



# 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



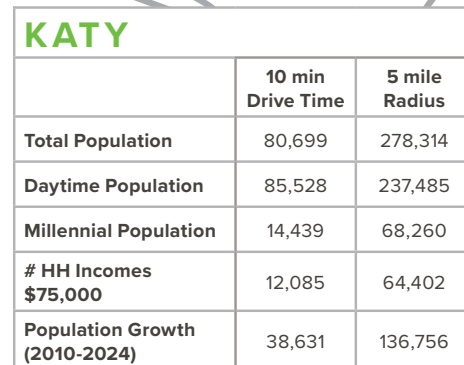
## GRID RANKINGS

## #1 Millennial Population

## #2

Household with Income \$75K+

### #3 Population Growth



MEMORIAL		
	10 min Drive Time	5 mile Radius
Total Population	146,971	420,878
Daytime Population	238,249	604,663
Millennial Population	14,005	124,274
# HH Incomes \$75,000	14,408	80,388
Population Growth (2010-2024)	18,644	37,610

	10 min Drive Time	5 mile Radius
<b>Total Population</b>	96,659	167,610
<b>Daytime Population</b>	169,822	206,913
<b>Millennial Population</b>	6,032	43,353
<b># HH Incomes \$75,000</b>	6,515	43,264
<b>Population Growth (2010-2024)</b>	18,824	45,851

THE GRID		
	10 min Drive Time	5 mile Radius
Total Population	323,166	413,187
Daytime Population	385,946	411,396
Millennial Population	52,168	101,398
# HH Incomes \$75,000	27,692	57,913
Population Growth (2010-2024)	13,359	16,096

	10 min Drive Time	5 mile Radius
<b>Total Population</b>	95,878	183,517
<b>Daytime Population</b>	77,351	140,515
<b>Millennial Population</b>	19,354	48,054
<b># HH Incomes \$75,000</b>	18,758	38,221
<b>Population Growth (2010-2024)</b>	36726	65,993

	10 min Drive Time	5 mile Radius
<b>Total Population</b>	64,649	207,889
<b>Daytime Population</b>	82,002	210,322
<b>Millennial Population</b>	13,721	52,377
<b># HH Incomes \$75,000</b>	8,613	46,560
<b>Population Growth (2010-2024)</b>	6,857	25,266



# Gateway to Fort Bend County

2024 DEMOGRAPHICS | FORT BEND COUNTY

935,101  
Total Population

775,970  
Daytime Population

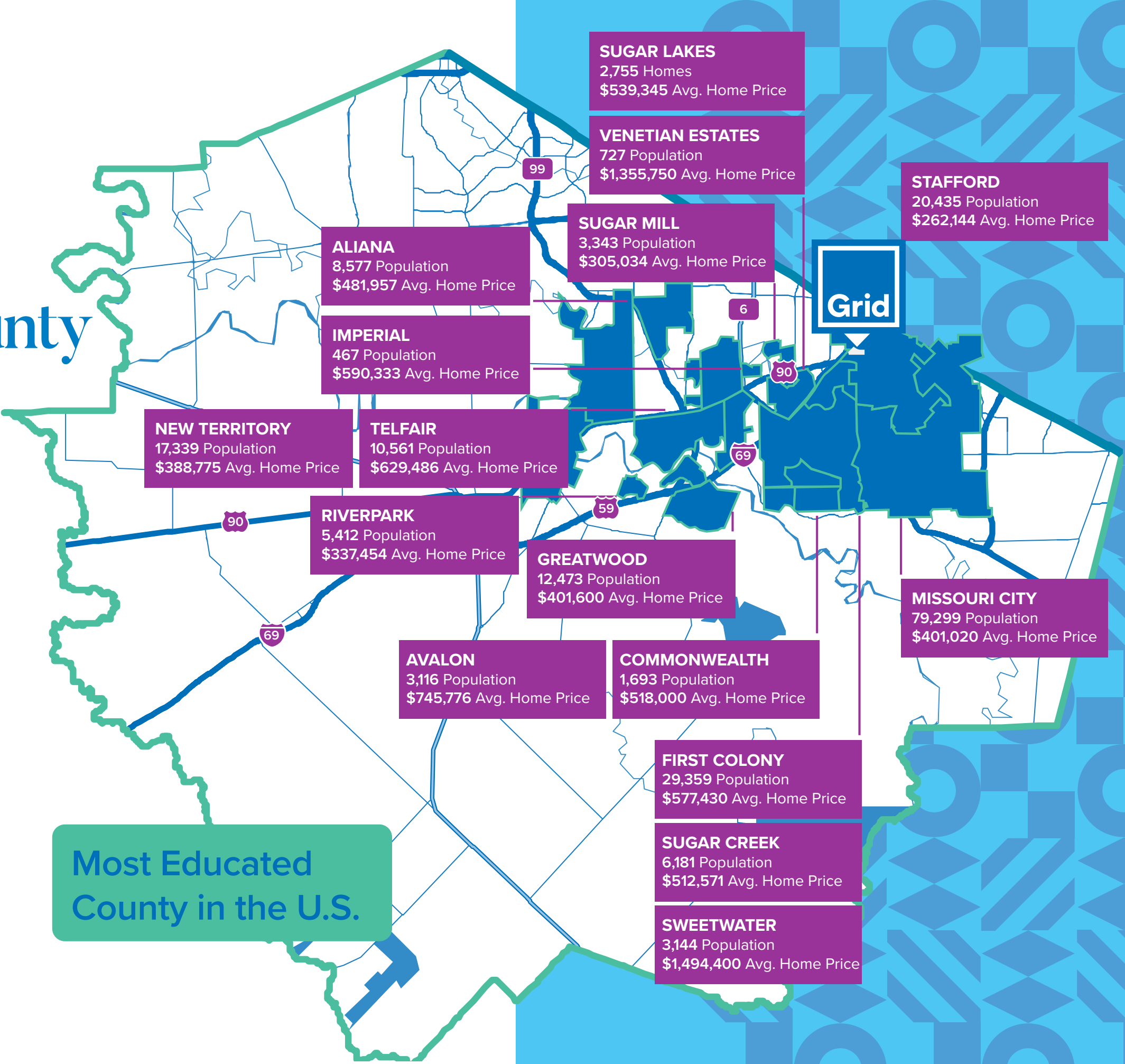
1,050,019  
Projected Population 2029

\$146,775  
Average Household Income

\$429,818  
Average Home Value

52.3%  
Earned a Bachelor's Degree or Higher

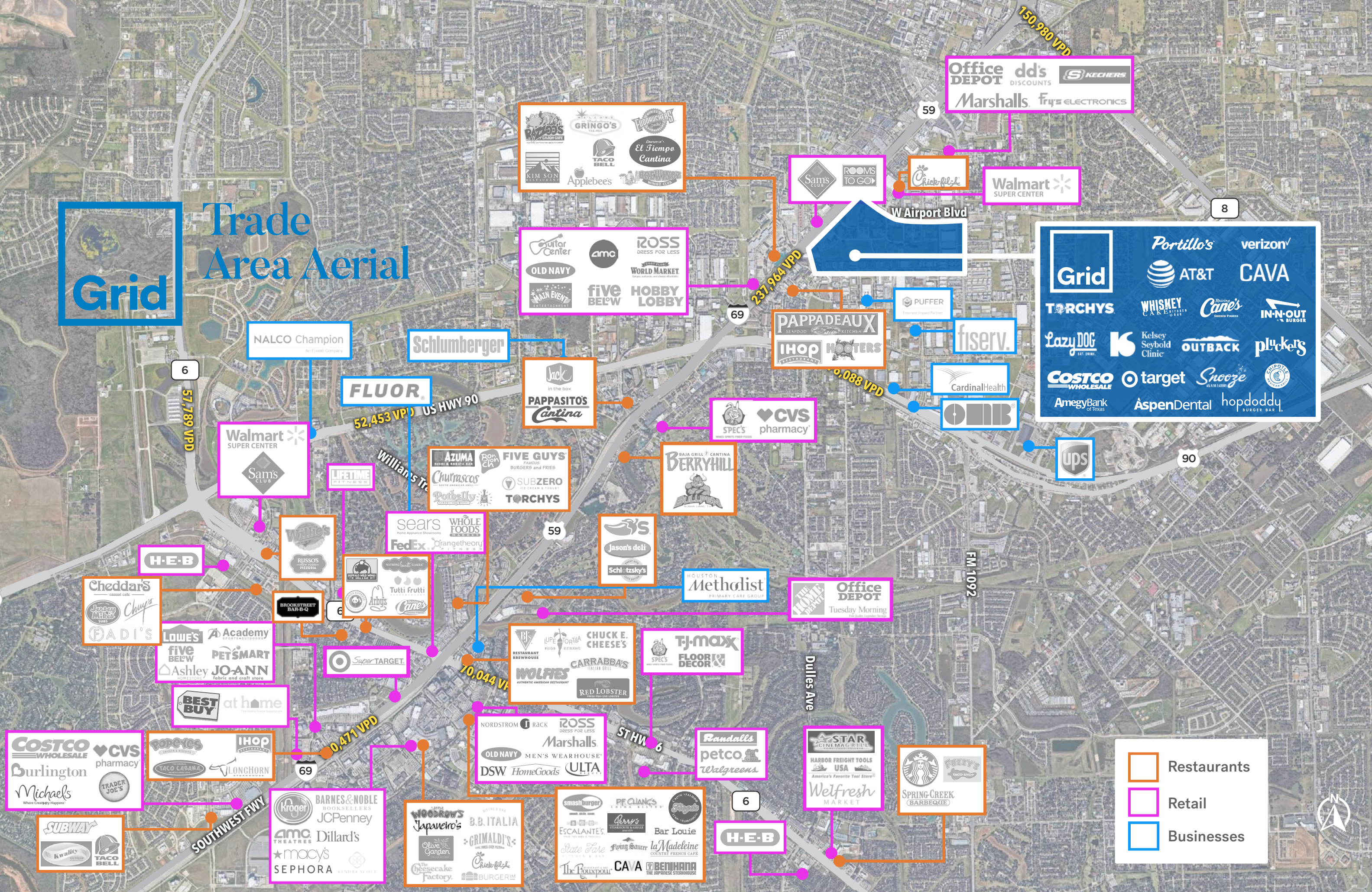
Source: Esri, Esri-Data Axle, U.S. Census





# Trade Area Aerial

## Grid







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







UNDER CONTRACT  
Retail - 1.35 AC

AVAILABLE RESTAURANT  
BUILDING FOR SALE  
Restaurant with patio  
20,000 SF



AVAILABLE FOR SALE  
Restaurant/Entertainment  
3.19 AC



UNDER CONSTRUCTION  
**Panera**  
BREAD

NOW OPEN  
**CAVA**



NOW OPEN  
**Portillo's**



Kelsey-Seybold Clinic

FUTURE  
**Cyclone Anayas**



NOW OPEN  
**target**

AVAILABLE  
Retail/Restaurant/Office - 2.7AC



Now Open  
**OHT Partners**  
350 Units



AVAILABLE FOR SALE  
Retail Development  
3.21 AC



AVAILABLE FOR SALE  
Hotel/Office - 1.6 AC



Coming Soon  
**FIVE GUYS**  
**Pepperoni's**  
RAKKAN RAMEN  
**Pokeworks**

AVAILABLE FOR SALE  
Multi-Family - 6.62 AC

### Grid Program

#### Retail + Restaurant

- Available
- Open
- Under Construction

#### Entertainment

- Available

#### Hotel / Office

- Available

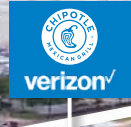
#### Multifamily

- Available
- Open
- Future



MURPHY RD - (33,030 VPD)





**FOR SALE**  
Central Retail - 3.21 Acres

**FOR SALE**  
Hotel/Office - 1.6 Acres

**NEGOTIATING PSA**  
Multi-Family - 6.62 Acres

**AVAILABLE**  
Retail/Hotel - 2.7 Acres

**UNDER CONTRACT**  
Restaurant/Retail - 1.3 Acres

**RESTAURANT BUILDING FOR SALE**  
CB - 20,000 SF

**CENTRAL LAWN**

**FOR SALE**  
Restaurant/Entertainment  
C - 3.19 Acres

**UNDER CONSTRUCTION**  
Panera BREAD



(259,396 VPD)





# Final Phase.



**UNDER CONTRACT**  
Restaurant/Retail - 1.3 Acres

**FOR SALE**  
Central Retail - 3.21 Acres

**FOR SALE**  
Hotel/Office - 1.6 Acres

**FOR SALE**  
Multi-Family - 6.62 Acres

**RESTAURANT BUILDING  
FOR SALE**  
20,000 SF

**Pepperoni's**  
**FIVE GUYS**  
BURGERS and FRIES  
COMING SOON

69 (259,396 VPD)

**Portillo's**  
AspenDental  
hopdoddy  
Snooze  
Torchys  
Lazy Dog  
Verizon

**CAVA**  
UNDER CONSTRUCTION  
**Panera**  
BREAD

CB

CR

H

MF

**FOR SALE**  
Restaurant/Entertainment  
C - 3.19 Acres

**CENTRAL  
LAWN**

**AVAILABLE**  
Retail/Hotel  
2.7 Acres

**OHT Partners**  
NOW OPEN

LUMEN AVE

NETWORK DR

NEXUS AVE

Kelsey  
Seybold  
Clinic

**plucker's**

NETWORK DR

**OUTBACK**

**FUTURE**  
*Cyclone Anaya's*

**target**  
NOW OPEN

**COSTCO**  
WHOLESALE







JLB  
PARTNERS  
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.

URBAN RESIDENTIAL  
MF - AVAILABLE

JLB  
UNDER  
CONSTRUCTION  
350 UNITS

OHT Partners  
350 UNITS  
NOW OPEN

PAVILION

CENTRAL  
LAWN

HISTORIC CAFETERIA  
BUILDING  
CB - AVAILABLE

RESTAURANT/RETAIL  
B3 - AVAILABLE

LUMEN AVE

ENTERTAINMENT/RESTAURANT  
C - AVAILABLE







## 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.











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