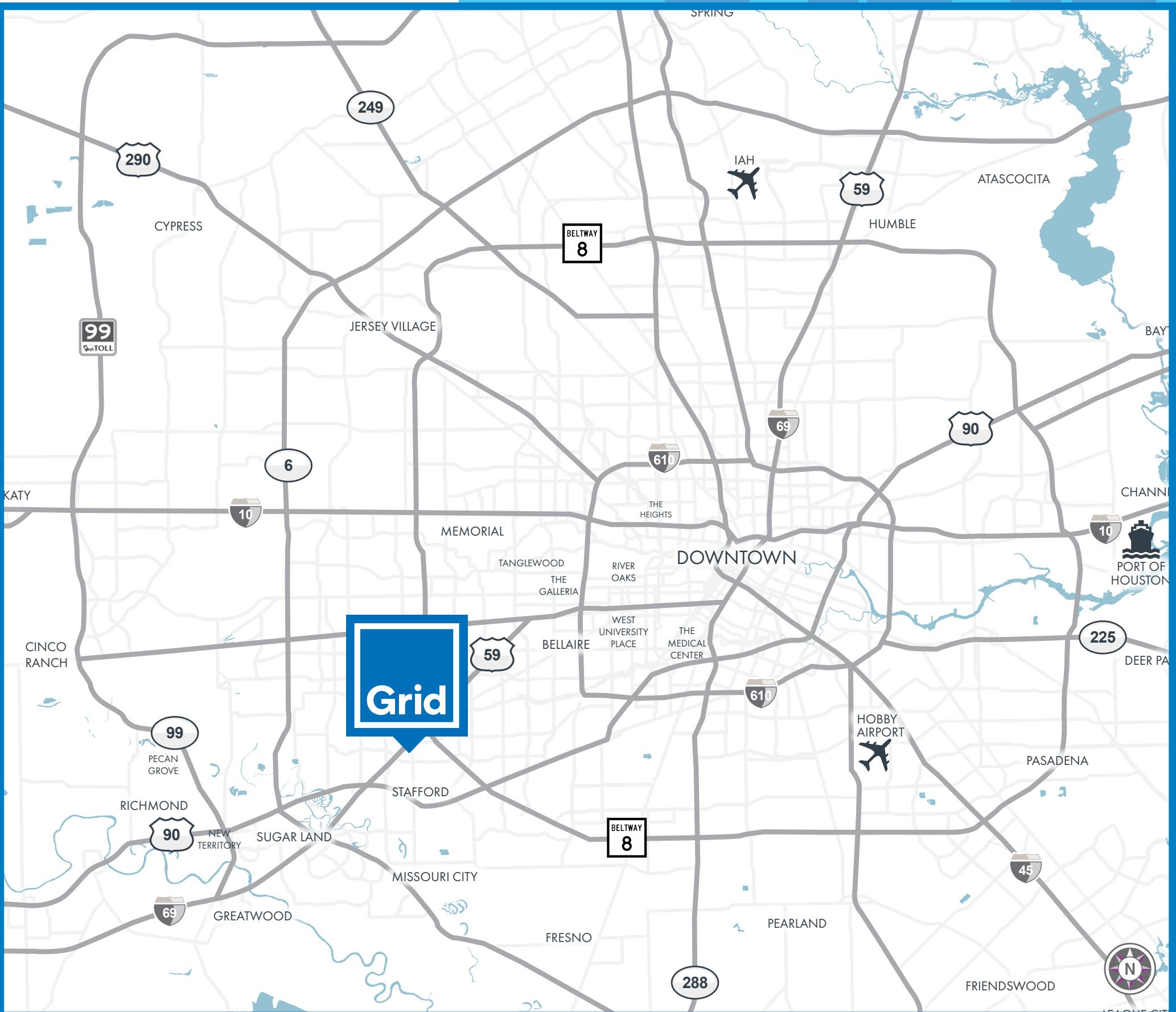
10 minutes

Richmond
Rosenberg

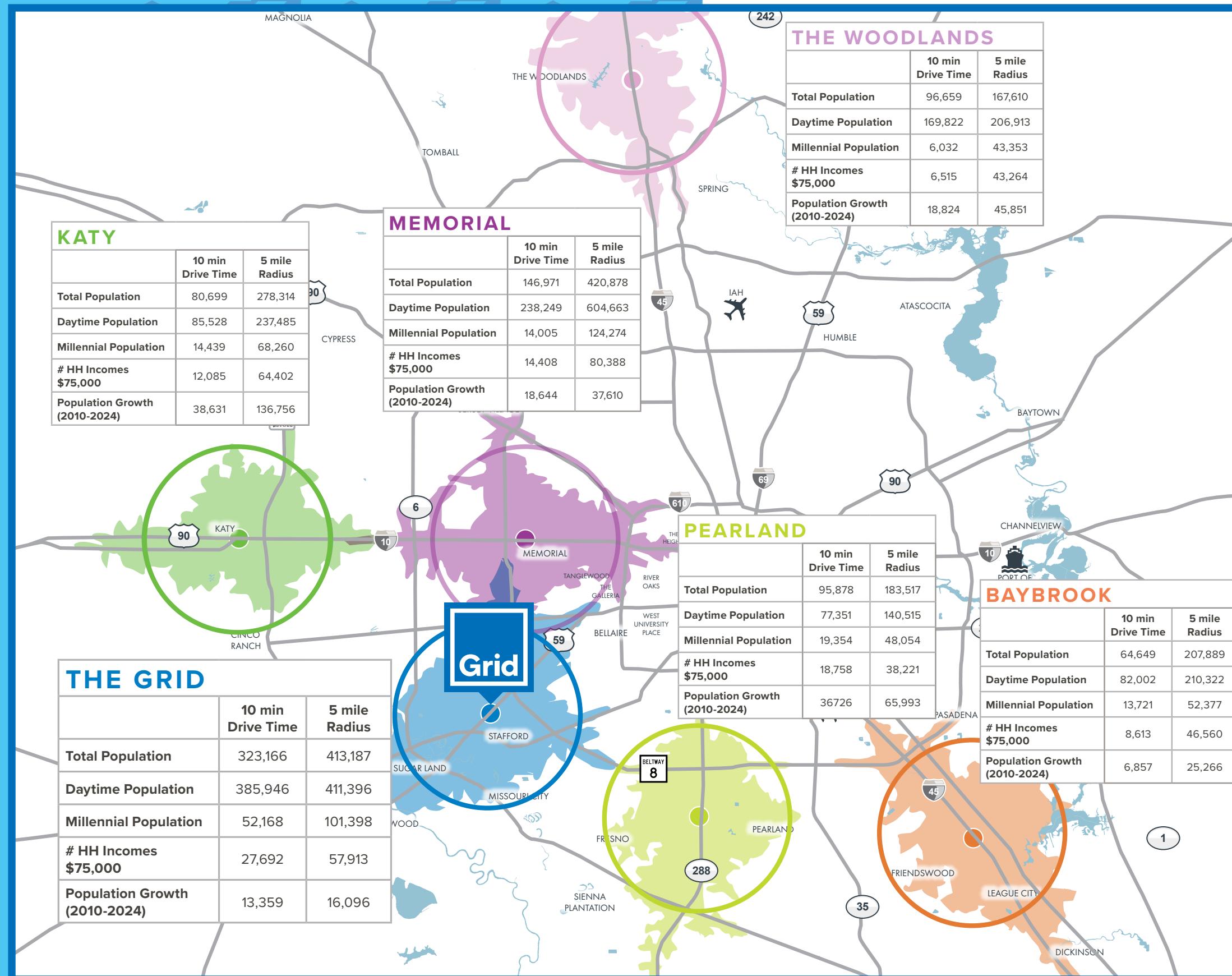
25+ minutes

Sienna
Hobby Airport
Bush Intercontinental Airport

1.6+ million
people live within 20 minute drive-time



Comparable Demographics



GRID RANKINGS

#1

Total Population

#1

Millennial Population

#2

Daytime Population

#2

Household with Income \$75K+

#3

Population Growth



Gateway to Fort Bend County

2024 DEMOGRAPHICS | FORT BEND COUNTY

935,101
Total Population

775,970
Daytime Population

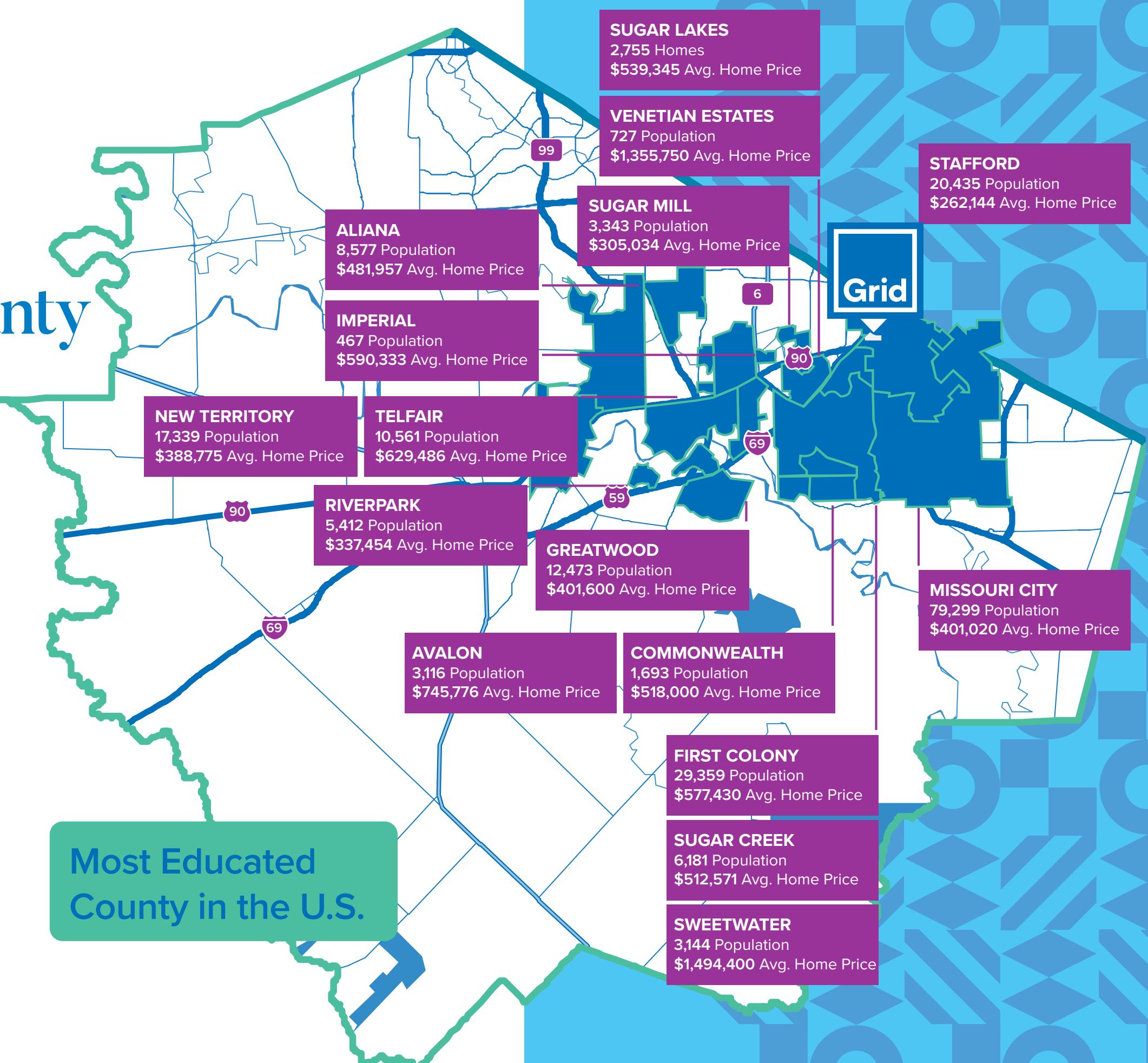
1,050,019
Projected Population 2029

\$146,775
Average Household Income

\$429,818
Average Home Value

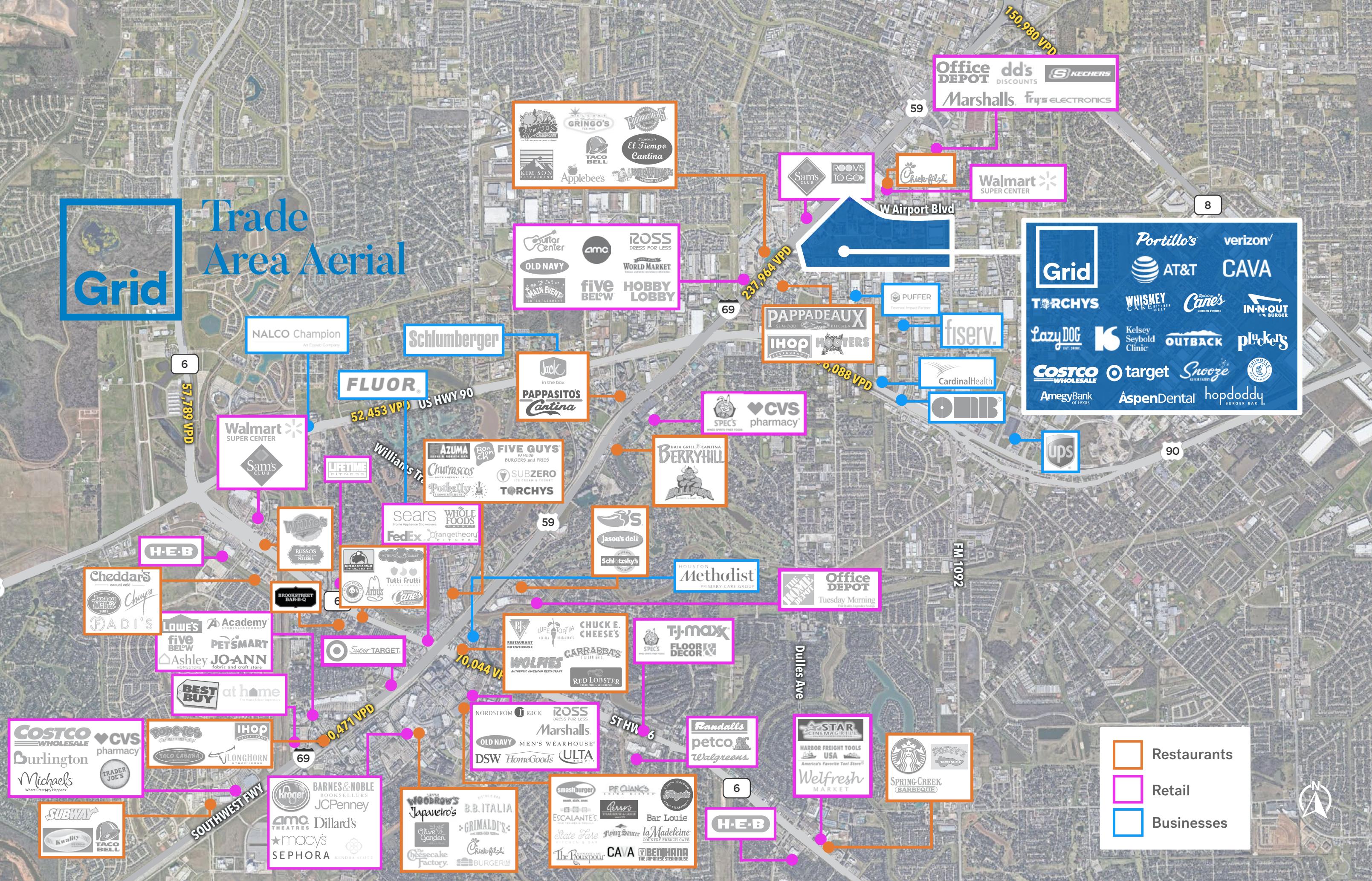
52.3%
Earned a Bachelor's Degree or Higher

Source: Esri, Esri-Data Axle, U.S. Census



Grid

Trade Area Aerial



Grid

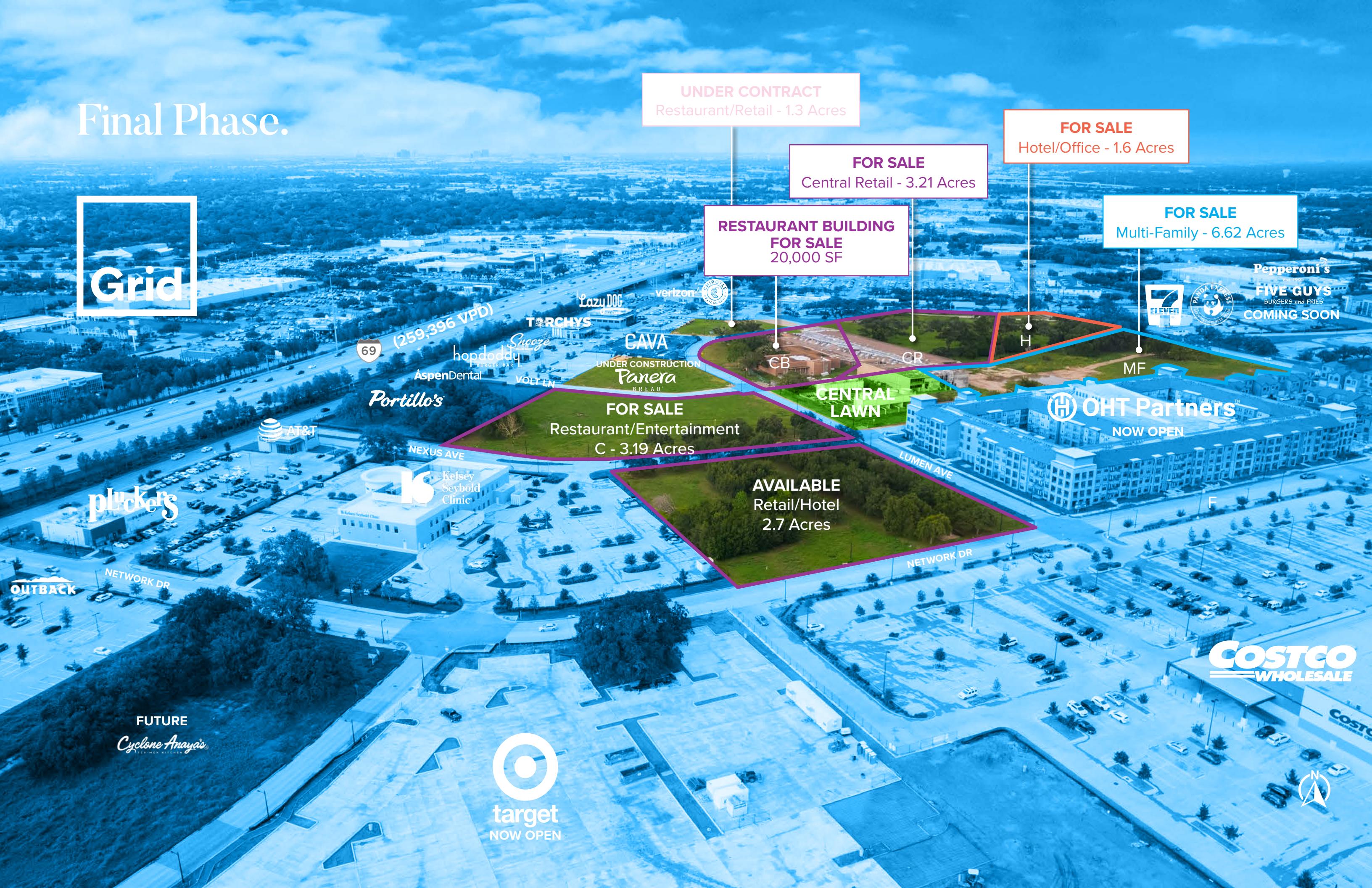
Come Join.
a vibrant,
multi-use
environment
that combines
convenience
with leisure.







Final Phase.





1,450 UNITS

Experience The New Phase.

The GRID's walkable, tree-shaded environment offers something new around every corner. The new GRID Central Green will provide connection between the different pockets of shopping and dining experiences throughout the entire community, creating a new focal point and public gathering place for southwest Houston and Fort Bend County.



Grid

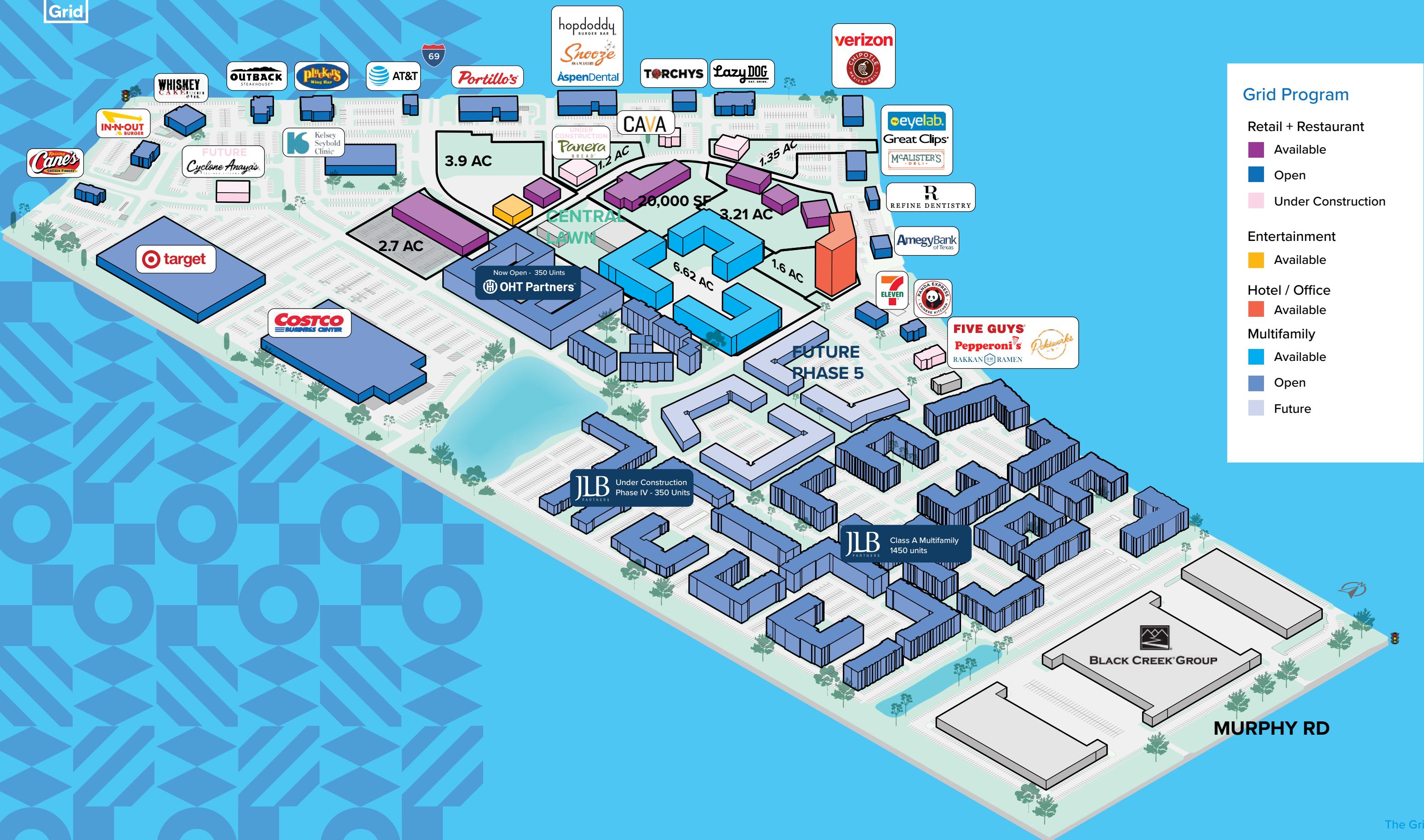
Historic Cafeteria Building.

The Cafeteria Building is a +/-20,000 SF adaptive re-use opportunity that sits adjacent to the new GRID Central Lawn. The expansive patio opportunities are shaded by large heritage oak trees that will be illuminated by awe-inspiring specialty lighting once the sun goes down.





Grid





Crystal Allen

crystal.allen@transwestern.com

713.270.3360

Paula Musa

paula.musa@transwestern.com

713.231.1630

The 'edge' logo is written in a lowercase, bold, sans-serif font. The letter 'e' is slightly taller than the other letters.

Adam Schiller

aschiller@streetlevelinvestments.com

214.545.6903

DEVELOPMENT BY:

The logo for Street Level Investments features the words 'STREET LEVEL' in a large, bold, sans-serif font, with 'INVESTMENTS' in a smaller font below it.

The logo for Provident Realty Advisors features a stylized bar chart icon followed by the word 'PROVIDENT' and 'REALTY ADVISORS' in a smaller font.