



±26 ACRE AVAILABLE LAND TRACT IN GENERATION PARK

John Flournoy | Director
jflournoy@mccord.com | o 713.860.3018 m 713.299.0922



GENERATION PARK

Houston's New Business Destination

WELCOME TO GENERATION PARK

Over 1/4 the size of Manhattan and located on Beltway 8 in Houston's fastest growing submarket, Lake Houston, Generation Park is a master-planned environment unlike any other with the clear and simple goal of driving business performance for our clients. We do this by creating an environment where employees can thrive, where companies can grow, and where shareholder value can be maximized. Welcome to Houston's final frontier.

We work tirelessly to address the real estate requirements of the world's leading companies and institutions, allowing them to maximize the performance of their everyday business. Generation Park is a platform for innovation and an ecosystem that feeds, serves, and supports your business by putting you at the center of hundreds of like-minded companies and organizations that will be locating in Generation Park for decades to come.



TOP 20 BEST PLACES TO LIVE IN TEXAS

With award winning schools and world class neighborhoods, Lake Houston is a people magnet. It is ranked 14th among the best places to live in Texas¹ and is the fastest growing zip code in Houston². Whether your employees are fresh out of school, starting families or well established, Generation Park and the greater Lake Houston area have housing selections to fit their lifestyles and budgets.

For those wanting to be in the action, Redemption Square offers luxury apartment living with walkable access to everything they could ever need, including a Kroger Marketplace.

Those who desire a house with a yard have a wide range of options in existing and new master-planned communities, both on and off Lake Houston, with prices from the \$200,000s to \$1 million-plus.

¹ Nerdwallet.com - Atascocita - ² Chron.com - 77044

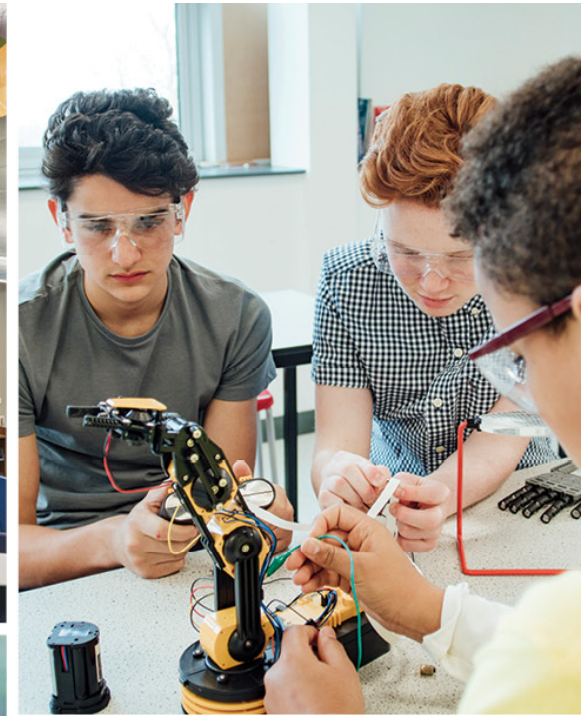


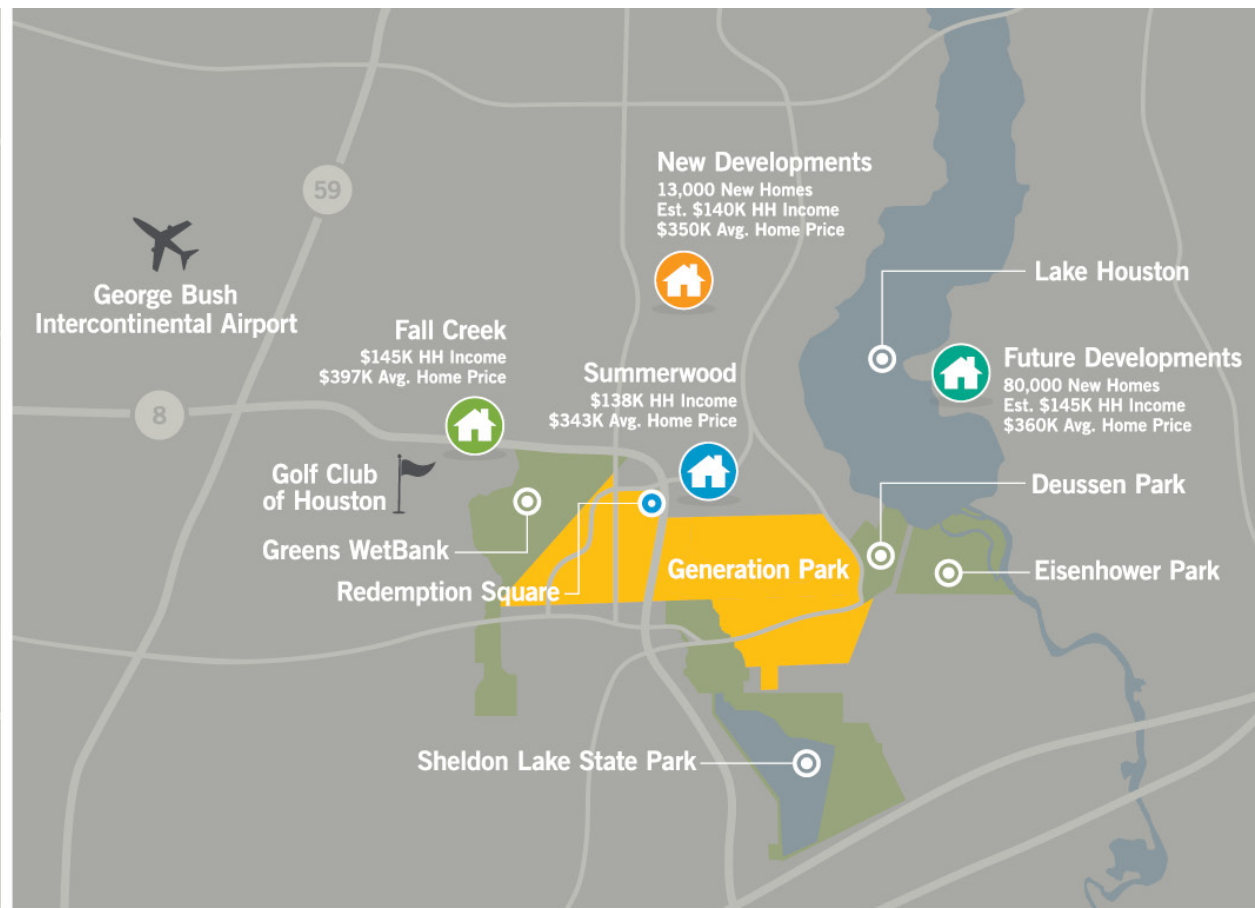
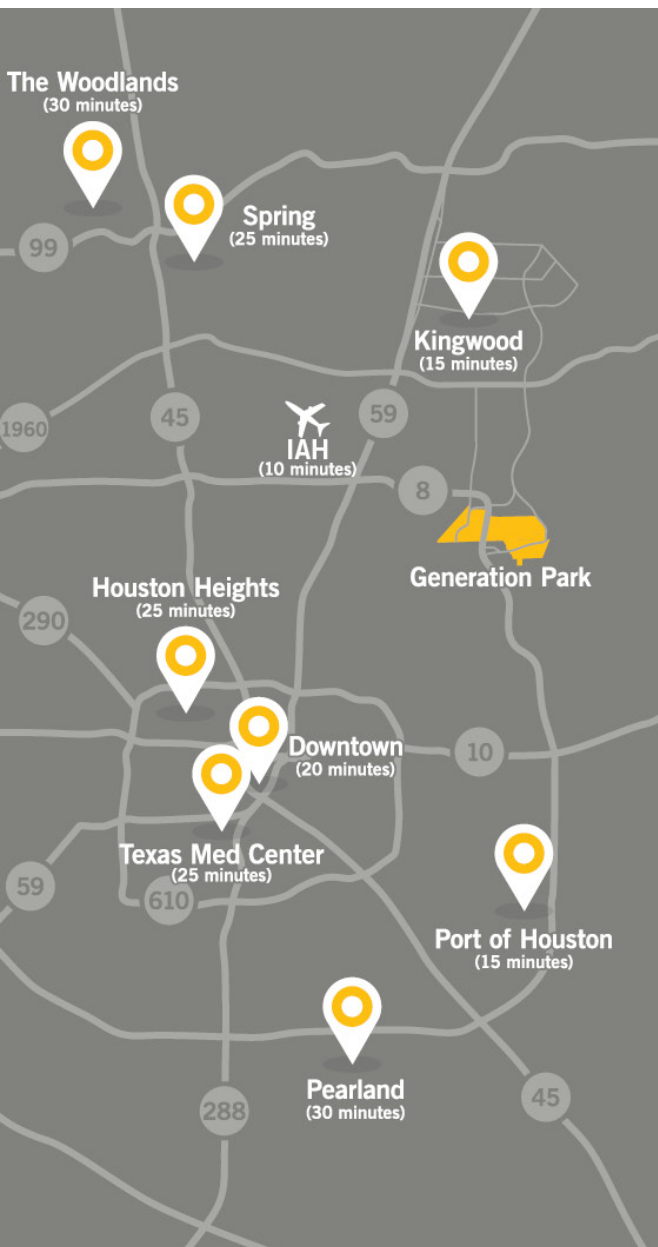
AWARD WINNING SCHOOLS

Desirable talent demands great education for their children. Lake Houston's Humble ISD is one of Houston's best school districts and was named as the Large District winner of the H-E-B Excellence in Education Awards program in 2015 and Outstanding Board of the Year in 2018.

Today, with 43 campuses, more than 40,000 students and 5,000-plus employees, the school district is nationally recognized for offering outstanding education to its students. Humble ISD is listed among the 25 fastest growing school districts in Texas and is currently the 31st largest district in the state.

Additionally, Lone Star College and San Jacinto College's newest and most high-tech campuses are conveniently located within Generation Park.





PROXIMITY TO EVERYTHING

A short drive from the best of greater Houston, Generation Park's location enhances the quality of life for those who live there. Whether you want short commutes to your home in a great local neighborhood, are a frequent flyer for work or leisure, love the outdoors, or enjoy the arts or sports, Generation Park is only minutes to it all.

- Less than 5 minutes to Lake Houston, Deussen Park and Eisenhower Park
- 10 minutes to IAH Airport
- 15 minutes to the Port of Houston
- 20 minutes to downtown Houston
- 25 minutes to the Texas Medical Center, Houston Heights and Spring
- 30 minutes to The Woodlands and Pearland



REDEMPTION S Q U A R E

A LIFESTYLE THAT ATTRACTS THE BEST TALENT

Redemption Square is Lake Houston's premier mixed-use lifestyle destination designed to help businesses attract the best talent. Redemption Square offers a modern and attractive environment surrounded by restaurants, shops, services, entertainment, hotels, and luxury apartments.





PHASE I

An artful balance of offices, restaurants, shops, entertainment, hotels and multifamily ensures a vibrant walkable and bikeable environment 24/7.

1. 250 ASSAY STREET

McCord Development HQ
Apache Industrial Services HQ
Caprock Midstream HQ
Wholesome Kitchen | Restaurant
Wholesome Pies | Restaurant
Bibo's Bistro | Restaurant
BB&T | Bank
Mediterranean | Restaurant | Proposed

2. 255 ASSAY STREET

255 Assay Luxury Apartments | 251 Units
Pretty Little Things Boutique | Clothing
Retreat Nail Spa | Beauty
Pure Barre | Fitness | Proposed
Teotihuacan Mexican Cafe | Restaurant | Proposed
Crepeccino | Cafe | Proposed
Bike Barn | Retail | Proposed
Vespa Cafe | Automotive & Cafe | Proposed

3. 120 N REDEMPTION SQUARE ROAD

Courtyard Marriott | 144 Keys

4. 131 N REDEMPTION SQUARE ROAD

YMCA | Fitness | Proposed

5. 323 ASSAY STREET

Alamo Drafthouse Cinema | Dine-In Cinema | Proposed

6. 141 N REDEMPTION SQUARE ROAD

Stolt-Nielsen HQ

7. 230 ASSAY STREET

Event and Banquet Hall | Proposed





AMENITIES BEYOND REDEMPTION SQUARE

Generation Park is filled with restaurants, shops and daily services making life much more enjoyable. From the hand-picked collection of restaurants at Redemption Square to the national staples next door at the West Lake Marketplace, lunch and dinner is a snap. Need to go to the doctor? No problem. Dentists, optometrists, and general practitioners are all found here.

1 | REDEMPTION SQUARE

2 | WEST LAKE VILLAGE

3 | WEST LAKE MARKETPLACE



PROPERTY HIGHLIGHTS

ROBUST LABOR POOL FOR MANAGEMENT-LEVEL EMPLOYEES AND SKILLED LABORERS

Proven blue-collar workforce and new neighborhoods & top white-collar employees and new neighborhoods all within 5 miles allow companies to attract and retain talent.

CLUSTER WITH LIKEMINDED COMPANIES

Locate in a secure and institutional setting next to TechnipFMC's F500 campus and IKEA's 164 AC, +1mm SF fulfillment center.

UTILITIES PROVIDED INCLUDING REGIONAL DETENTION & UNDERGROUND POWER

Sites are shovel ready with permanent utilities either in-place or delivered prior to occupancy.

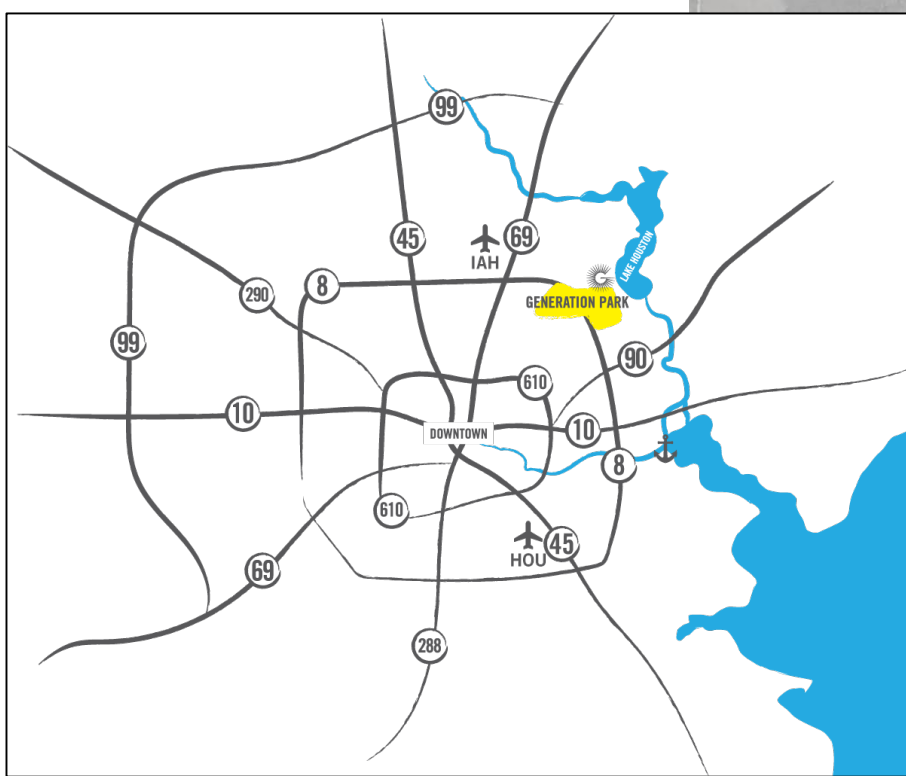
CENTRALIZED LOCATION

Situated on Beltway 8 in one of Houston's fastest growing zip codes (77044) and within 60 miles of 7.2 MM residents, companies are within reach of all Houston has to offer.

PEACE OF MIND FOR COMPANIES DESIRING A LONG-TERM RELATIONSHIP WITH ONE LANDLORD

Locate in a legacy project with a long-term strategy and commitment to service --- one landlord, one phone number.



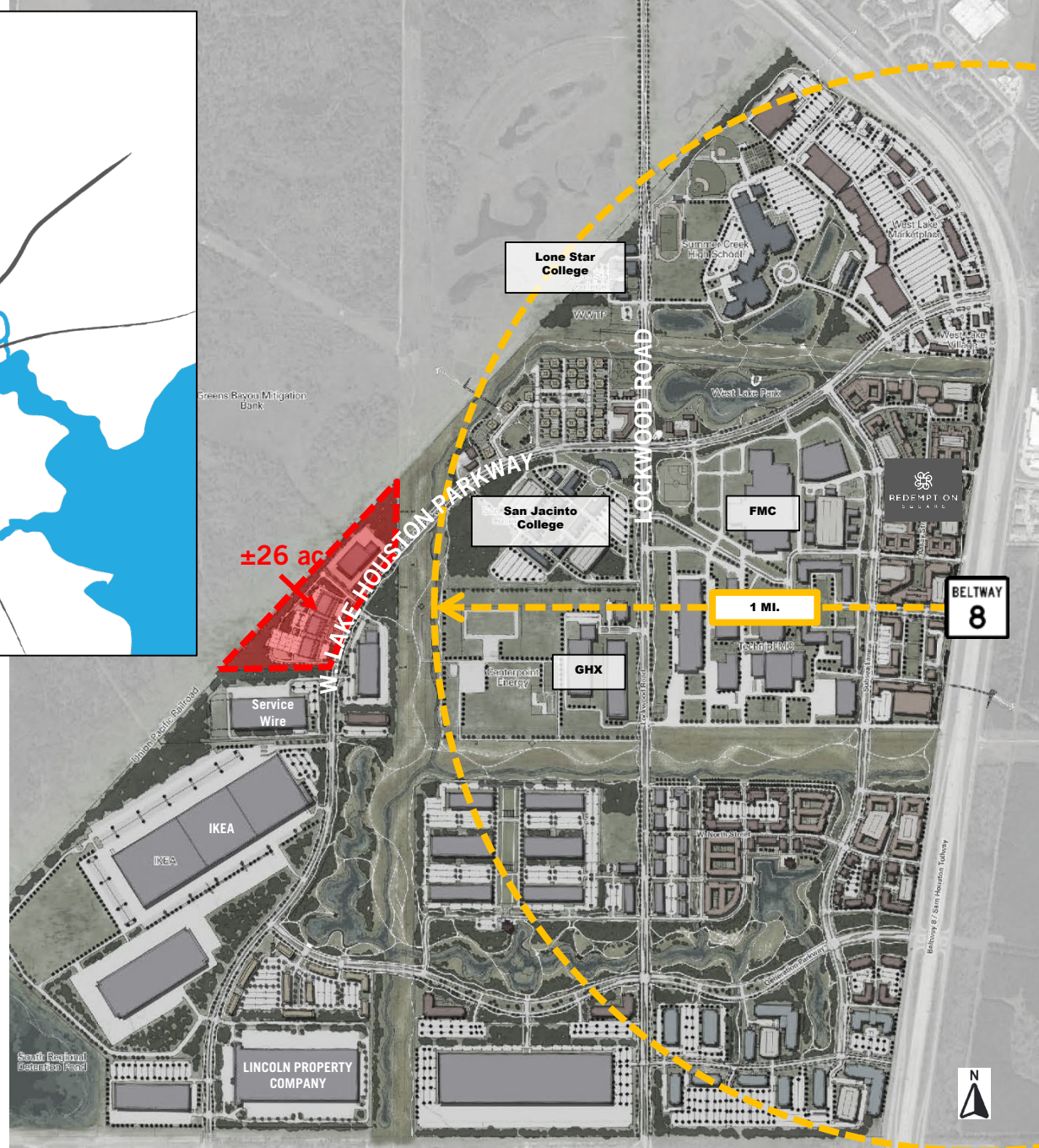


ACCESS

5 BELTWAY 8
INTERCHANGES

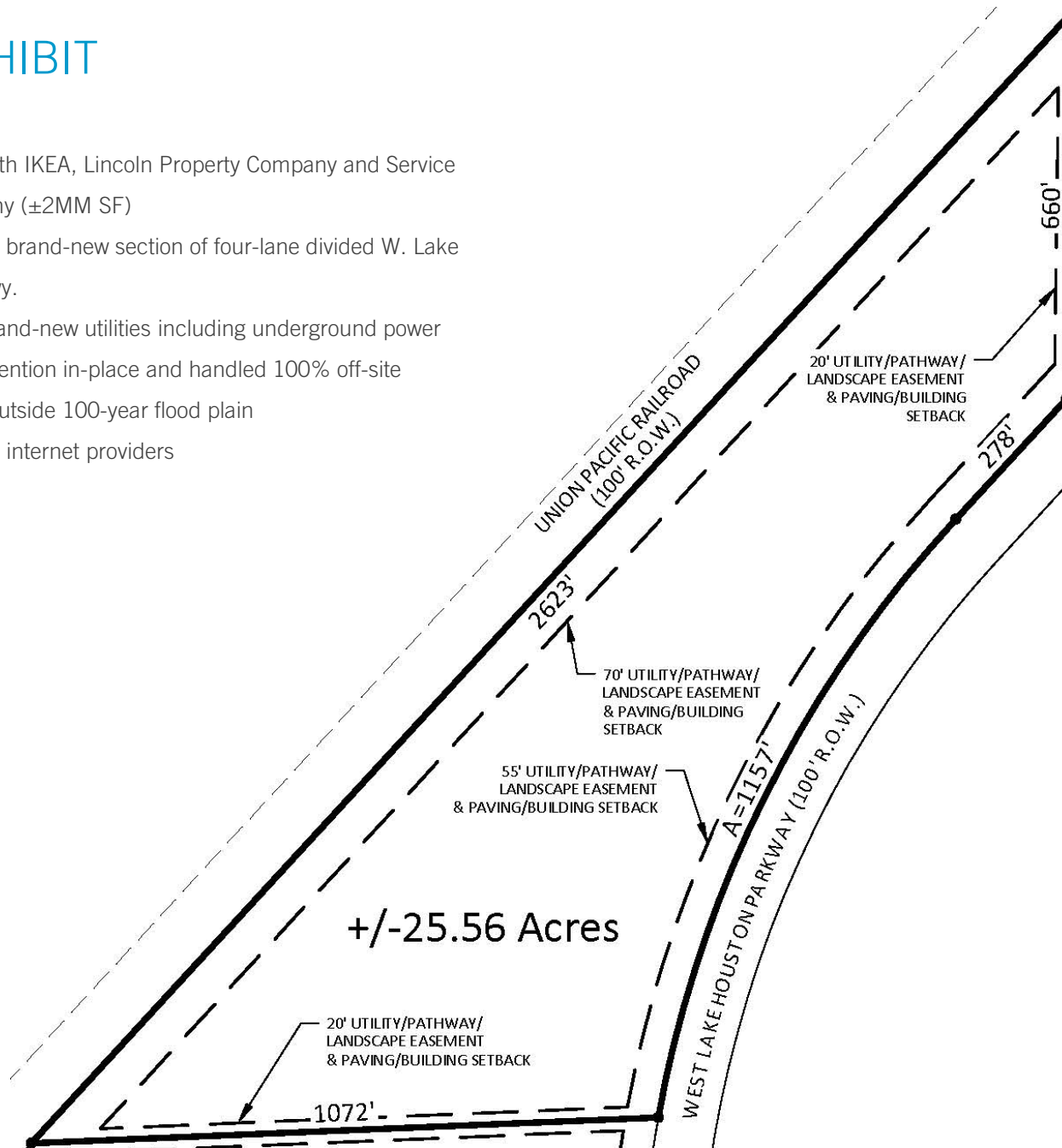
10 MIN TO
INTERCONTINENTAL
AIRPORT & 15 MIN TO PORT
OF HOUSTON

15 MIN OR LESS TO I-10, I-45
AND HWY 59



SITE EXHIBIT

- \pm 26 acres
- Neighbors with IKEA, Lincoln Property Company and Service Wire Company (\pm 2MM SF)
- Situated on a brand-new section of four-lane divided W. Lake Houston Pkwy.
- Served by brand-new utilities including underground power
- Detention/retention in-place and handled 100% off-site
- Completely outside 100-year flood plain
- Multiple fiber internet providers



WELCOME HOME

QUESTIONS?

John Flournoy
Director of Sales & Leasing
o 713.860.3018
m 713.299.0922
jflournoy@mccord.com

