

DINE • SHOP • PLAY • WORK • RELAX



# MEMORIAL CITY RETAIL

RETAIL LEASING

**EDGE**<sup>TM</sup>  
REALTY PARTNERS

PROPERTY MANAGEMENT

**MetroNational**

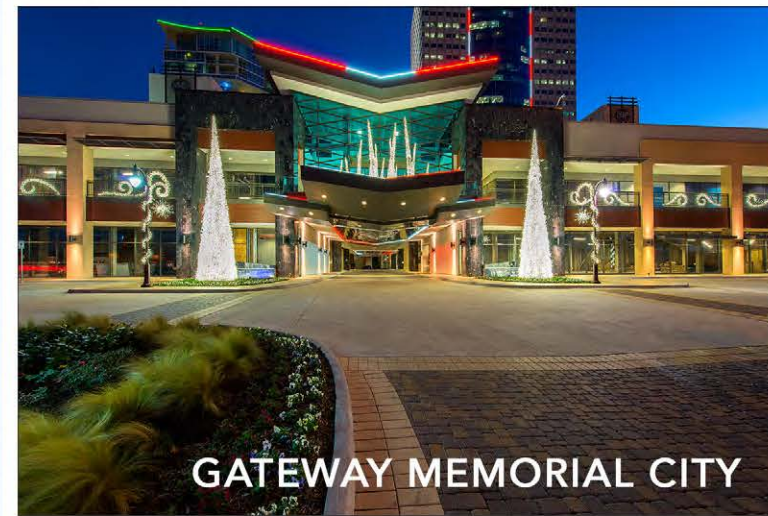


# MEMORIAL CITY AERIAL

10100 KATY FREEWAY



GATEWAY MEMORIAL CITY



KATY FREEWAY RETAIL CENTER



SHOPS AT MEMORIAL CITY



MEMORIAL CITY MALL

MEMORIAL  
FERMANIN

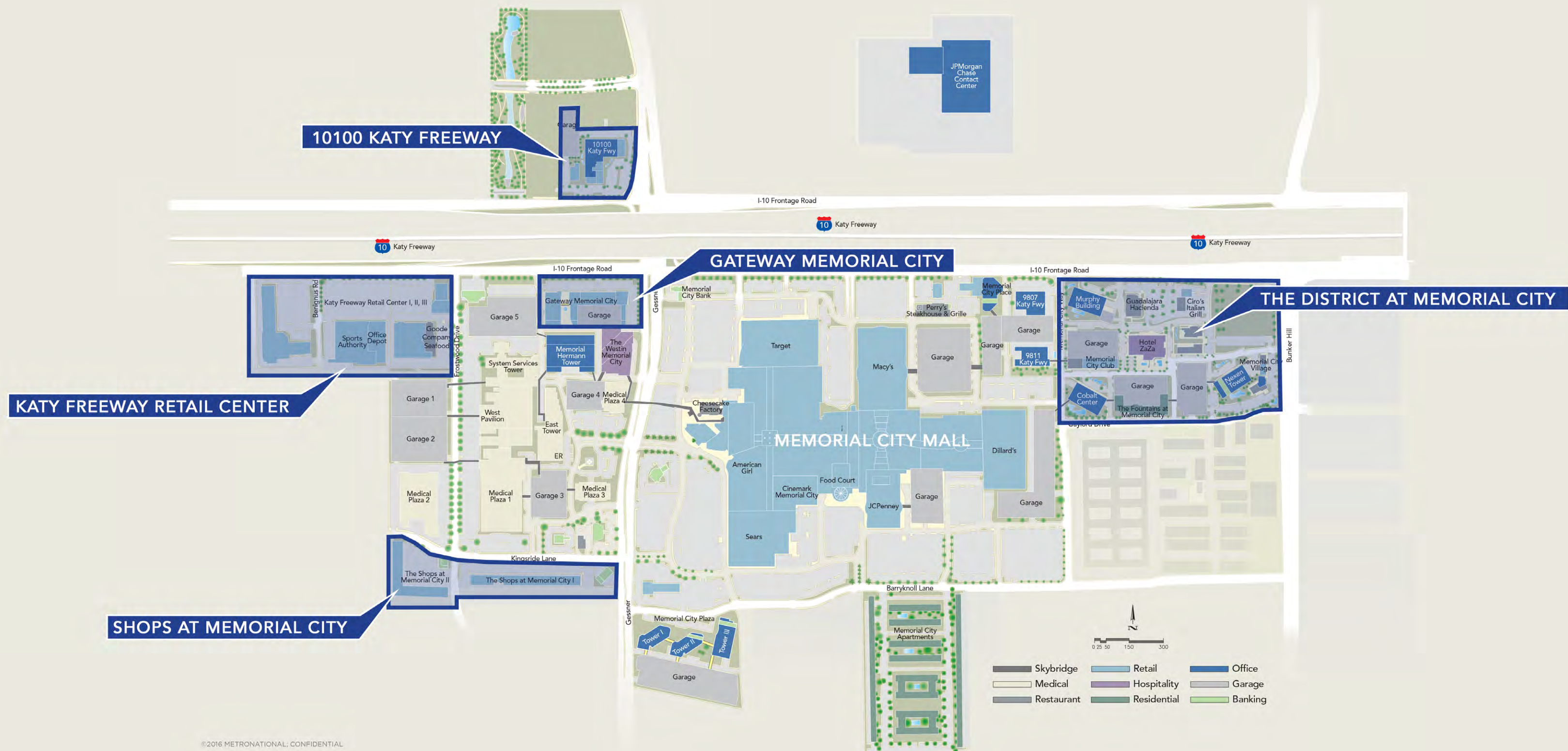


THE DISTRICT AT MEMORIAL CITY





# MEMORIAL CITY DEVELOPMENT OVERVIEW





# MEMORIAL CITY TRADE AREA OVERVIEW

**THE CENTER** of west Houston’s thriving economy, Memorial City is truly a city-within-a-city that’s a thriving development nestled in the heart of Houston’s most popular and affluent community. You can feel a captivating energy and vitality everywhere you turn: from the hustle and bustle in the stores and chef-inspired restaurants, to the constant flow of meetings and conventions at the hotel, and to the lights burning late into the night in the gleaming headquarters of the many corporations who make Memorial City their home. This is a place to do more, find more, and enjoy more.



387,144 CARS PER DAY

Interstate 10

147,736 CARS PER DAY

Beltway 8



MEMORIAL CITY MALL

1,700,000 SF super regional mall with

OVER \$800 AVERAGE SALES PSF

and the highest grossing Macy’s in Texas



The Memorial City trade area has 8.2 M SF

of existing mixed-use development and has 6.3 M SF

new/proposed mixed-use development for a total of 14.5 M SF



2,860,000 SF

Class A office space in Memorial City



EASY ACCESS

to Interstate 10 and Beltway 8



1.5 MILLION

population within a 10 mile radius



\$200,000 MED INCOME

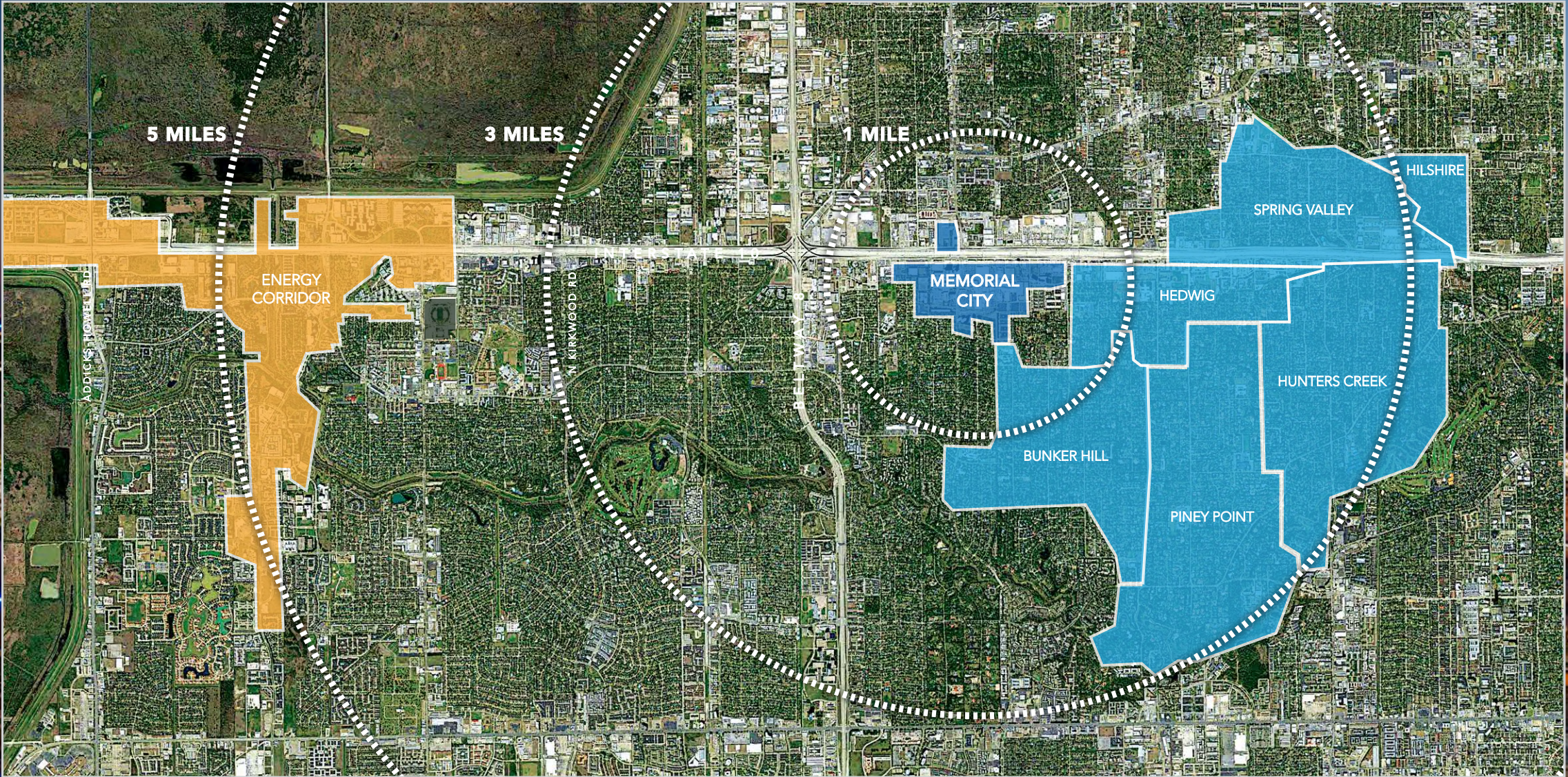
in the Memorial Villages

10 MILE RADIUS

DEMOGRAPHICS			
	3 MILE	5 MILE	10 MILE
POPULATION	130,274	388,500	1,584,275
DAYTIME POPULATION	115,624	383,342	1,334,014
TOTAL HOUSEHOLDS	50,261	164,246	629,016
MEDIAN HOUSEHOLD INCOME	\$97,044	\$74,407	\$74,229
MEDIAN AGE	37.2	34.5	34.0
BACHELOR DEGREE +	47.5%	42.6%	39.3%
TOTAL EMPLOYEES	79,383	282,211	925,005



# KEY PROXIMITY DRIVERS

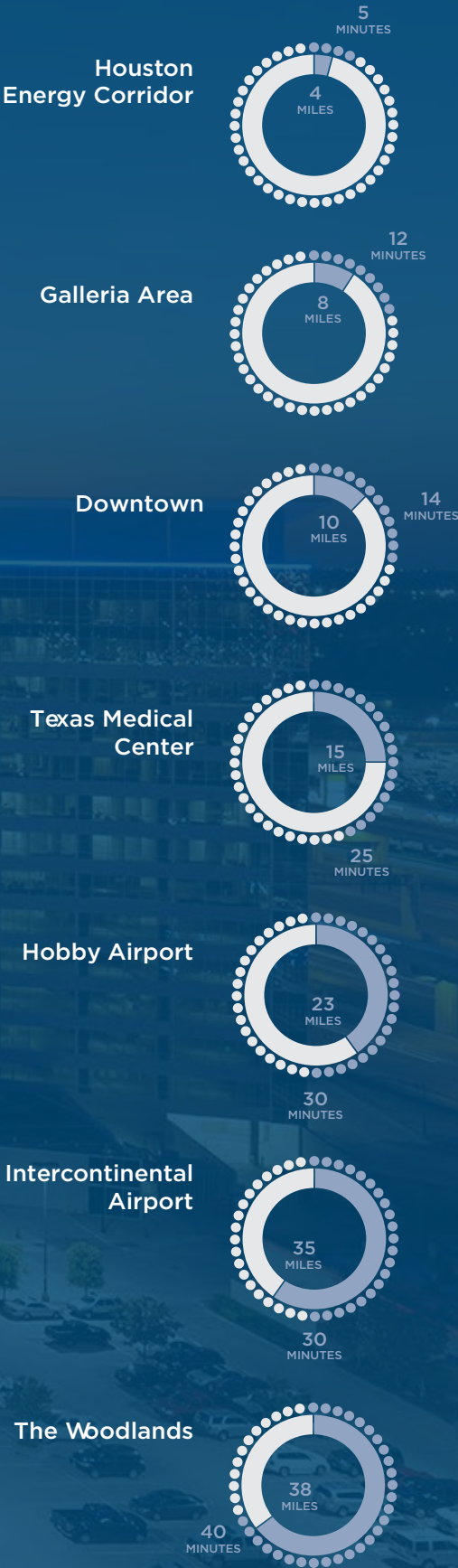


## HOUSTON ENERGY CORRIDOR

The Houston Energy Corridor is the third largest employment center in the region, with 75,000 employees. With over 20 million SF of office space, the district is home to numerous prominent energy companies including ExxonMobil Chemical Company, BP America, ConocoPhillips, Shell Exploration, and hundreds of engineering firms.

## MEMORIAL VILLAGES

Memorial City, located in the affluent 77024 zip code, borders not only the wealthiest communities in Texas, but also the entire United States. The Memorial Villages, which include the cities of Hunters Creek, Piney Point, Bunker Hill, Spring Valley, Hedwig, and Hilshire, have an Average Household Income of over \$250,000 annually.





A nighttime photograph of the Gateway Memorial City building. The building features a modern design with a large glass-enclosed central atrium and a flat roof illuminated with red and blue neon lights. Two tall, conical light sculptures made of white lights stand on either side of the entrance. The building is surrounded by a paved plaza and landscaped areas with plants. In the background, a tall skyscraper is visible against the dark sky.

# GATEWAY MEMORIAL CITY

## LOCATION

SWC corner of I-10 & Gessner

## PROPERTY HIGHLIGHTS

- Two story, 90,000 square foot center
- Innovative collection of restaurants and retailers
- Includes landscaped central patio area with access to ground floor merchants and opens up to the landmark, 33-story Memorial Hermann Tower
- Co-tenants include Churrascos, KUU Restaurant, Vallone's, Lee Ellis's State Fare Kitchen & Bar, Thomas Markle Jewelers, Brush & Blush Blow Dry Bar, Hanna Dental Implant Center and Charles Schwab



# GATEWAY MEMORIAL CITY





# GATEWAY MEMORIAL CITY





# THE SHOPS AT MEMORIAL CITY



## LOCATION

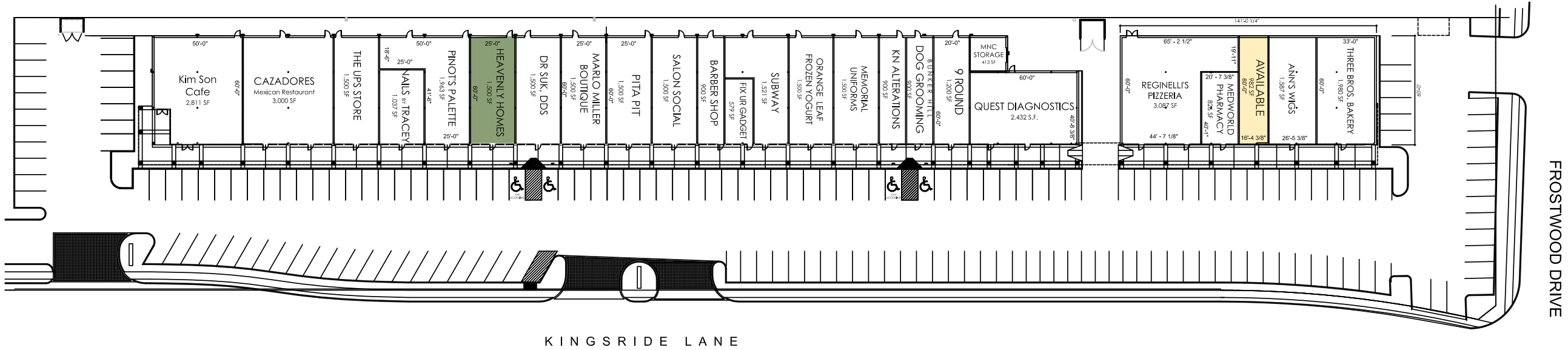
SWC of Gessner & Kingsride Ln and SWC of Frostwood Dr & Kingsride Ln

## PROPERTY HIGHLIGHTS

- One story, 78,000 square foot center
- Fully renovated in 2011-2012
- 328 Parking spaces
- Located within walking distance of the Memorial Hermann Memorial City Medical Center and the affluent Memorial Villages
- Co-tenants include Kim Son Café, Reginelli's Pizzeria, Amegy Bank, Orange Leaf, Cazadores Mexican Restaurant, Subway, The UPS Store, Three Brothers Bakery, Nos Caves Vin, Salon Social, Pinot's Palette, Revolution Studio



# THE SHOPS AT MEMORIAL CITY





# 10100 KATY FREEWAY



## LOCATION

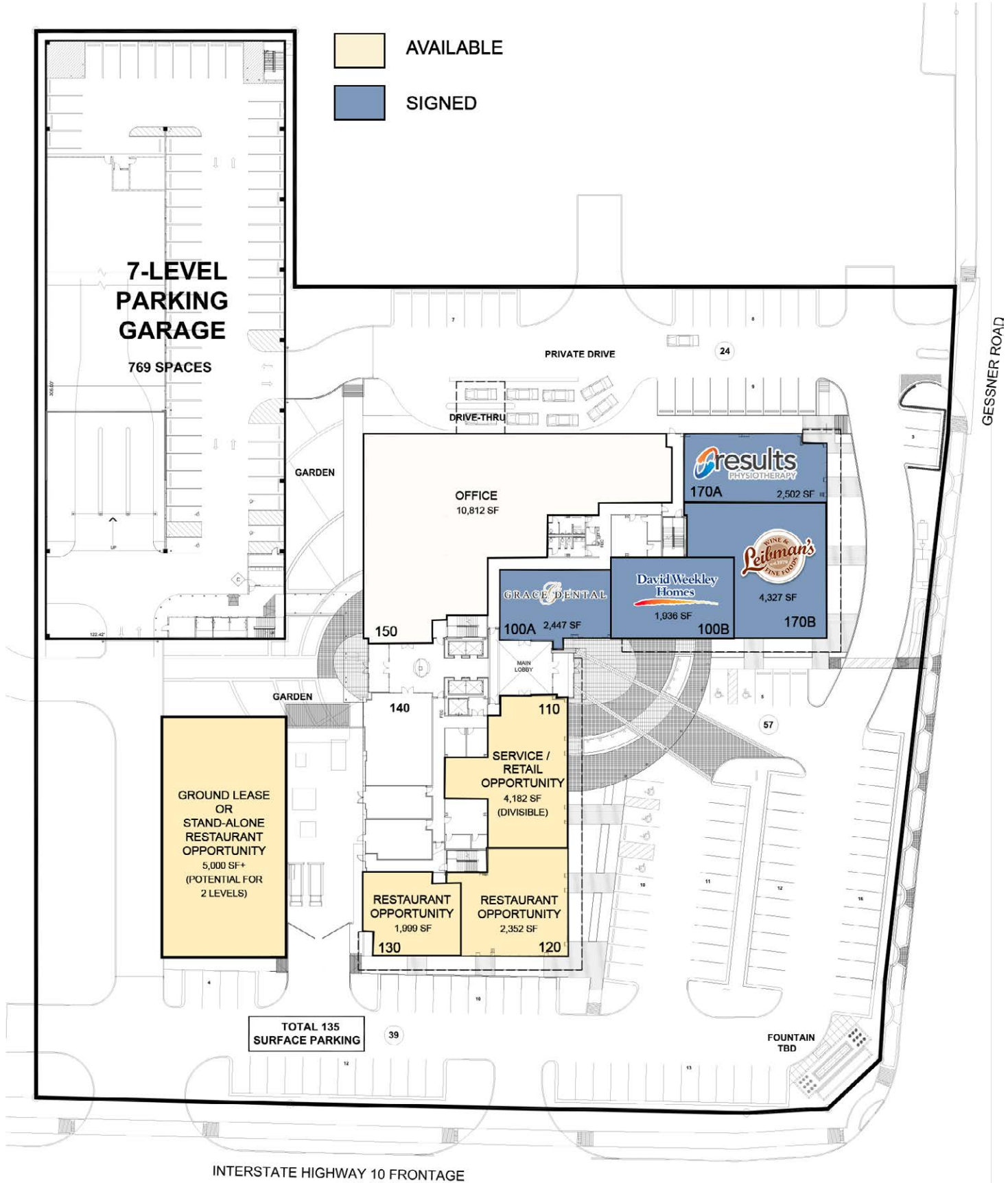
NWC of I-10 & Gessner

## PROPERTY HIGHLIGHTS

- Six-story new construction mixed-use office and retail building
- 128 surface parking spaces and garage parking
- Located within walking distance of the Memorial Herman Medical Center
- Easy Access to I-10 Katy Freeway and Beltway 8



# 10100 KATY FREEWAY







# KATY FREEWAY RETAIL CENTER

## LOCATION

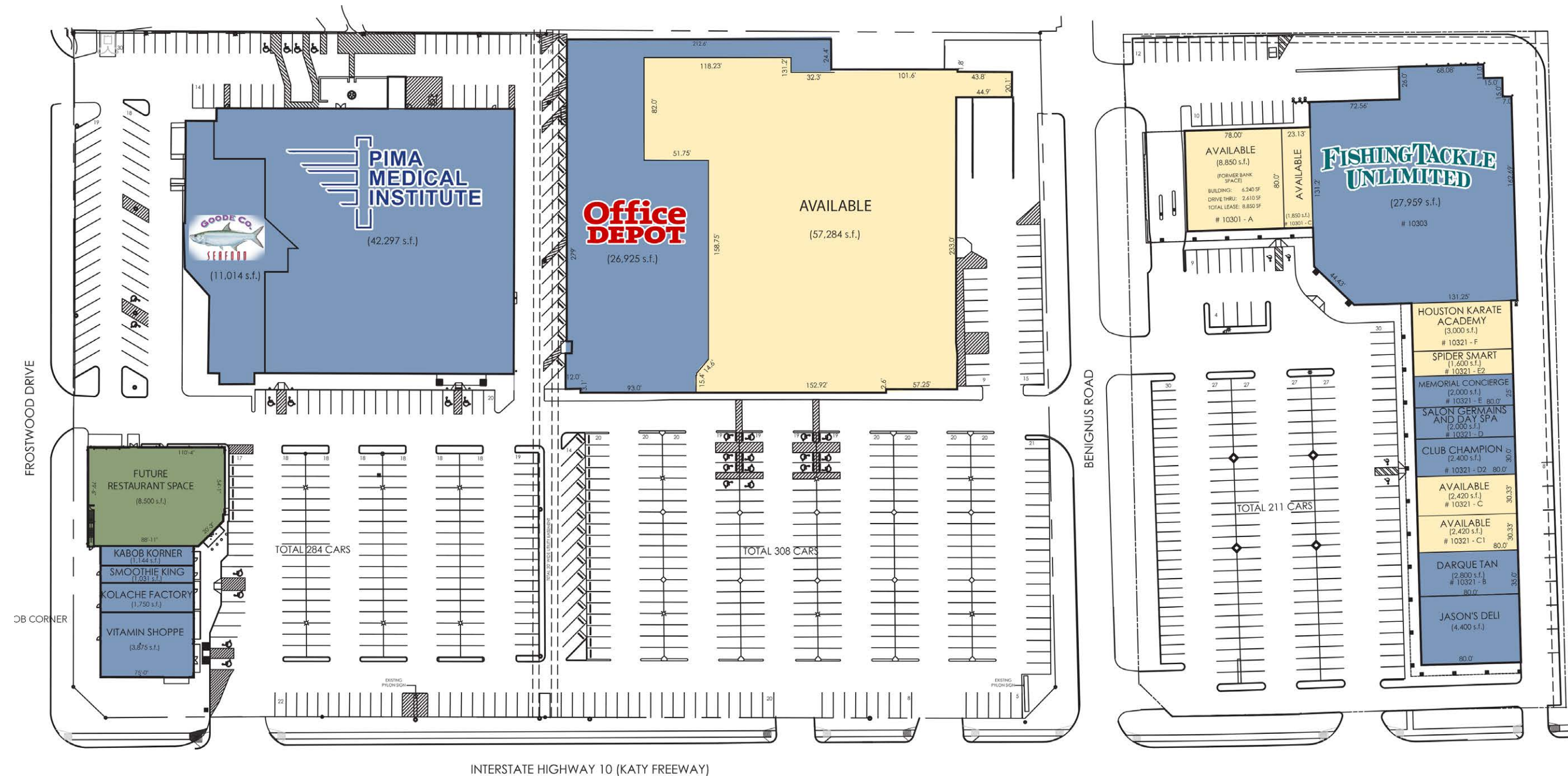
SWC I-10 & Frostwood Drive/Benignus

## PROPERTY HIGHLIGHTS

- One story, 215,100 square foot center
- Fully renovated in 2005
- 803 Parking spaces
- Located within walking distance of the Memorial Hermann Memorial City Medical Center and the affluent Memorial Villages
- Co-tenants include Office Depot, Fishing Tackle Unlimited, Goode Company Seafood, Smoothie King, Club Champion, The Vitamin Shoppe, Jason's Deli, Pima Medical Institute, Kabob Korner, Club Champion



# KATY FREEWAY RETAIL CENTER





# THE DISTRICT AT MEMORIAL CITY

## LOCATION

SWC of I-10 & Bunker Hill

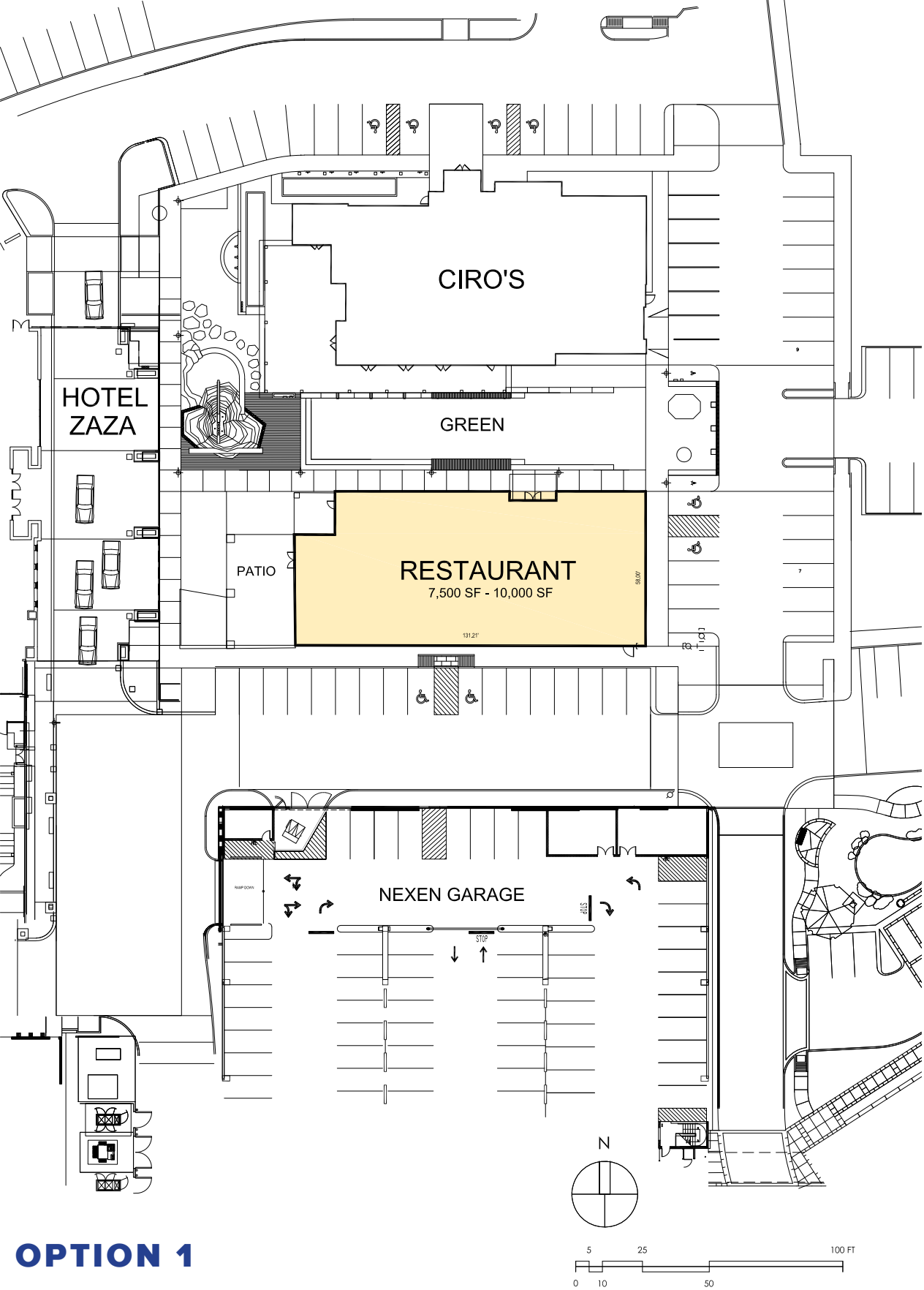
## PROPERTY HIGHLIGHTS

- 5,000 to 7,500 SF Restaurant space available in the heart of The District development, the newest addition to Memorial City's 8.2M SF of mixed-use dining, shopping and office
- The only current standalone restaurant opportunity in Memorial City
- Hotel ZaZa and The Fountains at Memorial City apartments are on-site and occupied

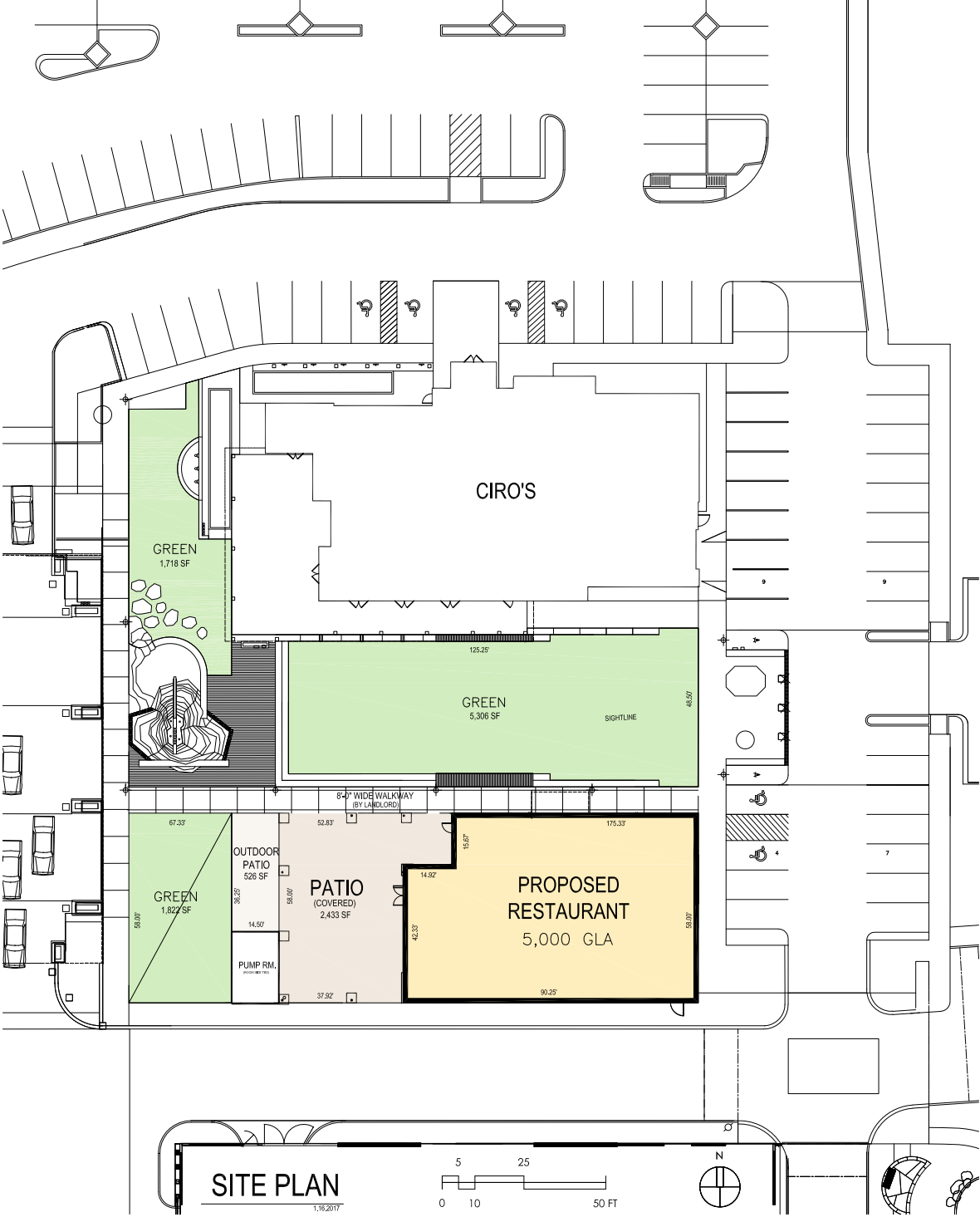




# THE DISTRICT AT MEMORIAL CITY



OPTION 1



OPTION 2



## LEASING CONTACT INFO

# EDGE<sup>TM</sup>

REALTY PARTNERS

**EDGE REALTY PARTNERS**  
5444 WESTHEIMER ROAD SUITE 1650  
HOUSTON, TEXAS 77056  
713.900.3000  
EDGE-RE.COM

JOSH JACOBS  
713.900.3001  
JJACOBS@EDGE-RE.COM

LAUREN HEIMANN  
713.900.3026  
LHEIMANN@EDGE-RE.COM





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date