



**Grid**





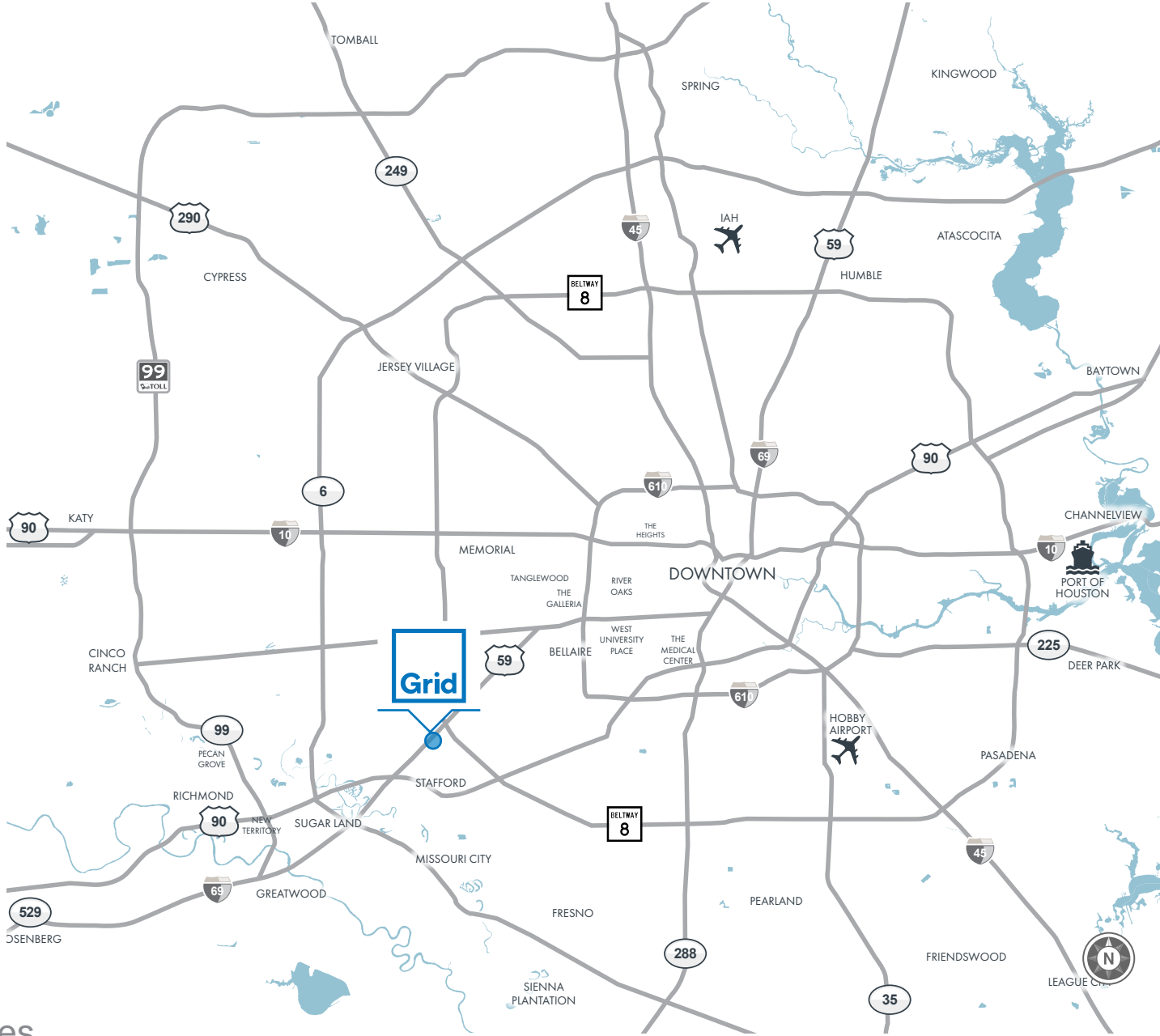
# Houston Neighborhoods

## Drive Time in Minutes

- 07** Sugar Land
- 09** Telfair
- 11** Greatwood
- 12** New Territory
- 13** Galleria
- 14** Riverstone
- 16** Meyerland
- 18** Richmond
- 20** Rosenberg
- 25** Sienna Plantation
- 32** Hobby Airport
- 39** Bush Intercontinental Airport

# 1.6+ million

people live within 20-minutes





# Comparable Trade Areas



**293,934**  
Total Population

**#1**



**340,941**  
Daytime Population

**#2**



**71,442**  
Millennial Population

**#1**



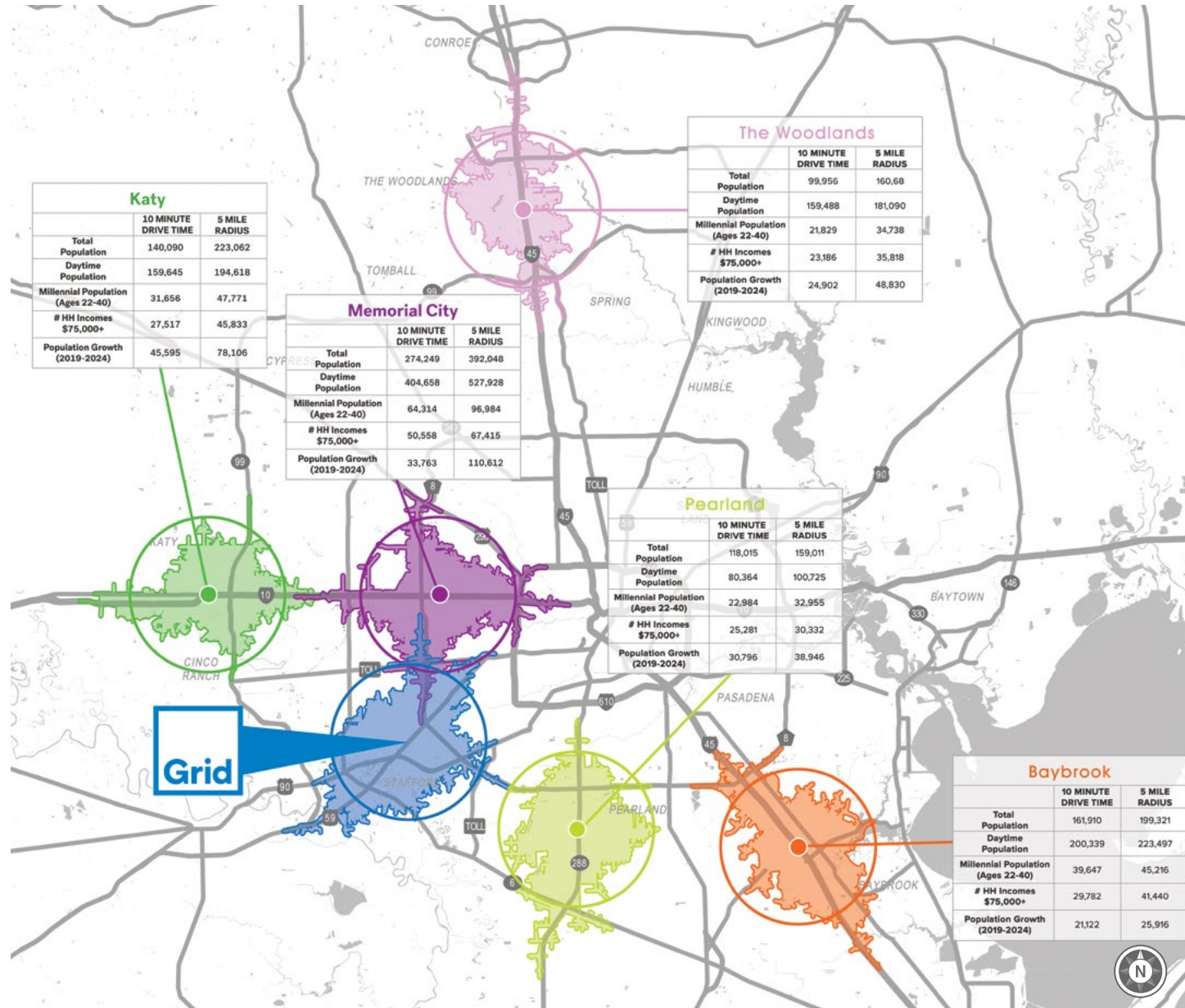
**34,742**  
Number of Households with  
Incomes \$75,000+

**#2**



**33,607**  
Estimated Population  
Growth from 2019-2024

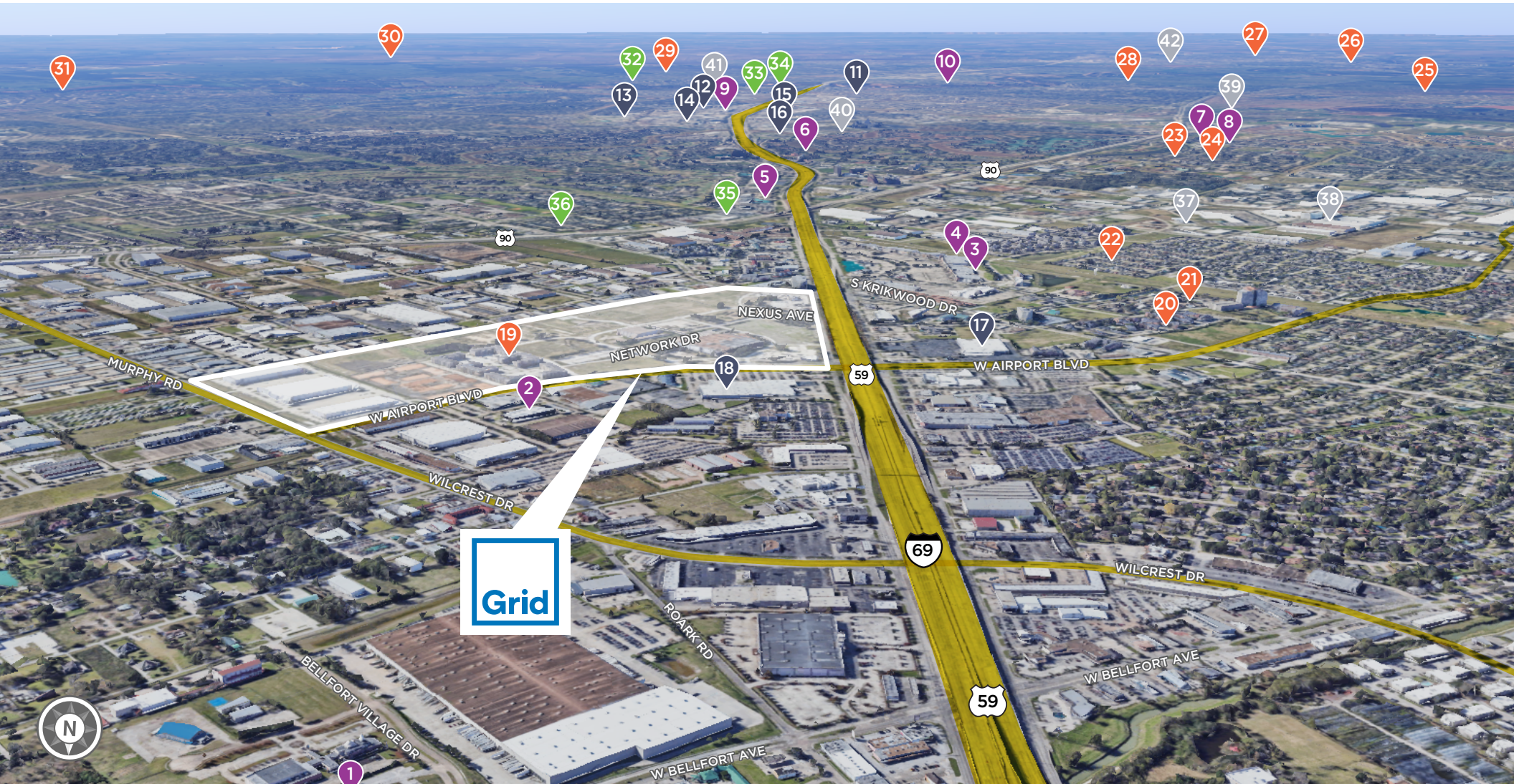
**#3**



\*Per Sitiswise, drive time parameters are via Esri. Updated December 2019.



# Gateway to Fort Bend County



## POINTS OF INTEREST

- 1 Frito Lay
- 2 Boy Scouts of America
- 3 AMC
- 4 Main Event
- 5 Sugar Creek Country Club
- 6 Chi St. Luke's
- 7 Fort Bend Children's Discovery Museum
- 8 Imperial Sugarmill
- 9 Houston Methodist Sugar Land Hospital
- 10 Museum of Natural Science Sugar Land

## SHOPPING

- 11 Costco
- 12 First Colony Mall
- 13 Market at Town Center
- 14 Sugar Land Town Square
- 15 Target
- 16 Whole Foods
- 17 Sam's Club
- 18 Walmart

## RESIDENTIAL

- 19 1879
- 20 Camden Sugar Grove Apartments
- 21 The REsort Townhomes
- 22 Reserve at Fountain Lake Apartments
- 23 Imperial

## SCHOOLS

- 24 Imperial Lofts
- 25 Aliana
- 26 Pecan Grove
- 27 Richmond
- 28 New Territory
- 29 First Colony
- 30 Riverston
- 31 Sienna Plantation

## SCHOOLS

- 32 Clements High School
- 33 Wharton Country Junior College
- 34 University of Houston at Sugar Land
- 35 Logos Preparatory Academy
- 36 Dulles High School

## EMPLOYMENT

- 37 Sugar Land Business Park
- 38 Schlumberger Headquarters
- 39 Champion X Headquarters
- 40 Fluor Corporation
- 41 Houston Methodist Sugar Land
- 42 Memorial Hermann Hospital



# Surrounding Neighborhoods



## 340,000+ CPD

on Hwy 59, W Airport Blvd,  
Kirkwood Rd & Murphy Rd



## 1,601,952

People Living Within  
a 20-Minute Drive Time



## 460,676

Projected Total Population  
Growth from 2010 to 2024  
(Fort Bend county)



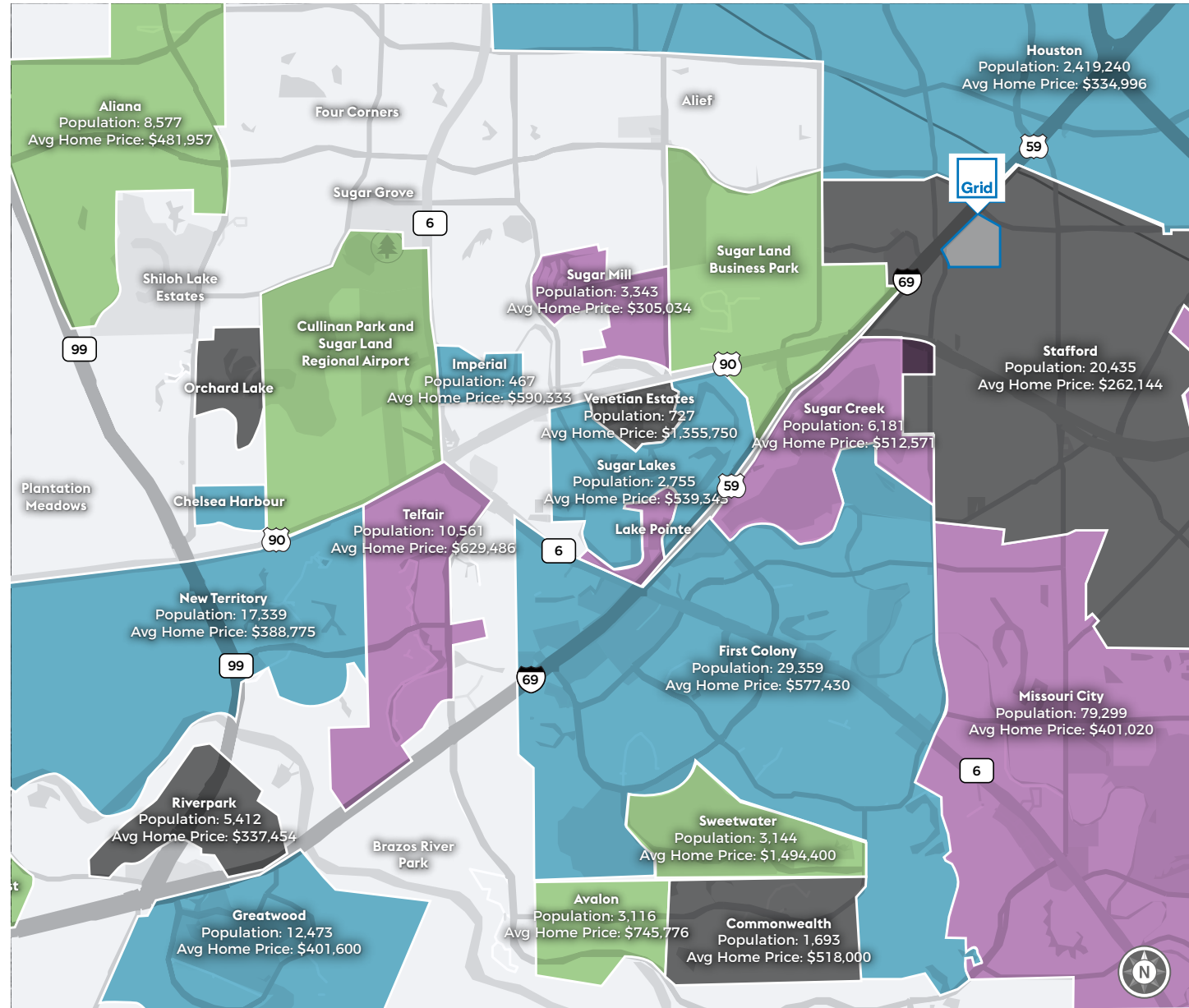
## \$103,006

Average Household Income  
(Fort Bend county)



## Most Educated

County in the U.S.



\*Per Sitemise, drive time parameters are via Esri.  
Updated December 2019.



Located at the gateway of Fort Bend's **Innovation Corridor**, the Grid's **192-acres** fully integrates a dynamic mix of more than **350,000** square feet of *shops, restaurants, and entertainment*; **500,000** square feet of *creative-focused office space*; *multiple hotels; pop-up shops; food hall; rooftop dining* and **2,400** urban residences. Phase I and Phase II of the project celebrated a Grand Opening in Fall 2019.

The heart of the project, **Grid Center**, incorporates existing components of the site's iconic industrial architecture to create an authentic and memorable urban environment, including an activated **public green** able to host concerts, festivals, and outdoor movies.















**Crystal Allen**

crystal.allen@transwestern.com  
713.270.3360

**Paula Musa**

paula.musa@transwestern.com  
713.231.1630



**Adam Schiller**

aschiller@streetlevelinvestments.com  
214.545.6903

DEVELOPMENT BY:

