

WEBSTER, TX

FlyWay at Clear Creek

Mixed-use, 177 AC development along the banks of Clear Creek



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Academy
SPORTS & OUTDOORS

**GREAT
WOLF
LODGE**

american
Furniture Warehouse

TopGolf

45

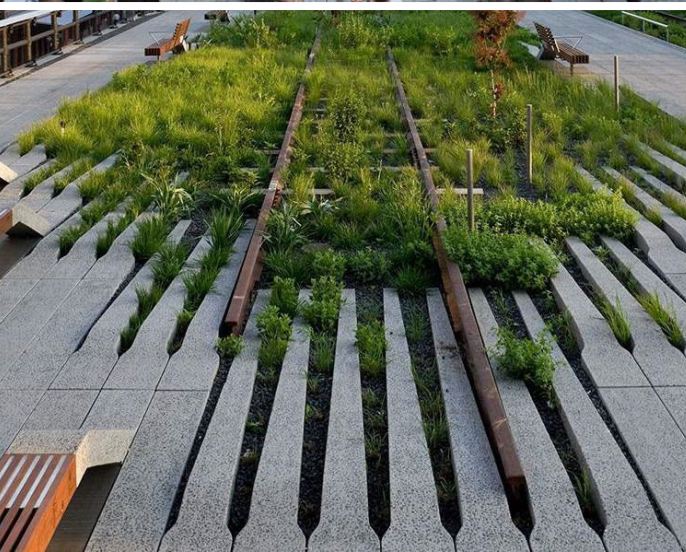
OVERVIEW

FlyWay at Clear Creek

Webster, TX

177 AC
MIXED-USE DEVELOPMENT

2021
ESTIMATED DELIVERY



HIGHLIGHTS

FlyWay at Clear Creek

Restaurant Boardwalk
FOR WATERFRONT DINING

Resort Hotel
WITH INDOOR WATERPARK

Entertainment
INDOOR ADVENTURE,
CINEMA, & MUSIC VENUE

Green Space
FLEXIBLE SPACE FOR OUTDOOR
ACTIVITIES AND EVENTS

OVERVIEW

Character & Style

The overall character of FlyWay at Clear Creek is driven by the unique location of the site. Strategically located along the banks of Clear Creek, the development celebrates its connection to the water. Proximity to the water attracts users looking for excitement, entertainment, adventure, recreation, relaxation, and a high quality of life. The planning program responds to this by providing opportunities for entertainment venues, destination retail, family oriented dining and shopping, adventure tourism, office space, water park, and a signature hotel. This is achieved utilizing a lush landscape framework; walkable blocks and pathways; and a contemporary interpretation of vernacular architecture.





OVERVIEW

Overall Site Plan

FlyWay at Clear Creek has all of the elements of a successful super-regional commercial development - a walkable district with an entertainment venue, a destination retail store, shopping, restaurants, office space, a resort hotel, an innovation campus, and future expansion parcels that will support a variety of uses. All of these elements organized around a coherent open-space system, interconnected walkable streets, and a waterfront boardwalk nature trail.

LONG TERM BUILDOUT

Long term build-out of the site includes a transition of the large central parking lots into new development opportunities. A test-fit concept shown here demonstrates a potential build-out scenario. Additional street circulation through these parcels is planned and surface parking is replaced by buildings and structured parking.

Site Plan



Site Plan



OVERVIEW

Boardwalk Entertainment District

The Boardwalk Entertainment District provides a vibrant entertainment experience organized around a series of unique open space and water front opportunities. The buildings and streets are positioned to enhance visibility of unique architecture, exciting attractions, and the outdoor environment.



Houston, TX | Quick Facts

- Houston, also known as the “Bayou City” is larger than both Missouri & Michigan, with approximately 6.9 million residents residing in Houston-The Woodlands-Sugar Land MSA
- The Port of Houston ranked #1 in foreign trade in 2018, and is globally one of the largest ports
- Conroe, Texas, a Houston suburb, is known as “the fastest-growing large city...at 7.8%, making its growth rate more than 11 times the nation’s growth rate of 0.7%.” - U.S. Census Bureau, May 2017
- In SmartAsset’s 2017 study, ranking the “Places With the Most Incoming Investments,” Houston’s Fort Bend and Harris counties ranked in the top 10 nationally - SmartAsset, June 2017
- Houston ranked among the top 12 destinations in the world for 2017 - Forbes, 2017
- Houston ranked #1 in the “Fastest-Growing Cities”- Forbes, 2019
- Houston named one of the “Top 3 American cities of the future” - Financial Times, 2017





Webster, TX

Strategic Location

Midway between downtown
Houston & Galveston

Central Business District

Positioned as the Medical Center of the
South, Aerospace Capital of the
Southwest, and Retail, Dining,
and Entertainment Capital of Clear Lake

Excellent Traffic Counts

along major arteries like Interstate 45,
Bay Area Boulevard, NASA Parkway,
Texas Avenue & Highway 3

3.4M People

Trade market population
within a 30-mile radius

Webster, TX | Market Overview

Super-Regional Market

Webster's market is super-regional due to its strategic location midway between downtown Houston and Galveston. Webster's developer-friendly credo, along with outstanding demographics, propels Webster's market into the super-regional category.

Within the Houston MSA, the Houston Business Journal has identified the Webster/Clear Lake/Baybrook Mall area as the 2nd wealthiest zip code with the median household income of \$127,000, median home value of \$387,000, median age of 40.5, and profile as well-educated, goal-oriented married couples who both work.

Restaurants

Webster is home to some of the best-performing retailers and entertainment venues in the business. This super-regional market features over 100 restaurants within its 6.7 square mile footprint, with many of the City's restaurants performing at the very top in their franchise. Due to its perfect location, the city of Webster holds the top Twin Peaks in the world, the top La Madeleine, Chuy's, and McAlister's Deli in the nation; the top Cafe Express, Carrabba's Italian Grill, and Luby's/Fuddruckers in the State of Texas; and the top Ashley Furniture in the State.

Hotel Growth

As a popular place to land for business travelers, family vacationers, and medical tourists, Webster features 18 hotels and nearly 1,600 guest rooms. Newest hotels include Home2 Suites, Springhill Suites, Staybridge Suites, Hilton Garden Inn, Holiday Inn, Holiday Inn Express, and Fairfield Inn & Suites.

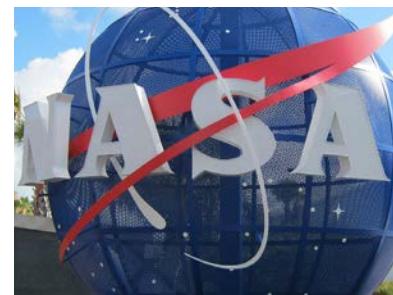
Local Attractions

1. Space Center Houston: Growth is attributed to the City's 17-year award-winning partnership with **Space Center Houston, NASA Johnson Space Center's Visitor Center and Houston's only Smithsonian Affiliate museum**, whose visitor counts reached 1,000,000 in 2016. Space Center Houston's visitor demographics reveal that **82%** of visitors are from outside the Greater Houston MSA, and **75%** are first-time visitors.

2. Baybrook Mall: Accommodates over **18,000,000** visitors annually, consistently outperforming malls in The Woodlands, Sugar Land, and north Houston. Additionally, it is second in sales only to the Houston Galleria and surpasses all other Houston-area malls.

3. Main Event, Webster: The 65,000 square foot family entertainment venue, is consistently the number one location within the company's system, outperforming locations in Austin, The Woodlands, Grapevine, Lewisville, Ft. Worth, and Plano. Main Event Webster accommodates **35,000 to 40,000** guests each month.

4. TopGolf, Webster: Since its opening in November of 2015, the Webster location has proven to be one of the strongest, highest-performing locations for TopGolf. TopGolf Webster's perfect positioning on Interstate 45, south of Academy Sports + Outdoors, will **allow it to serve as one of the anchors for FlyWay at Clear Lake.**

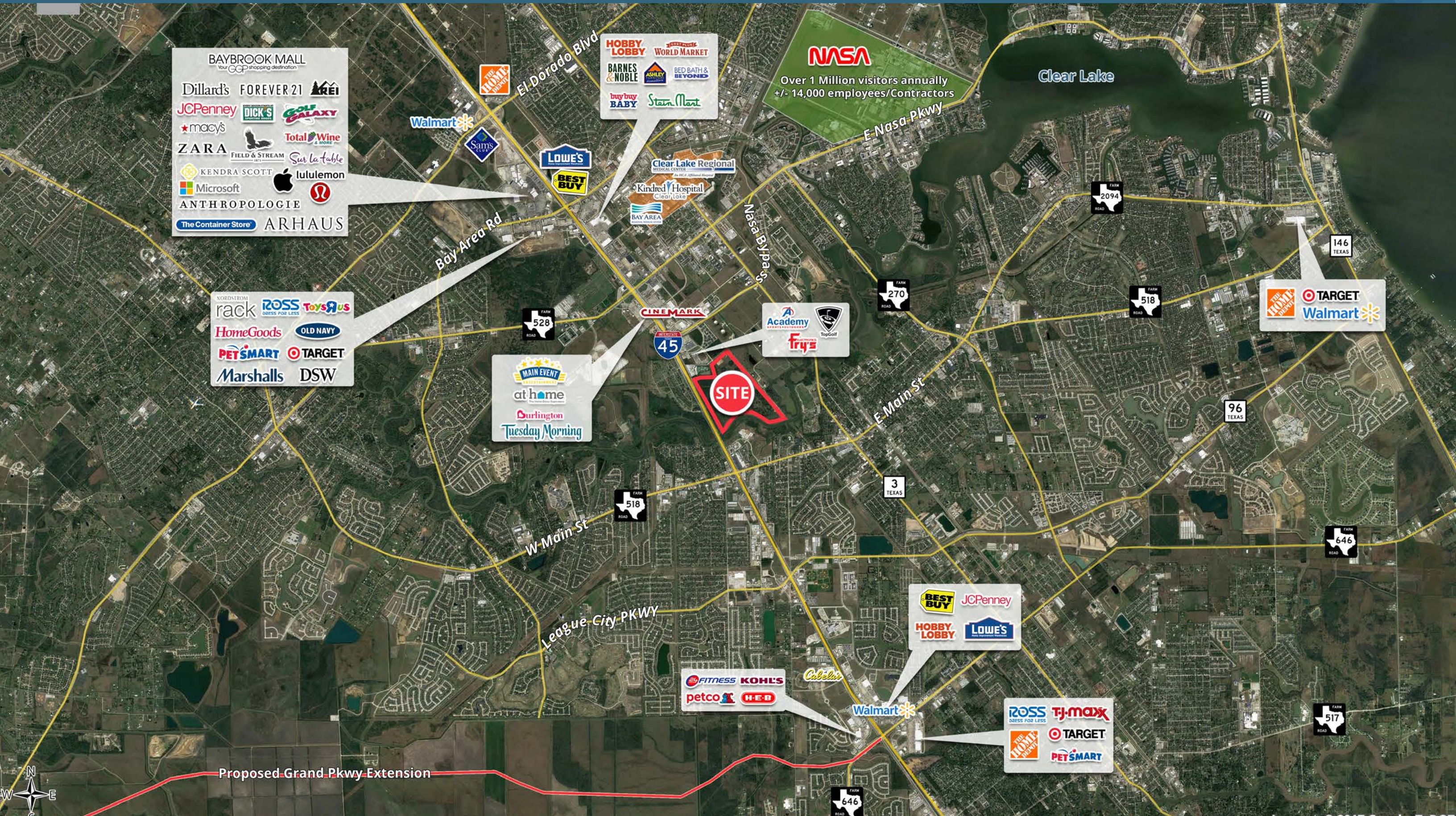


Demographic Summary

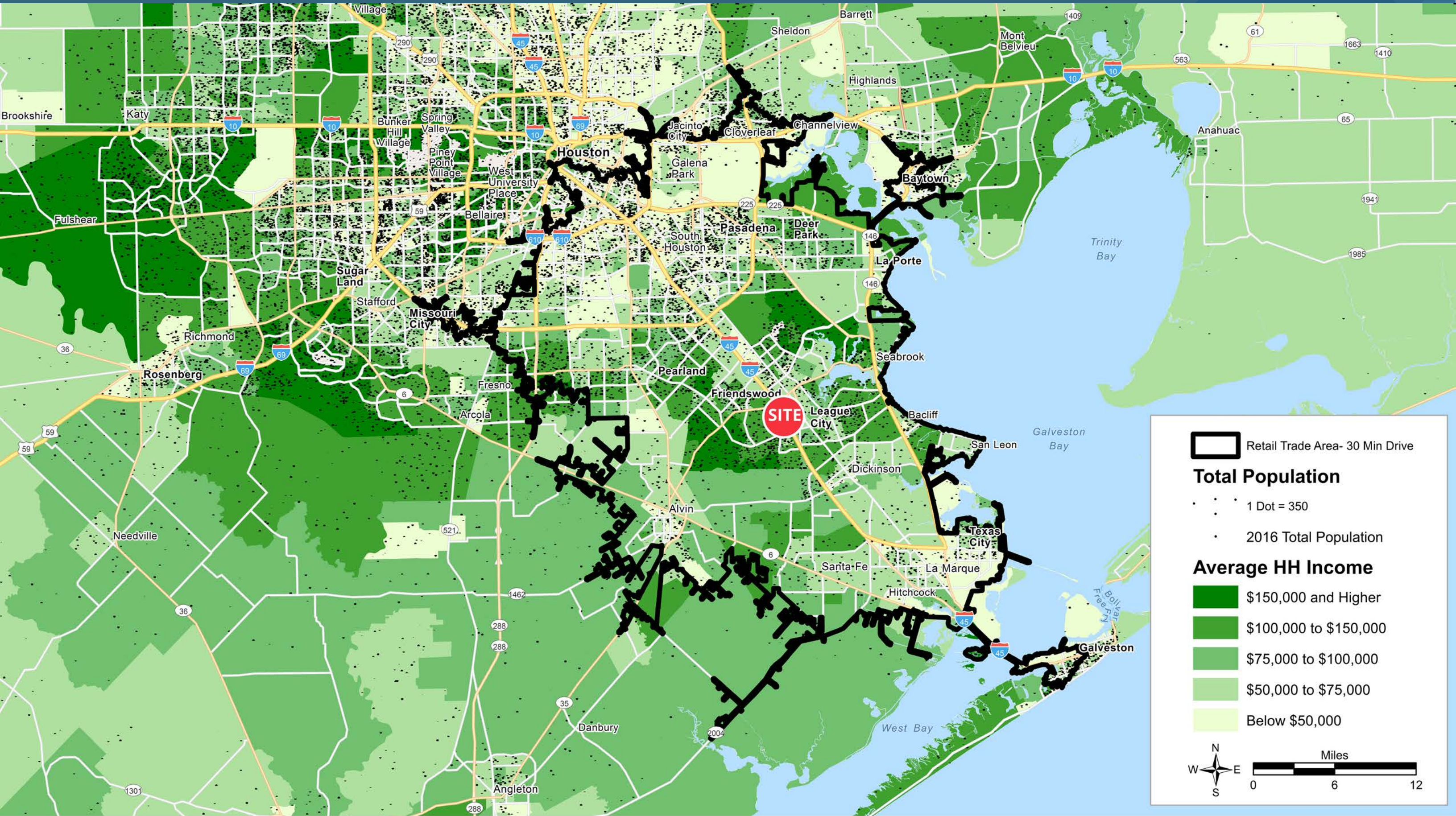
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2020 Population Total	205,376	493,254	988,748
White	71.7%	70.4%	67.5%
African-American	8.7%	8.4%	9.5%
Asian	8.2%	8.4%	5.7%
Hispanic Origin (any race)	23.2%	28.3%	42%
Annual Population Growth 2017 - 2022	1.76%	1.72%	1.57%
Median Age	36.7	37.0	35.0
Daytime Population	201,651	466,913	921,063
Total Businesses	8,073	16,324	30,535
Total Households	78,127	177,718	340,128
Pop Annual Growth Rate 2020 - 2025	1.37%	1.56%	1.31%
Median Household Income	\$84,909	\$82,388	\$67,828
Average Household Income	\$108,682	\$106,541	\$90,355
Home Ownership	48,391	120,465	216,297

Source: Esri, 2020

Major Retail



Retail Trade Area



ABOUT THE DEVELOPER

Medistar Corporation

For 44 years, Medistar Corporation has succeeded in the innovative and cost-effective development, acquisition and monetization of strategic real estate nationwide. Medistar's deep development experience includes acute, post-acute and ambulatory medical facilities, raw land, multi-family residential, retail, office and true mixed-use projects. Medistar assembled and sold over 8,500 acres that is now Bridgeland, a master planned community of 22,000 single family homes and 5 million square feet of commercial real estate.

At the world-renowned Texas Medical Center in Houston, Texas, Medistar is developing a 35-story, 400-unit apartment tower and 22-story, 353-key InterContinental hotel.

In the affluent and vibrant suburban city of Katy, Texas, Medistar's landmark 150-acre Parkwest Business Park includes a 500,000 square foot power center retail and pad sites, featuring national credit tenants Dick's Sporting Goods, Field & Stream, Buy Buy Baby, Golf Galaxy, LA Fitness and others.

Parkwest also includes two luxury multifamily residential communities, complementing a corporate headquarters building, two hotels and a 104-bed skilled nursing facility.

With technical excellence and financial strength as hallmarks of Medistar, our recurring success is also the result of forging long-lasting, vibrant relationships. We solve complex real estate challenges for our clients and create attractive opportunities for our partners.

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Extensive Solutions.

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