

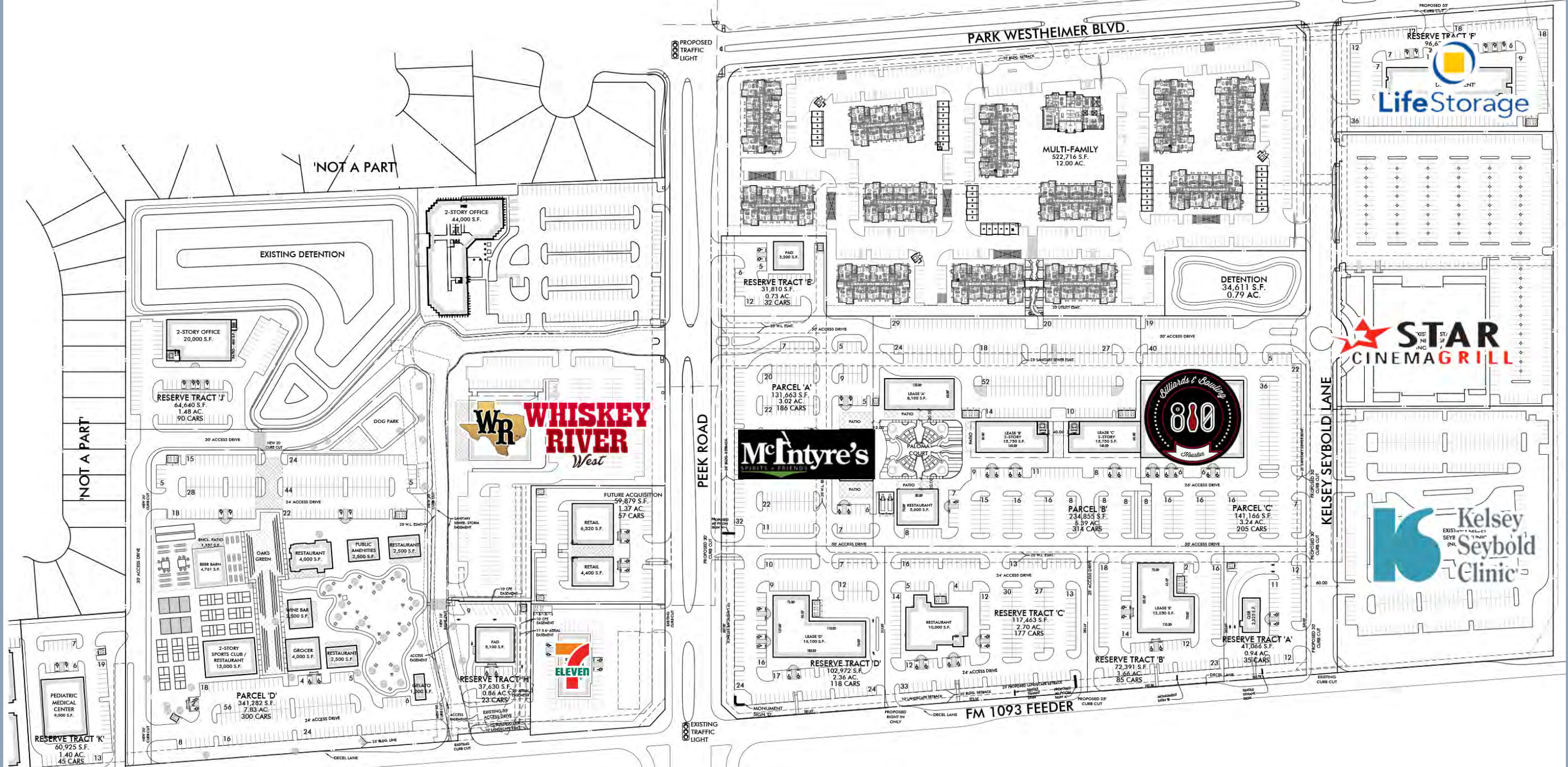
DISTRICT WEST

A NEW DEVELOPMENT IN WEST HOUSTON BY FERGUSON FAMILY PARTNERS

A BOLD NEW VISION FOR WEST HOUSTON

edge





District West by the Numbers (2022)

12 Screen State-Of-The-Art Star Cinema Grill (1st Samsung Onyx P3.3 Cinema LED in the Western Hemisphere)

100 Acre Mixed-Use Development

2,300 New Multifamily Units in the Surrounding Areas

254,664+ Total Population within 5 Miles

Whiskey River **#1** Alcohol seller among Ft Bend

\$120,242 Average Household Income within 3 Miles

4 Pad Sites

51,000 sq. ft. Kelsey-Seybold Clinic

7 Access Points to District West from **4** Roads: Westpark Tollway, Peek Road and Park Westheimer Boulevard, Kelsey-Seybold Lane



Paloma Court

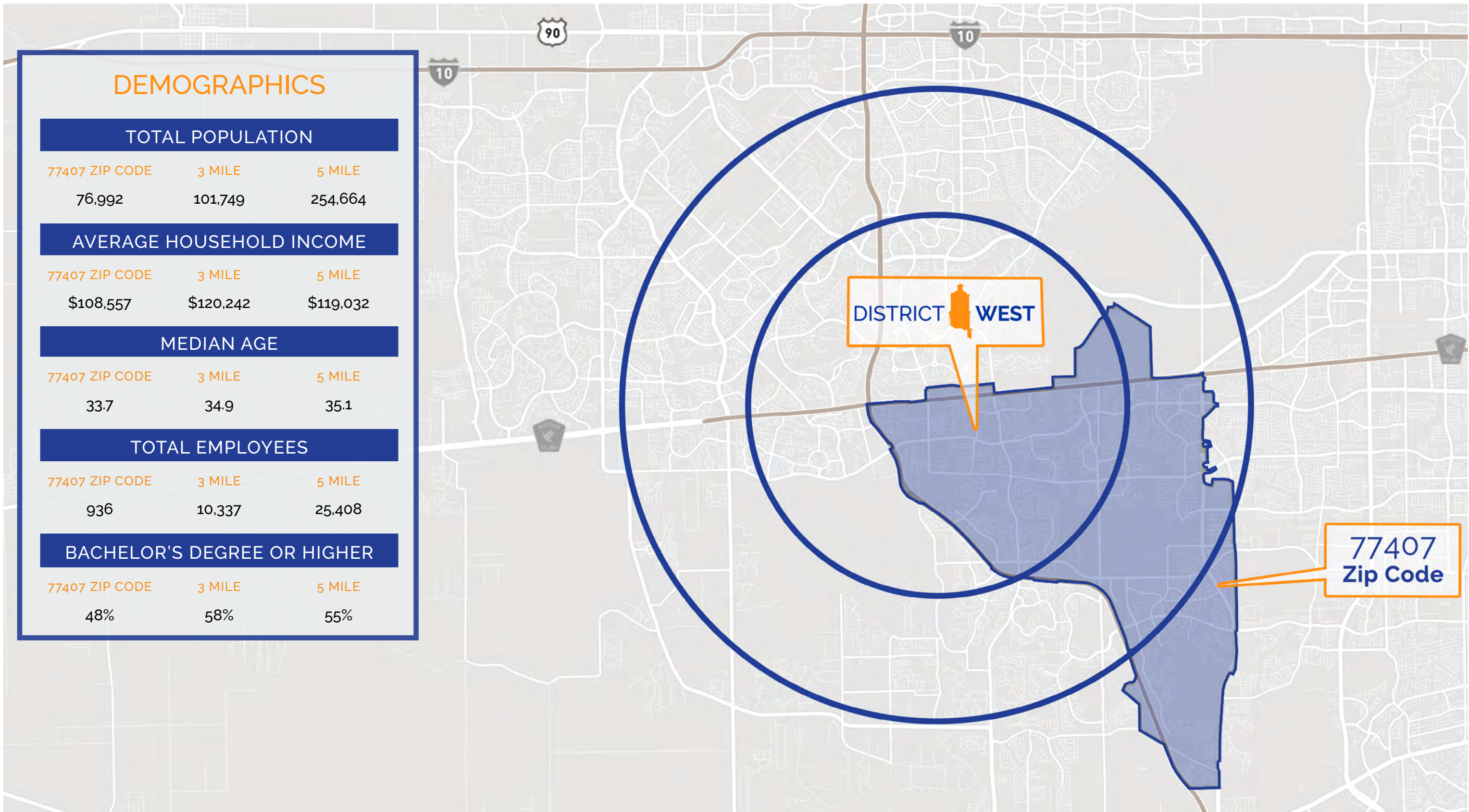
District West's most exclusive address...

For centuries, an array of avian adventurers flocked to the flatlands and wetlands of what is now Katy, Texas to seek sanctuary and nourishment. Noblest of these was the graceful dove, known in literature and lore as "La Paloma" and universally regarded as a symbol of peace and new beginnings.

A stone's throw from this traditional gathering place, at the epicenter of District West, sits Paloma Court: a collection of distinctive, upscale restaurants paired with complementary retailers, moored by a central plaza. It is here that patrons of District West will find respite as they enjoy the tempting hospitality of some of the finest dining and drinking establishments the southwest has to offer.

And it is here that District West tenants will find an ideal location to connect with their consumers in the profitable expression of their brand.

THE MARKET



COMPARABLE MARKETS

5 Mile Radius



The Woodlands
Market Street
The Woodlands, TX

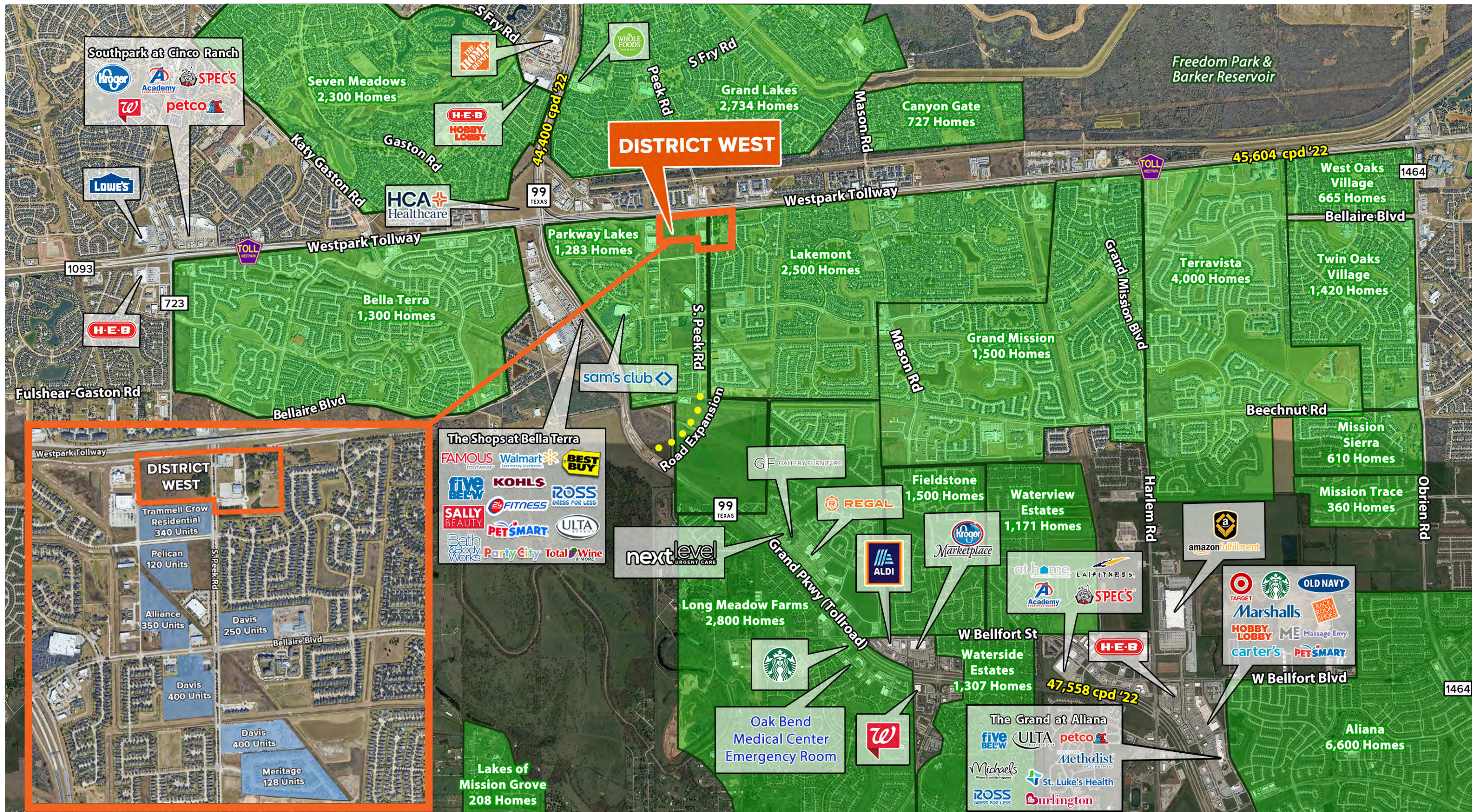
Vintage
Park
Tomball, TX

Sugar Land
Town Square
Sugar Land, TX

CityCentre
Memorial City
Houston, TX

| | | | | | |
|---|----------------|----------------|----------------|----------------|----------------|
| 2022 Current Year Population | 254,664 | 176,801 | 275,973 | 240,030 | 377,185 |
| 2027 Projected Population | 298,921 | 193,959 | 292,465 | 236,392 | 382,704 |
| 2022 Est. Average HH Income | 119,032 | 107,762 | 96,038 | 107,449 | 80,726 |
| 2022 Est. Per Capital Income | 46,017 | 52,757 | 40,781 | 44,205 | 46,469 |
| 2022 Est. Any College | 128,979 | 93,702 | 131,126 | 121,897 | 170,652 |
| 2022 Daytime Population (15 Min. Drive) | 355,388 | 322,881 | 368,293 | 487,213 | 843,627 |

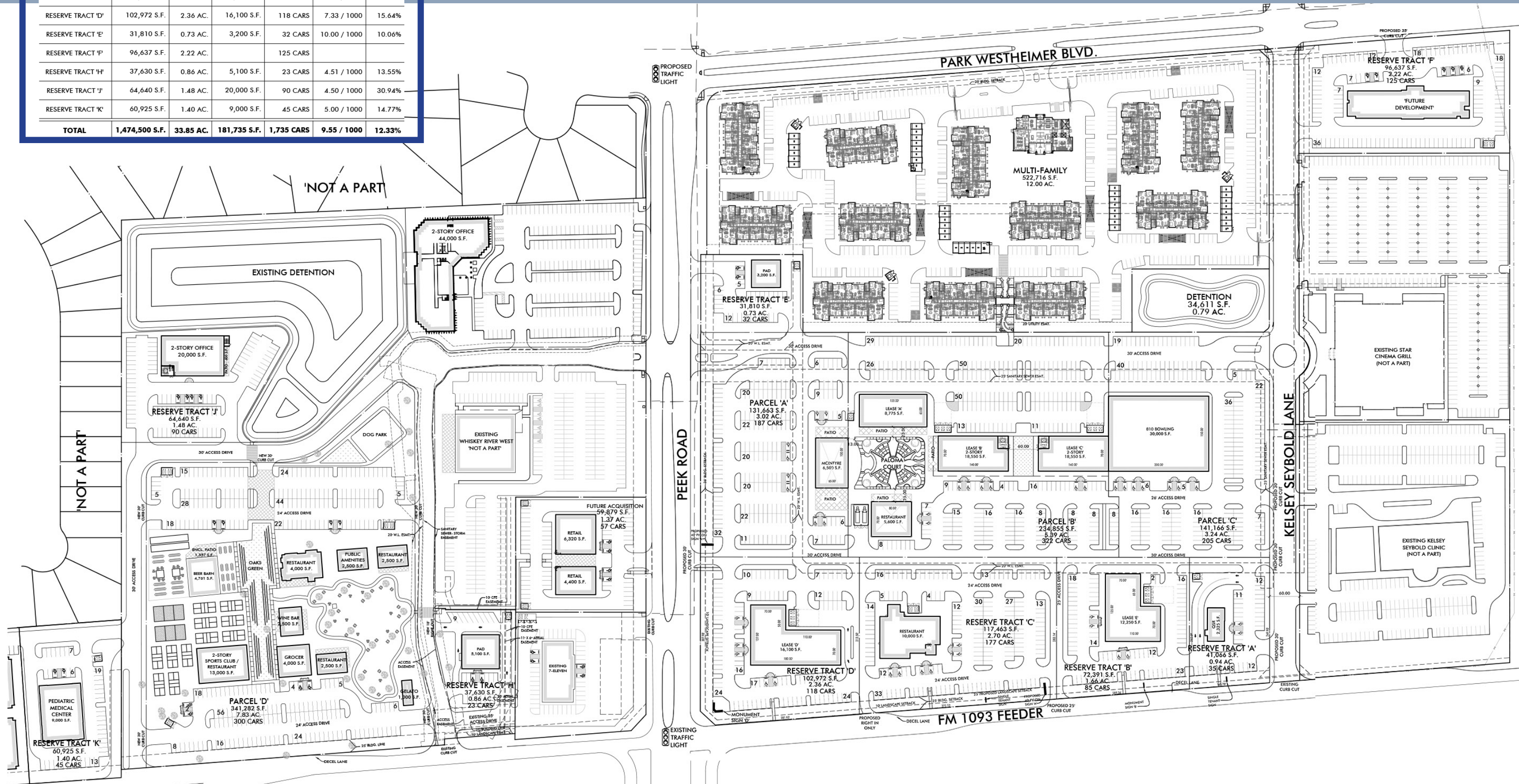
THE TRADE AREA



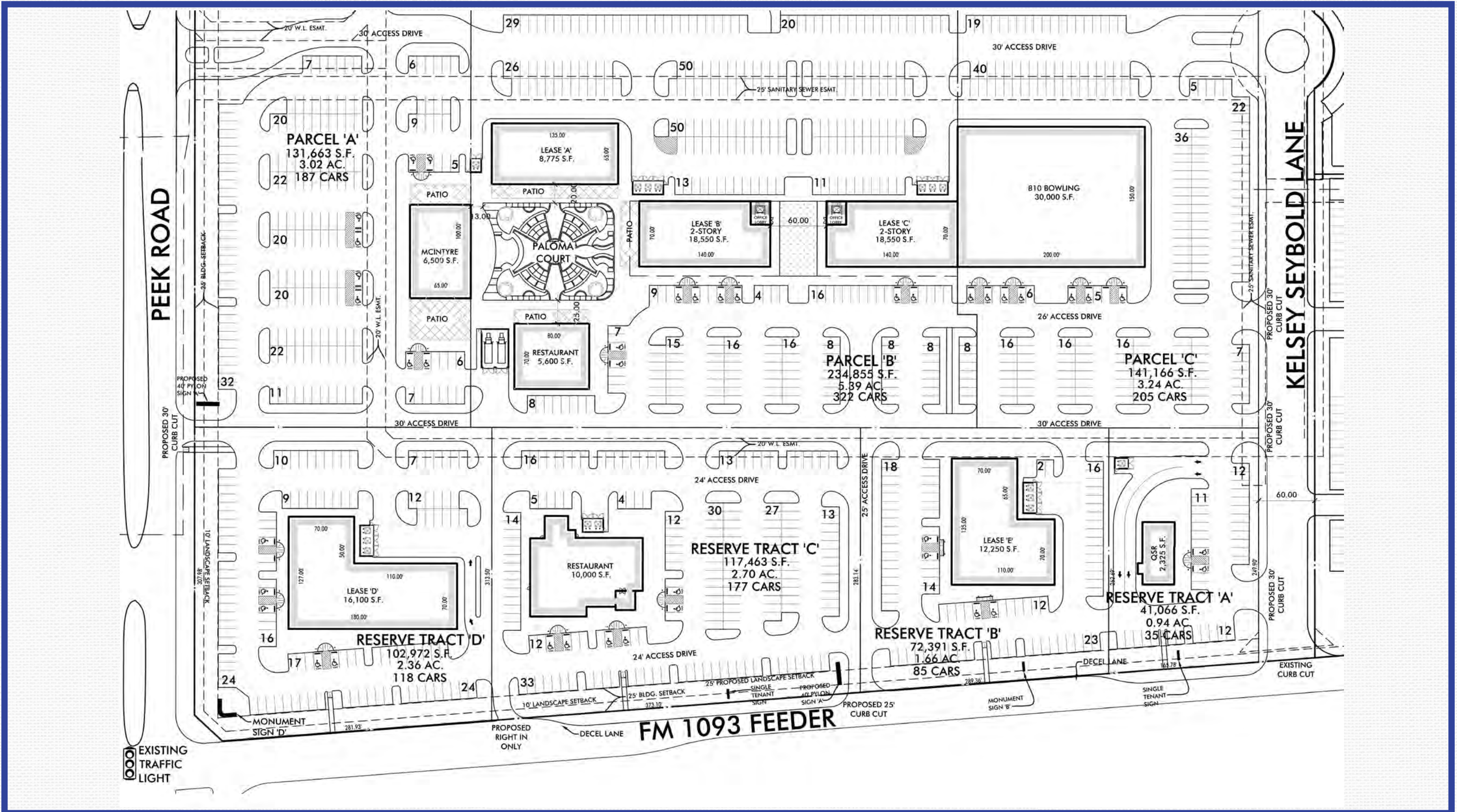
MASTER SITE PLAN

DEVELOPMENT SYNOPSIS

| LOT | LAND AREA | BLDG. AREA | PARKING PROVIDED | PARKING RATIO | DENSITY % | |
|-------------------|-----------------------|------------------|---------------------|-------------------|--------------------|---------------|
| PACEL 'A' | 131,663 S.F. | 3.02 AC. | 6,500 S.F. | 186 CARS | 28.62 / 1000 | 4.94% |
| PACEL 'B' | 234,855 S.F. | 5.39 AC. | 30,500 S.F. | 314 CARS | 10.30 / 1000 | 12.99% |
| PACEL 'C' | 141,166 S.F. | 3.24 AC. | 30,000 S.F. | 205 CARS | 6.83 / 1000 | 21.25% |
| PACEL 'D' | 341,282 S.F. | 7.83 AC. | 36,761 S.F. | 300 CARS | 8.16 / 1000 | 10.77% |
| RESERVE TRACT 'A' | 41,066 S.F. | 0.94 AC. | 2,325 S.F. | 35 CARS | 15.05 / 1000 | 5.66% |
| RESERVE TRACT 'B' | 72,391 S.F. | 1.66 AC. | 12,249 S.F. | 85 CARS | 6.94 / 1000 | 16.92% |
| RESERVE TRACT 'C' | 117,463 S.F. | 2.70 AC. | 10,000 S.F. | 177 CARS | 17.70 / 1000 | 8.51% |
| RESERVE TRACT 'D' | 102,972 S.F. | 2.36 AC. | 16,100 S.F. | 118 CARS | 7.33 / 1000 | 15.64% |
| RESERVE TRACT 'E' | 31,810 S.F. | 0.73 AC. | 3,200 S.F. | 32 CARS | 10.00 / 1000 | 10.06% |
| RESERVE TRACT 'F' | 96,637 S.F. | 2.22 AC. | | 125 CARS | | |
| RESERVE TRACT 'H' | 37,630 S.F. | 0.86 AC. | 5,100 S.F. | 23 CARS | 4.51 / 1000 | 13.55% |
| RESERVE TRACT 'J' | 64,640 S.F. | 1.48 AC. | 20,000 S.F. | 90 CARS | 4.50 / 1000 | 30.94% |
| RESERVE TRACT 'K' | 60,925 S.F. | 1.40 AC. | 9,000 S.F. | 45 CARS | 5.00 / 1000 | 14.77% |
| TOTAL | 1,474,500 S.F. | 33.85 AC. | 181,735 S.F. | 1,735 CARS | 9.55 / 1000 | 12.33% |



GRADE LEVEL PLAN



STAR CINEMA GRILL





STAR CINEMA GRILL

- **12 Screen Luxury Dine-In Theater with Seat Side Service**

- **1st Samsung Onyx P3.3 Cinema LED in the Western Hemisphere (2nd in the world)**

- **Sony 4K Digital Projection and RealD 3D Sound System**

- **Luxury Recliners with Seat Reservation Options**

A BOLD NEW VISION FOR WEST HOUSTON





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