

Retail Leasing Opportunities at



**City  
Place**





# PROJECT HIGHLIGHTS

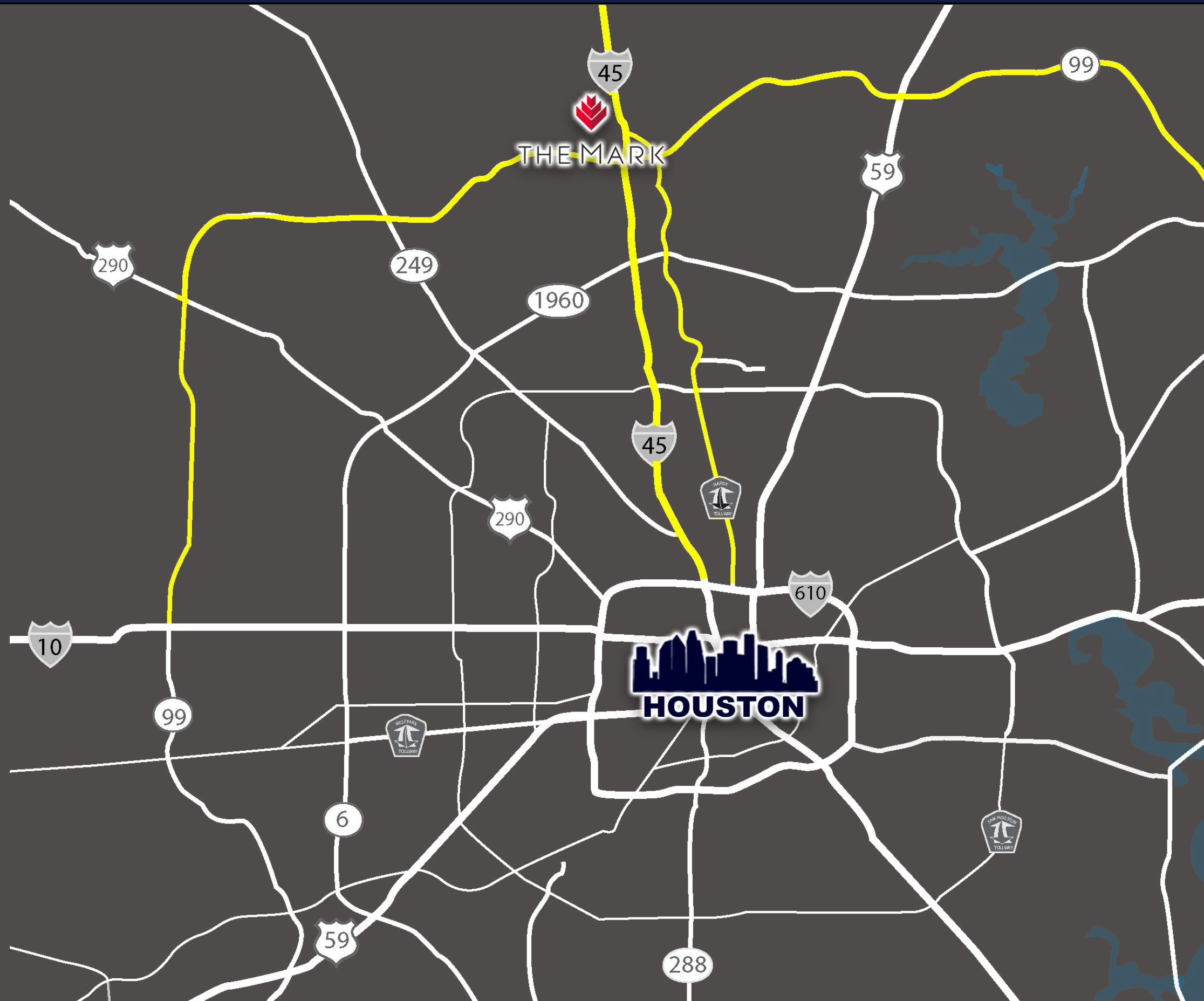










The Mark is a luxury midrise multi-family community at the gateway of City Place and is surrounded by ExxonMobil Campus, Hewlett Packard Enterprises, ABS, HP, Southwestern Energy and St. Luke's Hospital. Restauranters and Retailers will enjoy access to a large workforce and captive residential community that is currently underserved in the areas of dining, retail, and personal daily needs and services.

- 🔥 **Located within Major Business Hub/High growth Submarket**
- 🔥 **Strong demographics/Affluent workforce and residents**
- 🔥 **Strong daytime population**
- 🔥 **Prime End-cap available + Patio**
- 🔥 **Built-in clientele (400+/- residents at The Mark + office and hospitality)**
- 🔥 **Across from Star Cinema Grill**
- 🔥 **20 foot ceiling heights**
- 🔥 **Covered parking spaces designated exclusively for retail**
- 🔥 **Immediate Delivery**



# STRATEGIC LOCATION



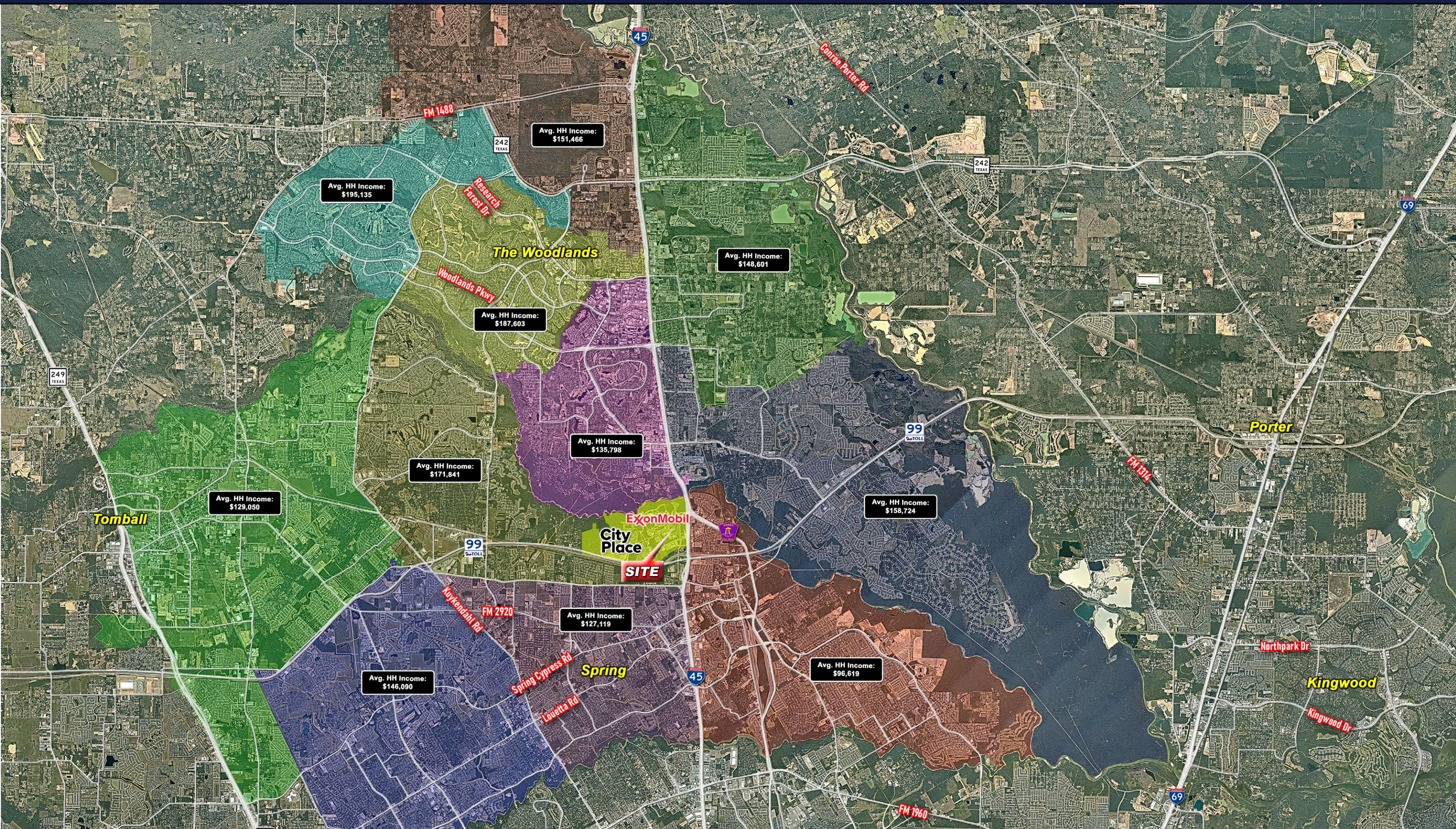
-  CityPlace is at the most important new crossroads in the Houston metro area – where I-45, the Grand Parkway and the Hardy Toll Road intersect.
-  Served by one interchange and three frontage road connections from I-45, and two interchanges from the Grand Parkway.
-  10 Minutes to Hwy 249 & Grand Parkway
-  11 Minutes to Hwy 59 & Grand Parkway
-  5 Minutes to the Woodlands
-  15 Minutes to Houston Intercontinental Airport
-  20 Minutes to Hwy 290 & Grand Parkway
-  24 Minutes to Downtown Houston

## 2022 Demographics

	2 mi	3 mi	5 mi
Population:	21,883	69,092	232,709
2027 Proj. Pop.:	24,107	73,518	243,709
Daytime Pop.:	35,077	80,053	227,343
Avg. HH Income:	\$127,636	\$118,139	\$131,582



# TRADE AREA









# CITYPLACE SITE PLAN



**City Place**

**CITYPLACE PHASE I**

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	THE MARK LUXURY APARTMENTS
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	7,800 SF RETAIL SPACE - THE MARK
<span style="background-color: magenta; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	44,140 SF STAR CINEMA GRILL
<span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	568,000 SF HEWLETT PACKARD ENTERPRISE
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	40,000 SF GYM
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	124,516 SF RETAIL/RESTAURANT
<b>TOTAL GLA 784,446 SF</b>	

**Springwoods Village Pkwy**

**THE MARK**  
288 MULTI-FAMILY UNITS  
POOL/COURTYARD

**Springwoods Plaza Dr**

**City Plaza Dr**

**E Mossy Oak Rd**

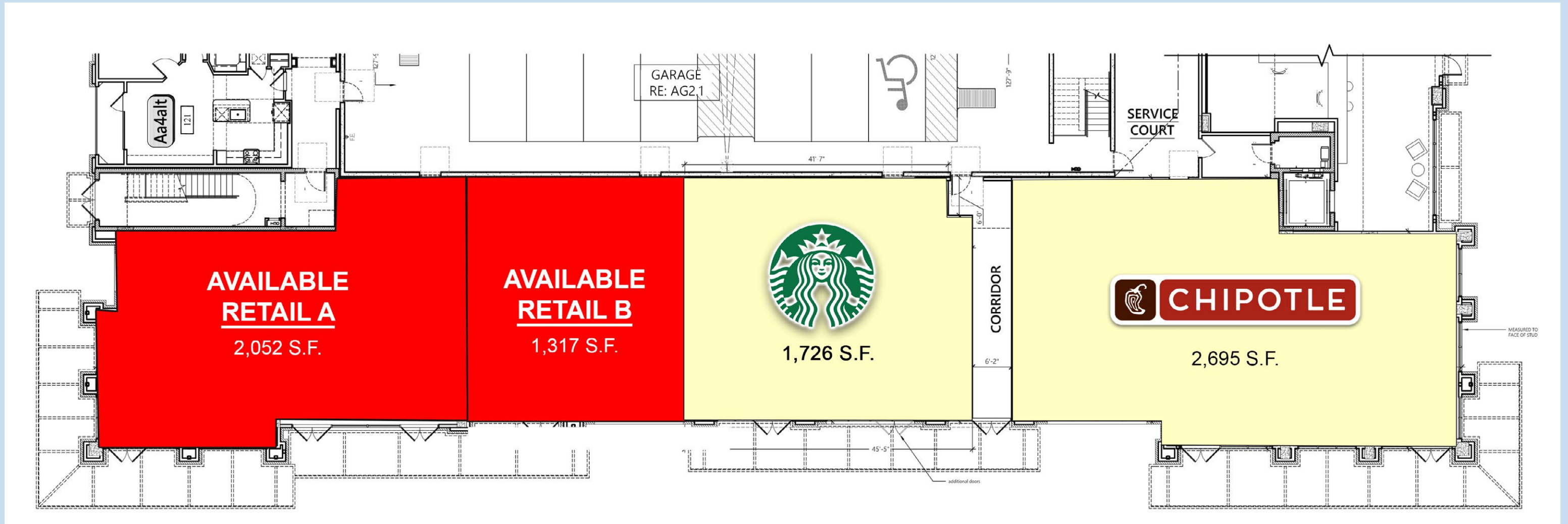
**Future Cityplace Buildings:**  
 FUTURE CITYPLACE 5: 135,000 SF  
 FUTURE CITYPLACE 3: 135,000 SF  
 FUTURE CITYPLACE 6: 278,000 SF  
 FUTURE CITYPLACE 4: 278,000 SF  
 FUTURE CITYPLACE 9: 273,000 SF  
 FUTURE CITYPLACE 8: 273,000 SF  
 FUTURE CITYPLACE 7: 283,000 SF

**Other Buildings:**  
 CITYPLACE 1: 150,000 SF  
 ABS: 327,000 SF  
 STAR CINEMA GRILL  
 COMMON DESK  
 FUTURE MIXED USE  
 FUTURE MULTIFAMILY

**Landmarks:**  
 ExxonMobil  
 Energy Dr  
 Lake Plaza Drive

**Businesses:**  
 BREAD ZEPPELIN  
 SUSHI REBEL  
 Edward Jones  
 First Tech  
 24 FITNESS





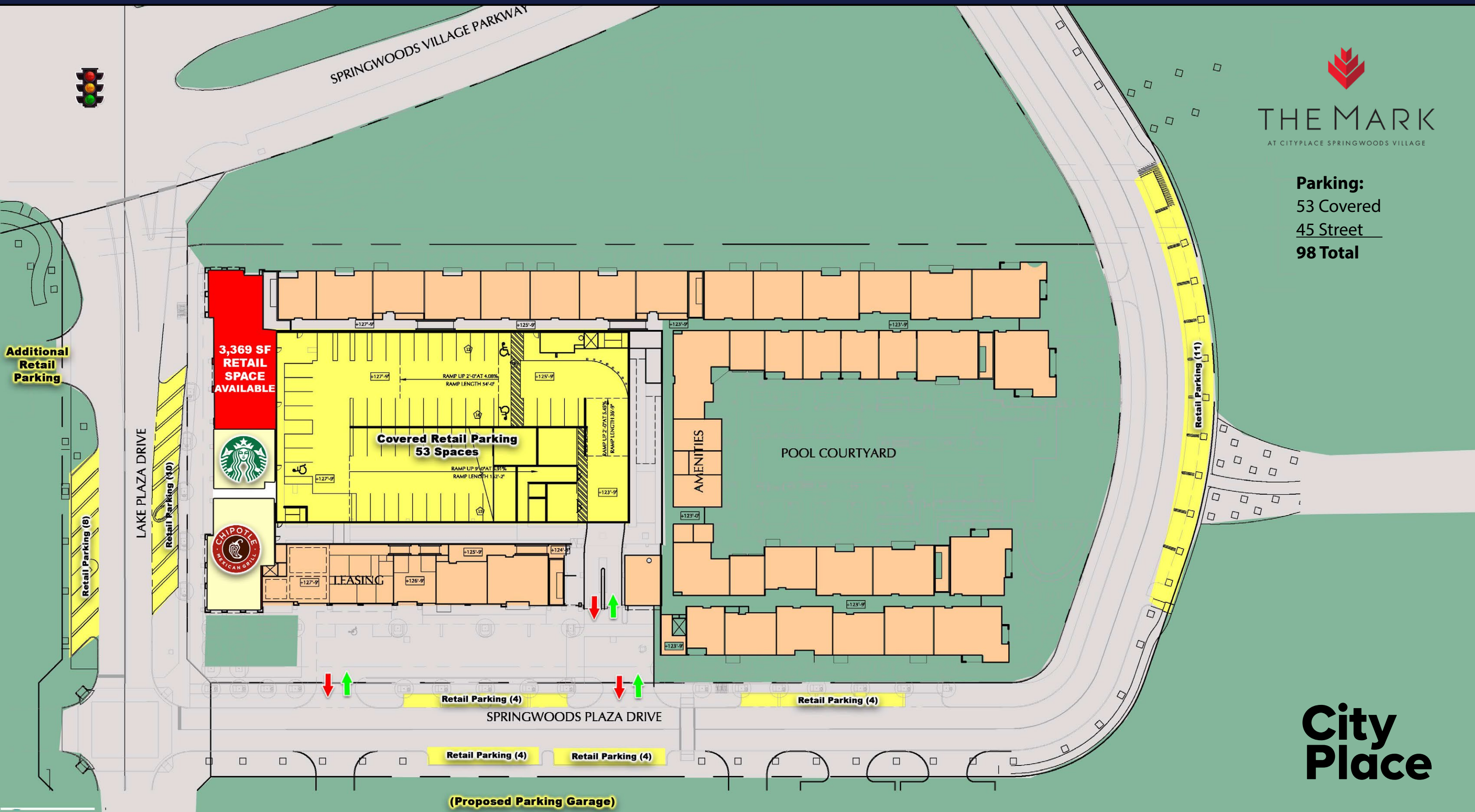


# PARKING PLAN



THE MARK  
AT CITYPLACE SPRINGWOODS VILLAGE

**Parking:**  
53 Covered  
45 Street  
**98 Total**



City  
Place







# CITY PLACE PROJECT SUMMARY

## City Place

### CityPlace Overall:

- Retail: 750,000 SF Shopping, Dining, and Entertainment space
- Class A Office: 14 Million SF Commercial Office space
- Hotels: 1,000 Rooms
  - Marriott Hotel and Convention Center: 337 Keys
- CityPlace Plaza: Open-air venue for concerts, festivals, theater performances, holiday celebrations and more
- Tremendous daytime population - over 20,000 employees within walking distance
- Current workforce will increase to 23,000 in Q1 2022

### Major Employers:

- HQ - ExxonMobil: 3,000,000 SF – 12,000 employees
- HQ - Southwestern Energy: 550,000 SF – 1,000 employees
- CHI St. Lukes: 150,000 SF – 1,500 employees
- HQ - Hewlett Packard: 378,000 SF – 3,000 employees
- HQ - Hewlett Packard Enterprises: 440,000 SF – 3,000+/- employees
- HQ - American Bureau of Shipping (ABS): 327,000 SF – 1,200 employees
- Common Desk: 30,000 SF

### Phase I City Place Residential Development:

- 3 Multi-Family housing communities: The Mark, The Belvedere, and The Canopy
- 2 Single-Family housing communities: Audubon Grove and Harper Woods
- 5,000 Homesites and Multi-Family units at Build Out







The Mark is a development of Martin Fein Interests who has been a developer of exceptionally distinctive apartment home communities for over 30 years.

Developed by:  
**fein**

Leased by:  
**frankel**  
DEVELOPMENT GROUP

Bruce W. Frankel  
Phone: 713.661.0440  
bfrankel@frankelDEV.com  
Cell: 713.417.8020