



The Waterfront at West Lake

Retail Opportunities



Leasing Availability

- A** 6,000 SF
Waterfront Pad
Performance Lawn Access
 - B** 5,000 SF
Waterfront Pad
Performance Lawn Access
 - C** 5,000 SF
Hard Corner Pad
Drive-Thru Capable
- or +/- 3 Acres for Sale
- All property pre-leasing

Property Information

- Located in Houston's fastest growing zip code, 77044
- Two premier waterfront pad sites with expansive decks overlooking West Lake
- One ultra high visibility hard corner pad site at the intersection of major 4-lane thoroughfares, Lockwood Rd and West Lake Houston Parkway
- Direct access to live performance lawn
- Ample parking (10:1,000)
- Surrounded by \$2 million of landscaping improvements
- Walking distance to FMC Technologies corporate campus (Fortune 500), San Jacinto College, Lone Star College, Summer Creek High School, and Redemption Square, a 52-acre mixed-use district
- Adjacent to Fidelis Realty's 550,000 square foot Kroger-Anchored West Lake Marketplace

For Information

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The population growth [in northeast Houston] has reached a tipping point, where demand for larger and more luxurious offices, hotels, restaurants, shops and mixed-use developments is at its apex.

Houston Business Journal - April 2015

The Development

Generation Park is a 4,000 acre master planned commercial development located at the center of the Lake Houston community in northeast Houston. Anchored by Fortune 500 FMC Technologies' 173-acre campus and its 1 million square foot first phase, Generation Park is positioned to be Houston's business destination for years to come.

At the heart of Generation Park is the 52-acre urban mixed-use district, Redemption Square, designed to provide amenities to every business that calls Generation Park home. Redemption Square will feature multiple hotels, including a Courtyard Marriott, luxury apartments, Class A offices, an early child development center, fitness center, restaurants, shops, and daily services.

Surrounding Generation Park, the area offers thousands of new homes, award-winning schools, and beautiful parks. Within Generation Park, businesses of all types and sizes are provided with a world-class master planned ecosystem and the infrastructure to match. Welcome to the land of opportunity.



Market Summary	3 Miles	5 Miles	West Lake
Average Household Income	\$112,761	\$98,855	\$91,867
Average Household Disposable Income	\$84,489	\$76,018	\$70,522
Population	29,507	111,143	390,312
Median Age	32	31	33
College Degree (Bachelor's or Higher)	37.6%	31.8%	29.0%
Daytime Population (2017 Estimates Based on Generation Park Businesses)	5,462	16,109	94,944

Annual Population Spending	3 Miles	5 Miles	West Lake
Dining Out	\$43 million	\$136 million	\$479 million
Apparel and Services	\$28 million	\$88 million	\$309 million
Household Furnishings and Equipment	\$25 million	\$78 million	\$271 million
Retail Goods ¹	\$346 million	\$1,045 million	\$3,853 million
Entertainment and Recreation	\$40 million	\$127 million	\$442 million

Sources: 2015¹ and 2016 Esri