

MARQUE

MARQUE

MARQUE

**MARQUE**

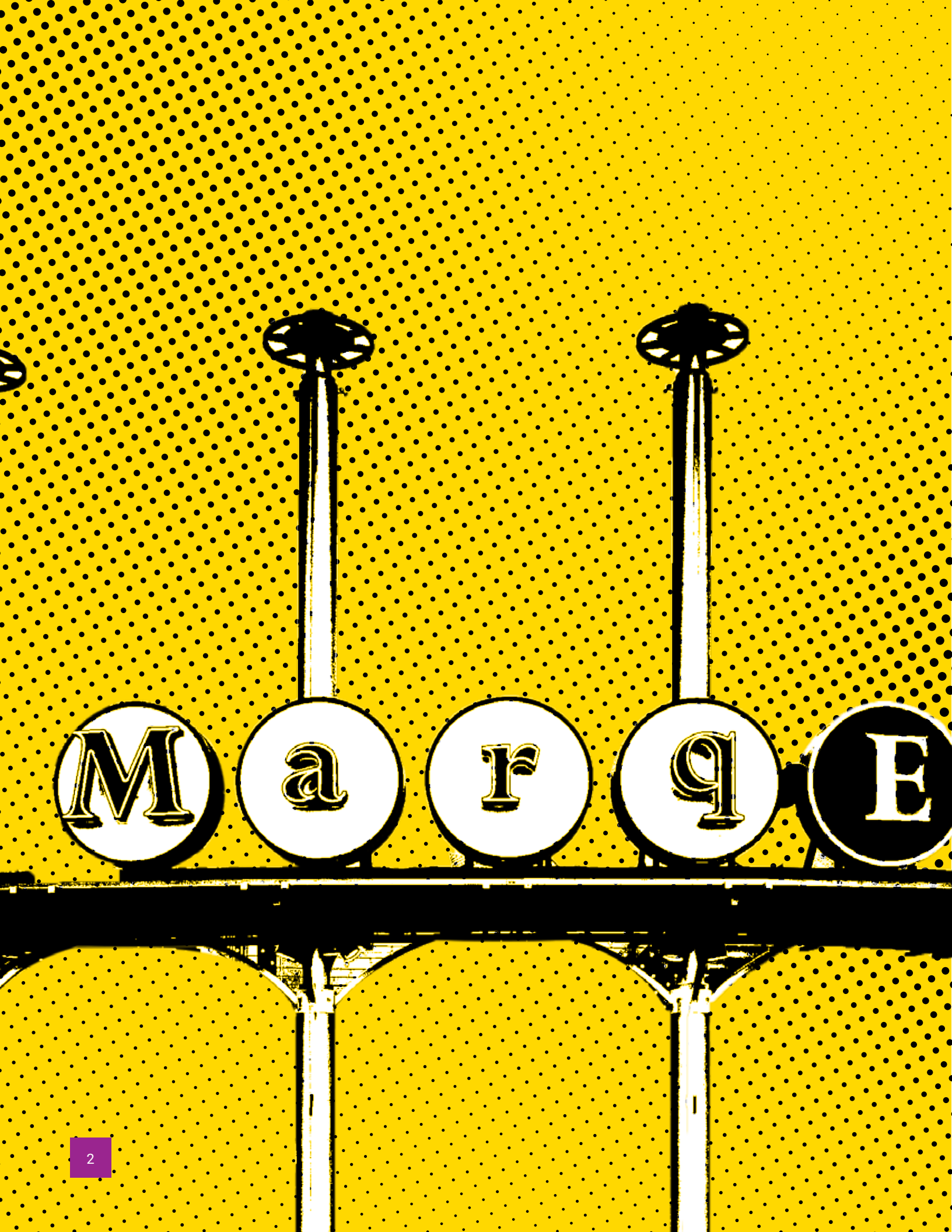
MARQUE

MARQUE

MARQUE



LEVCOR

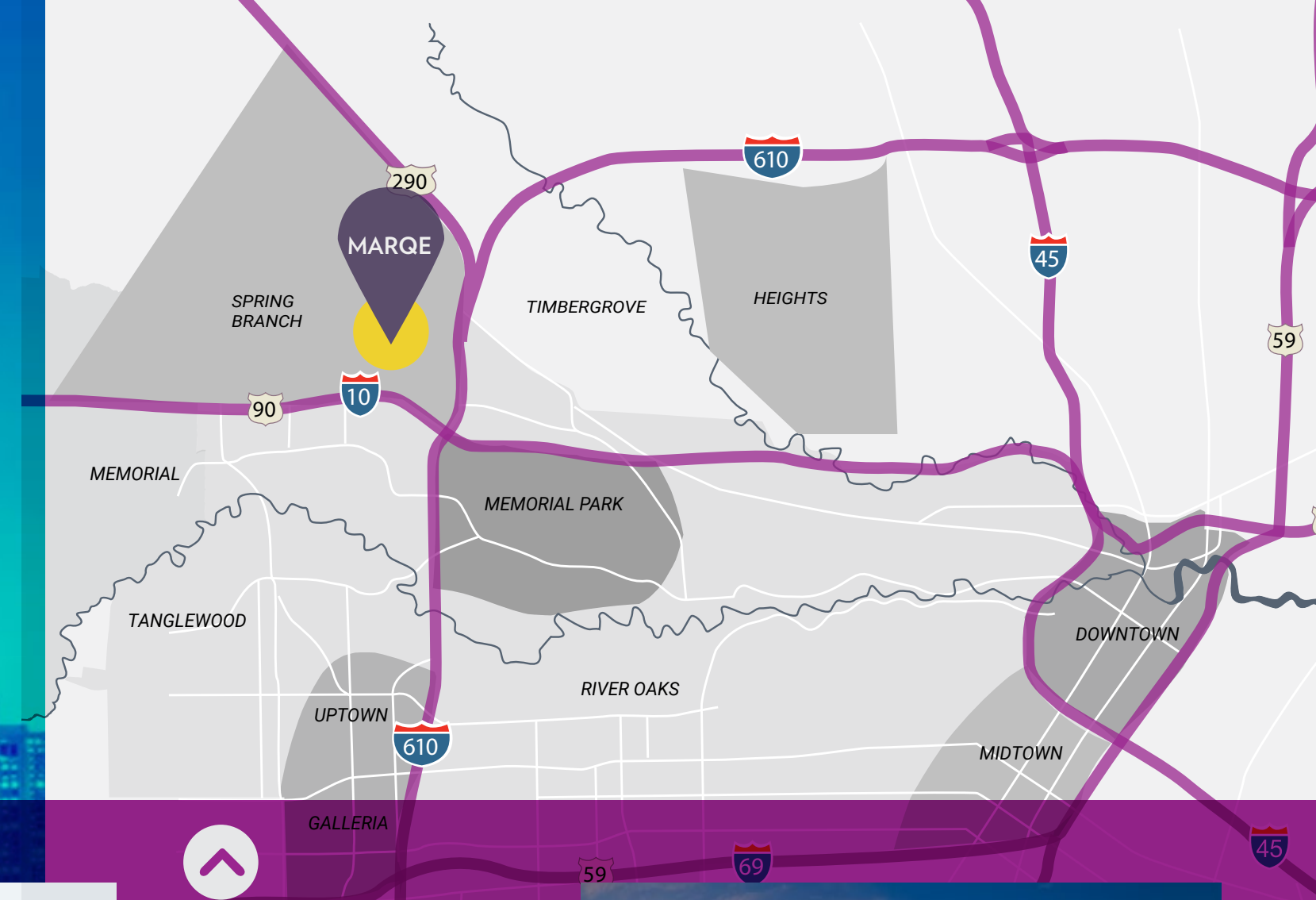


# MAKE YOUR

# MARQ

When Houston families want entertainment, the first place they look is MarqE—the city’s premier entertainment district in the center of Houston’s path of growth. With a robust plan for redevelopment and a new wave of rising-star tenants, this mixed-use mega-hub is redefining the next generation in entertainment.

# HOUSTON'S ENTERTAINMENT SENSATION



Spanning over 329,000 square feet of high-energy, open-air space—home to 30-plus diverse retail, restaurant and entertainment venues—MarqE is the dynamic next-door destination of Houston's well-established Memorial neighborhood and up-and-coming Spring Valley Villages. Attracting a loyal fan base of affluent, fun-seeking local families from across the city and Houston visitors from near and far.

Strategically located along the highly trafficked I-10 corridor, just west of the I-610 Loop. Only 6 miles from Houston's bustling Central Business District

and 3 miles from the Galleria—the largest shopping destination in Texas. Just 6.5 miles east of the Energy Corridor, a high-demand business district hosting over 300 global and regional firms and 94,000 employees. Near and surrounded by several of the city's most prominent residential neighborhoods, including The Memorial Villages (Houston's wealthiest neighborhood), urban Uptown and the rapidly growing Spring Valley/Spring Branch, Greater Heights and Garden Oaks/Oak Forest regions.

**Walkable, welcoming and host to big names in the entertainment scene, the MarqE taps into Houston's rocketing growth and rising incomes with a trendy buzz all its own. And it's about to get even better.**

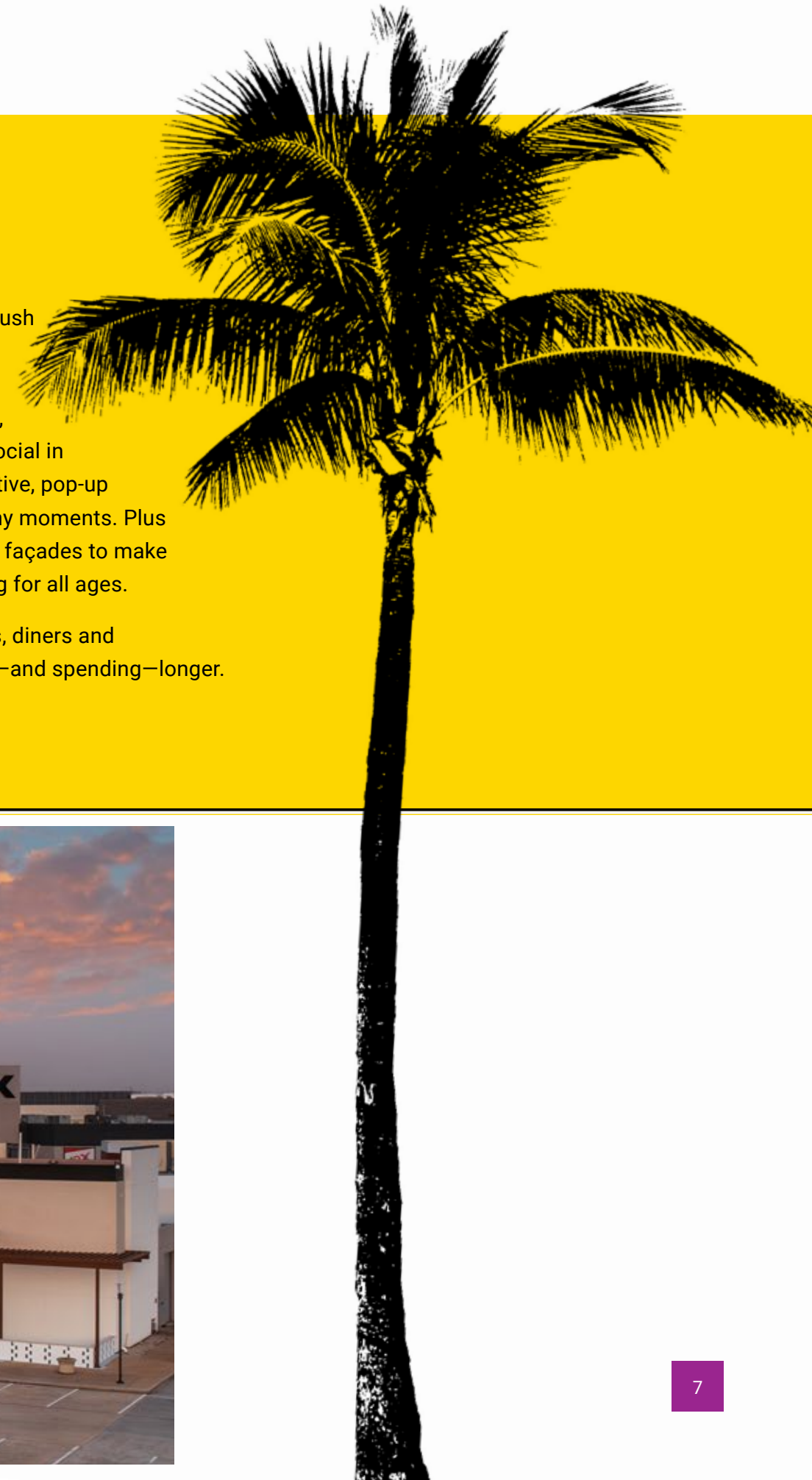


# EVEN MORE OF WHAT **FAMILIES** COME FOR

With new investment and innovation, this prominent open-air venue is being reimagined, redesigned and repositioned to attract new tenants and the families that love them. Putting you in exceptional company.

More open green space—with lush landscape, refreshing water features and tall palms—perfect for picnics, playing ball, people watching and getting social in the Houston sun. More interactive, pop-up art installations for Insta-worthy moments. Plus enhanced lighting and building façades to make MarqE's vibe even more inviting for all ages.

All to keep crowds of shoppers, diners and entertainment-lovers lingering—and spending—longer.





**REGAL**

**IMAX**



**4DX**

**RPX**  
REGAL PREMIUM EXPERIENCE

**SCREEN X**

**Marq·E**

**REGAL**

**DAVE & BUSTER'S**

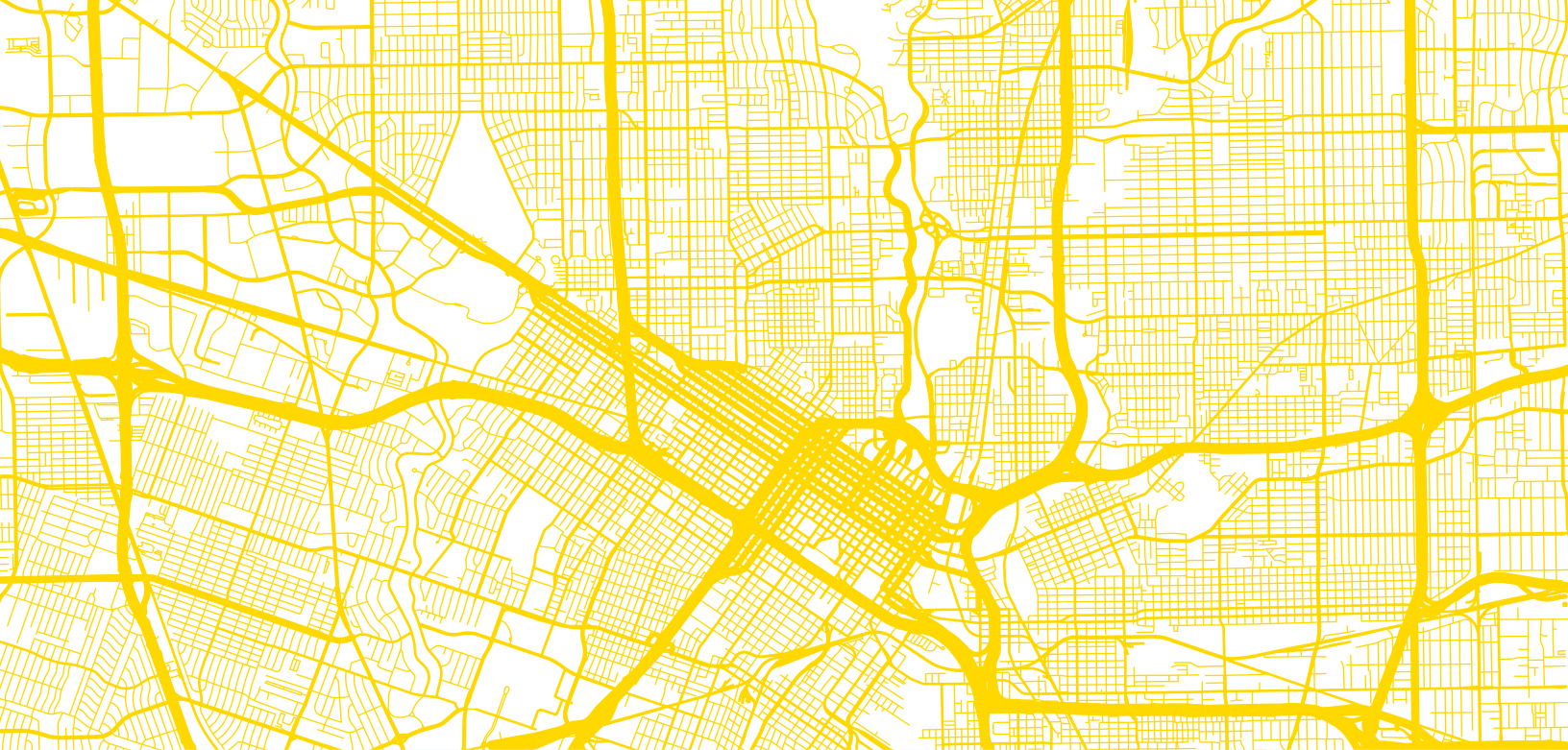
**LA FITNESS**

EST. 1963 - COMEDY THEATRE & RESTAURANT  
**IMPROV**  
WHERE COMEDY BEGINS

LEASING  
713.952.0366

**T-Mobile**

Make every night  
a movie night  
with unlimited movies!  
**REGAL Unlimited**  
Prices for Regal to 2 adults  
includes in-theater fee.



# IT'S ALL HAPPENING IN HOUSTON

## HOUSTON IS BIGGER THAN EVER,

Earning a place on virtually every prestigious "best of" list as a go-to destination that's on the rise. The country's 4th-largest city boasts a vibrant culinary and cultural landscape fueled by its status as America's most ethnically diverse city. Within its 655 square miles of urban landscape, this booming metropolitan is earning a reputation as a top foodie city with an eclectic mix of high-profile food halls and hot spots.

Houston is home to NASA's Johnson Space Center, the Texas Medical Center and 14 of the country's largest companies (only New York City has more). On the arts side, there's the newly expanded Museum of Fine Arts Houston, the world-class Menil Collection and five renowned cultural districts. Acres of parks and recreational pursuits, pro sports teams, live theater performances and year-round events attract everyone from upwardly mobile millennial professionals to multigenerational families. It's no wonder

Houston's metro population is projected to add another 1.2 million residents in the next decade—exceeding 8 million by the end of 2029—according to Cushman & Wakefield.

“ Houston ranks first among US cities where paychecks stretch the furthest.

-Forbes

92K 

Hotel Rooms

#1

LARGEST CITY IN TEXAS

Diverse Large City in America

#4 Largest City in the US

"After Hurricane Harvey, the city is back on its feet and showing off the everything-is-bigger-in-Texas attitude."

-The New York Times, "52 Places to Go in 2019"

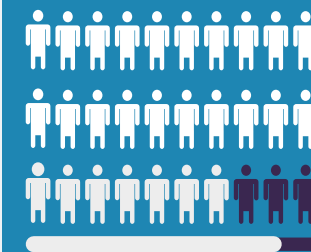


2.5M

International Travelers (2022)

7.3M

Metro Residents



49M

Overnight and Day-Trip Visitors (2022)



550

ART INSTITUTIONS

430K

College Students



# MEMORIAL: HOME TO HOUSTON BIG SPENDERS

Houston's leafy, urban-suburban Memorial District is affluent and on the rise—named **one of the best places to live in Texas**. A MarqE address puts you right next door to its sought-after customers.

A rich variety of residential architectural styles, particularly large midcentury mansions, line Memorial's affluent forested neighborhoods along Buffalo Bayou. An abundance of

community parks and highly rated schools add to Memorial's reputation as a family haven. Memorial City, Town & Country Village and the community of CityCentre offer nearly 12 million square feet of shops, restaurants, bars, coffee shops, modern offices and contemporary condos. Energy Corridor, a large business district heavily populated by energy related firms, is one of Greater Houston's largest employers. Buffalo Bayou, Terry Hershey Park, Edith L. Moore Nature Sanctuary and community parks abound with riparian forests, miles of

recreational trails, acres of scenic open space and historic landmarks, adding to Memorial's highly desirable quality of life.

Memorial residents are close-knit and family-oriented—41% of homes have children under 18. Median incomes of \$138,196 and home values of \$639,443, more than double the national average, mean major buying power for MarqE.

**54,334**  
RESIDENTS

**39**  
MEDIAN AGE

**640K**  
MEDIAN HOME  
VALUE

**79**  
LIVABILITY INDEX

**A+**  
AMENITIES,  
EMPLOYMENT &  
SCHOOLS

# OPPORTUNITY STARTS **HERE**



## BUILDING A

- 01. T-MOBILE
- 02. JERSEY MIKE'S SUBS
- 03. NORTHWEST DENTAL
- 04. GLOWNAR AESTHETICS
- 06. MAKE YOU WELL
- 07. SEASIDE POKE
- 08. AVAILABLE (1,580 SF)
- 09. PANDA EXPRESS
- 10. BANK OF AMERICA
- 11. SUBWAY
- 12. COMMON BOND ON-THE-GO

## CENTER BUILDING

- 13. DAVE & BUSTERS
- 14. ESCAPE IT HOUSTON
- 16. MANAGEMENT OFFICE
- 17.1 WAREHOUSE 72
- 17.2 LITTLE BEAKERS
- 18. FENG CHA HOUSTON TEAHOUSE
- 19. ROCKET FIZZ CANDY SHOP
- 20. IMMERSIVE GAMEBOX
- 21. AVAILABLE (1,291 SF)
- 22. MAINE-LY SANDWICHES
- 23. LA FITNESS
- 24. SLOOMOO INSTITUTE
- 25. HUGH O'CONNOR'S
- 26. TIME MISSION
- 27. AVIATOR PIZZA & DRAFTHOUSE
- 28. IMPROV
- 29. BIG CITY WINGS
- 30. RED ROBIN
- 31. REGAL EDWARDS CINEMA
- 32. CHICK-FIL-A
- 33. COLD STONE CREAMERY
- 34. TACOS FRONTERA

MarqE: 7620 Katy Freeway, Houston, Texas

# IN THE COMPANY OF MARKET LEADERS

The MarqE is home to a broad mix of renowned entertainment, retail and restaurant tenants that earn returns from robust customer traffic and cater to dense and affluent surrounding customer bases. From foodies to sports fanatics, gamers to boutique shoppers, movie buffs to wine lovers, MarqE is the ultimate gathering place for Houstonians.

Featuring Regal Edwards Houston MarqE, Dave & Busters and LA Fitness, anchoring the center. Hotspots like Improv Comedy Club, Warehouse 72, Maine-ly Sandwiches, Aviator Pizza & Drafthouse, Seaside Poke and Hugh O'Connors Irish Bar & Restaurant. Unique experiences like Sloomoo Institute, Electric Gamebox Escape It Houston, Little Beakers, and Rocket Fizz Soda Pop and Candy Shop. Plus Fast-casual favorites, curated dining experiences and retail services.





# POSITIONED FOR PERFORMANCE

## AREA SUMMARY COMPARISON (3 MILES)

### EMPLOYMENT

	MARQE	COMPETITION
Employees	174,899	114,962
Businesses	18,728	14,010

### CONSUMER EXPENDITURE - DINING OUT (\$)

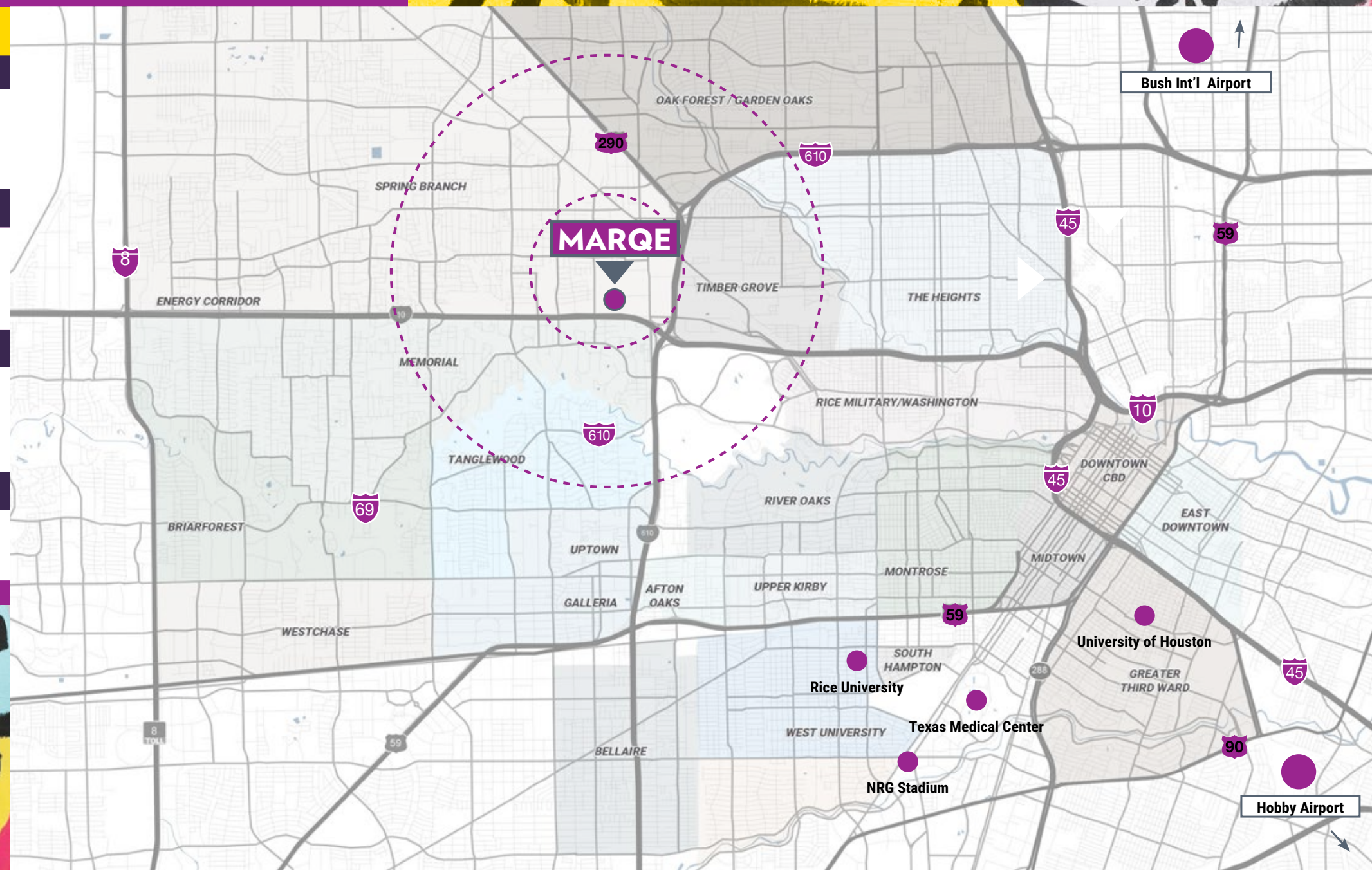
	MARQE	COMPETITION
Total		Total
Food Away From Home	544.1M	535.5M

### CONSUMER EXPENDITURE - ALCOHOLIC BEVERAGES (\$)

	MARQE	COMPETITION
Total		Total
Alcohol Away From Home	58.6M	58.1M

### INCOME

	MARQE	COMPETITION
Median HH Income	\$93,344	\$90,914



# SUSTAINED SUCCESS ACROSS THE SOUTHWEST

LEV COR embraces its mission to develop exciting retail and mixed-use properties. We apply experienced vision and an agile mindset to outperform a competitive market. We act as a trusted partner for our investors and tenants to enable the success of our projects. We deliver innovative and sustainable real estate developments that benefit surrounding communities while representing sound investments for the company.





**MARQUE ENTERTAINMENT CENTER**

7620 Katy Freeway, Houston, TX 77024

For More Leasing Information,  
Please Contact:

Sasha Levine | [slevine@levcor.com](mailto:slevine@levcor.com)