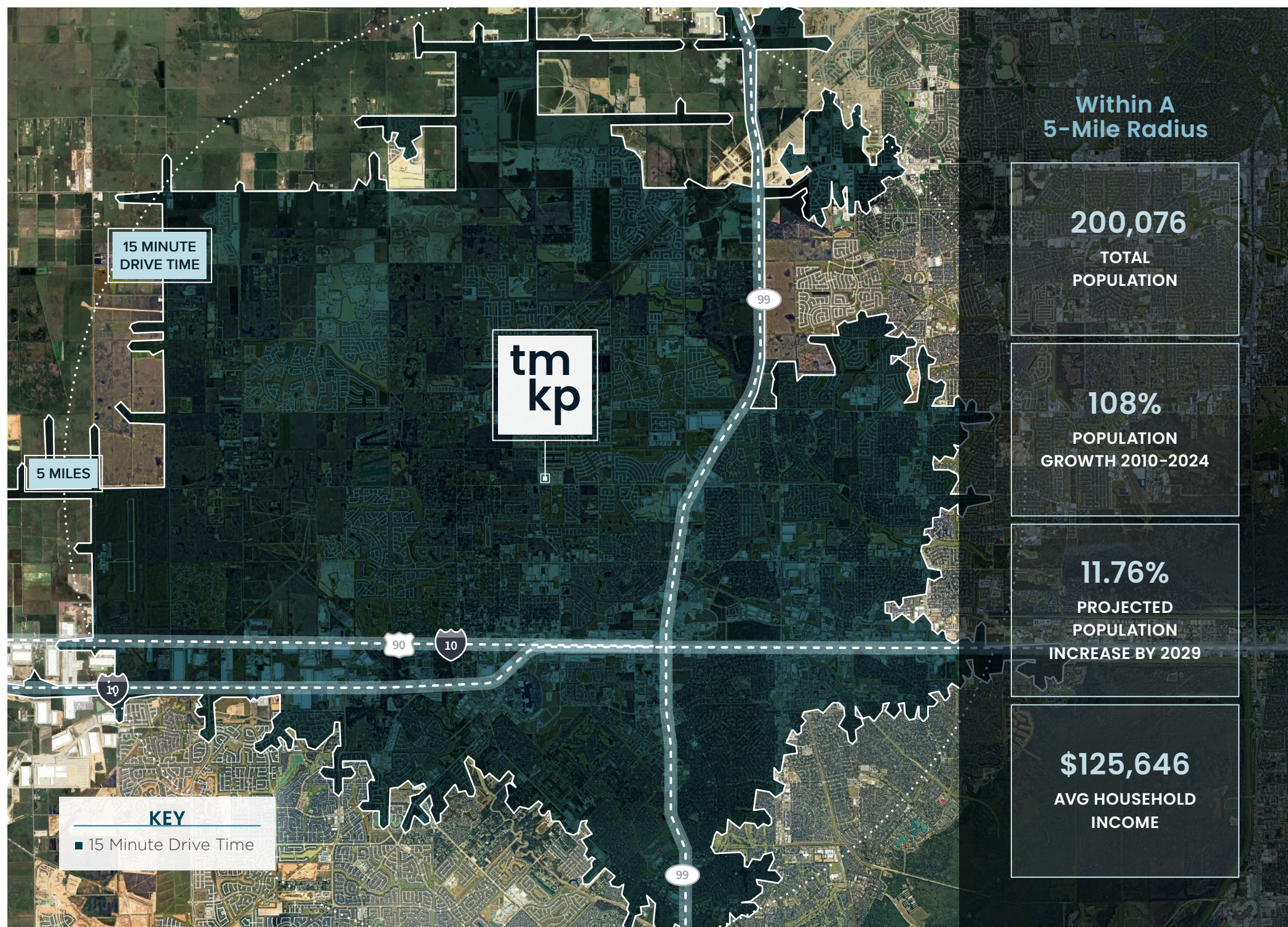


tm
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the market at
Katy Park

HOUSTON, TX





Investment Highlights

FAST GROWING RESIDENTIAL

Population has doubled
since 2010

FUTURE RESIDENTIAL DEVELOPMENT

Slated to add an
additional 25,000 homes
which equates to another
75,000 residents

SHOP SPACE GROWTH

All shop space tenants have
annual increases throughout
their term

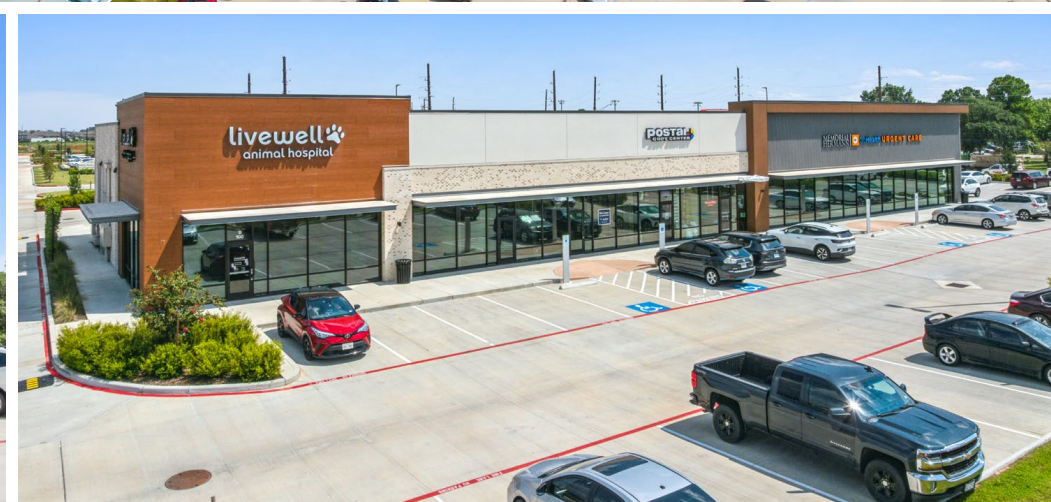
HEB SHADOW ANCHORED

New HEB with 20+ minute
drive time to competing
stores adjacent to the
strip centers

ADJACENT TO KATY PARK

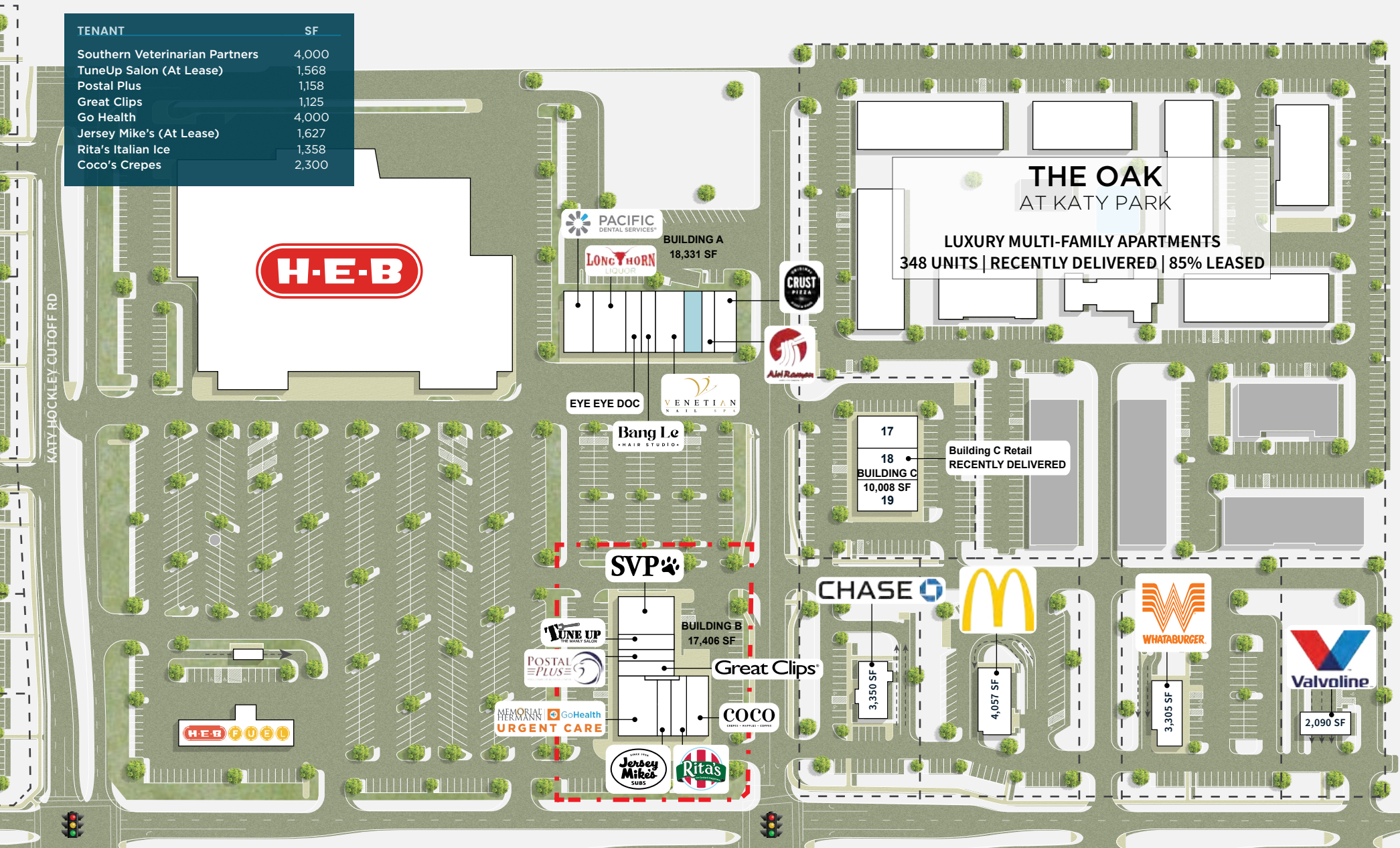
Unprecedented 700K
annual visitors





Site Plan

TENANT	SF
Southern Veterinarian Partners	4,000
TuneUp Salon (At Lease)	1,568
Postal Plus	1,158
Great Clips	1,125
Go Health	4,000
Jersey Mike's (At Lease)	1,627
Rita's Italian Ice	1,358
Coco's Crepes	2,300

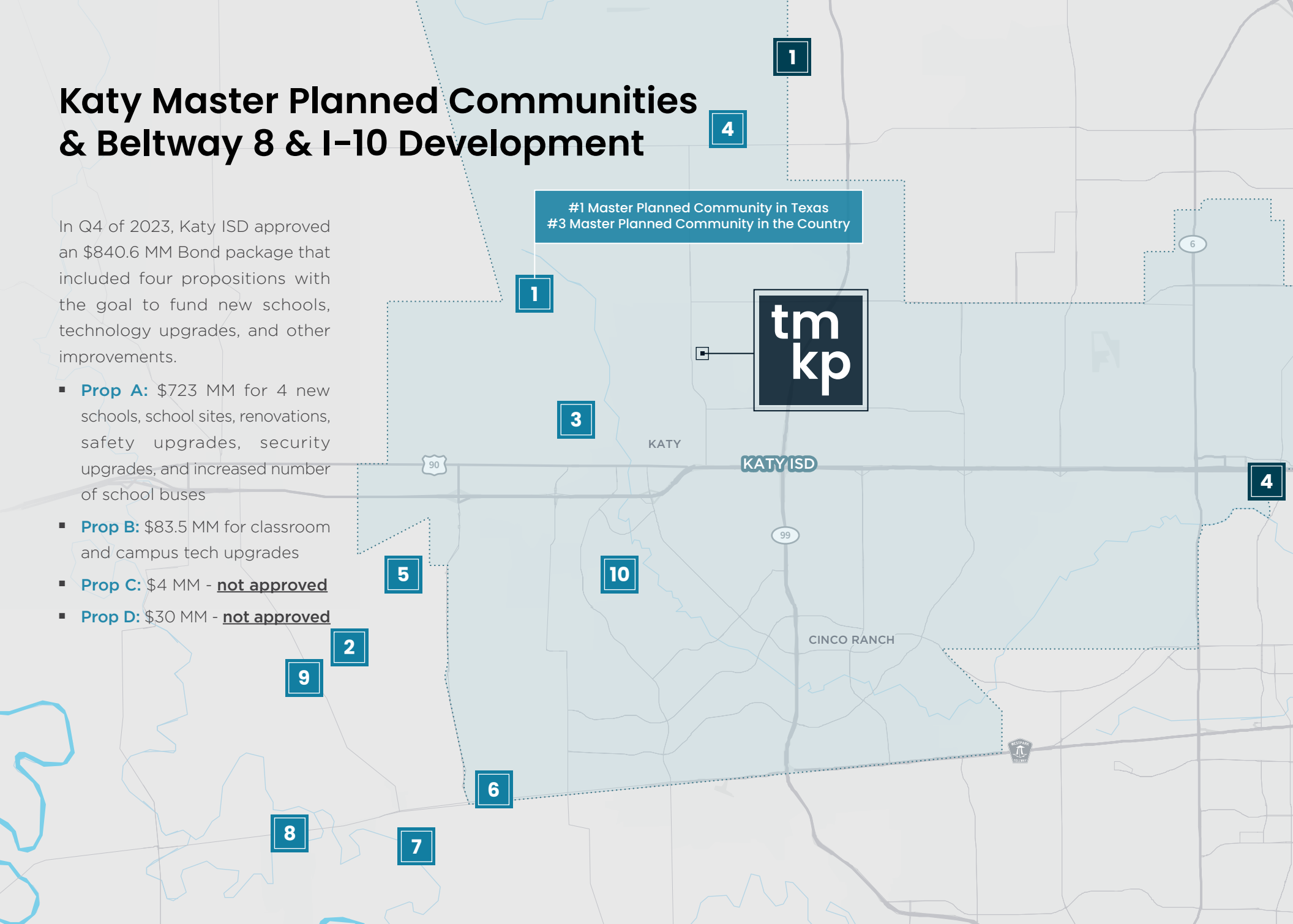


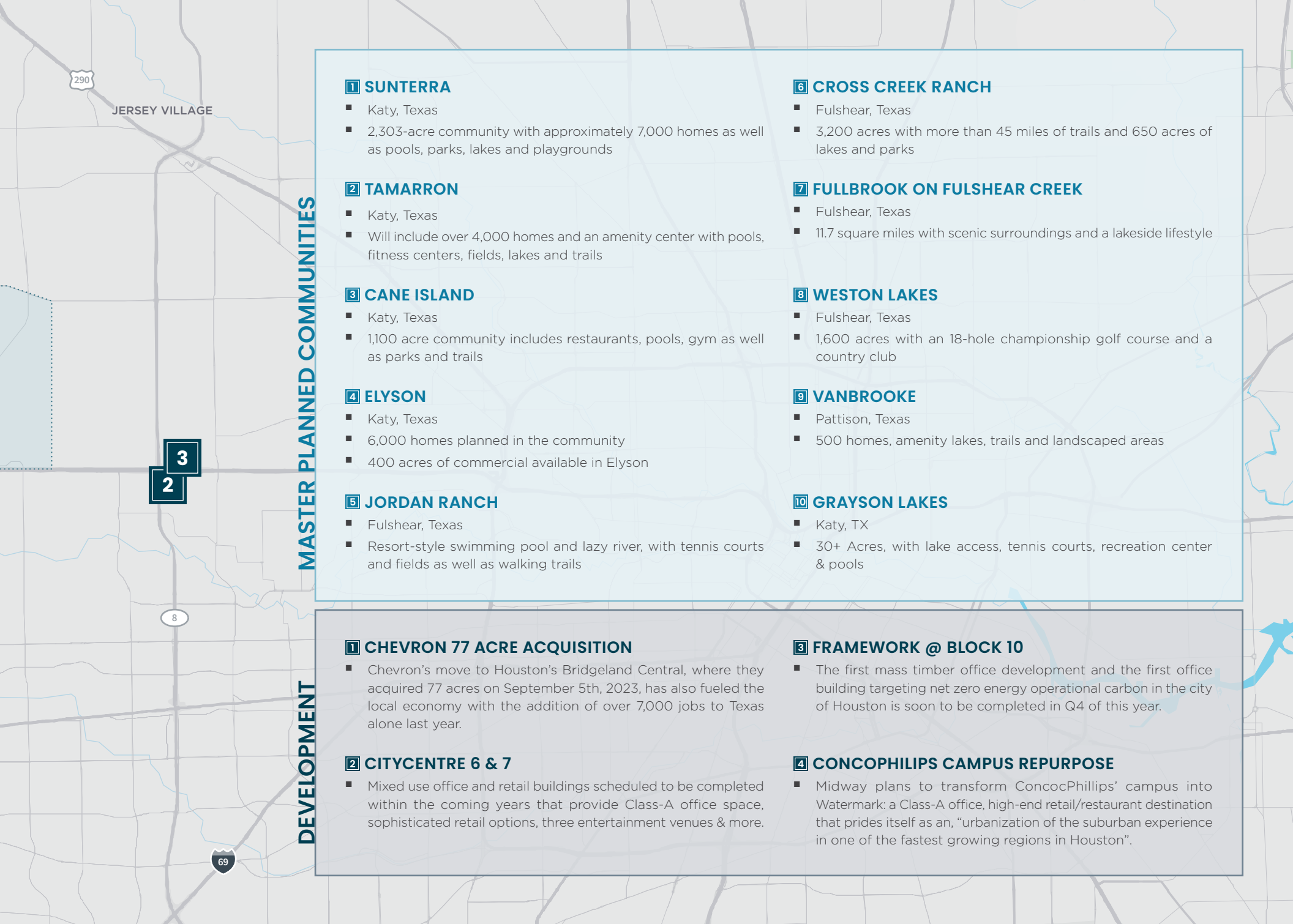


Katy Master Planned Communities & Beltway 8 & I-10 Development

In Q4 of 2023, Katy ISD approved an \$840.6 MM Bond package that included four propositions with the goal to fund new schools, technology upgrades, and other improvements.

- **Prop A:** \$723 MM for 4 new schools, school sites, renovations, safety upgrades, security upgrades, and increased number of school buses
- **Prop B:** \$83.5 MM for classroom and campus tech upgrades
- **Prop C:** \$4 MM - not approved
- **Prop D:** \$30 MM - not approved





MASTER PLANNED COMMUNITIES

1 SUNTERRA

- Katy, Texas
- 2,303-acre community with approximately 7,000 homes as well as pools, parks, lakes and playgrounds

2 TAMARRON

- Katy, Texas
- Will include over 4,000 homes and an amenity center with pools, fitness centers, fields, lakes and trails

3 CANE ISLAND

- Katy, Texas
- 1,100 acre community includes restaurants, pools, gym as well as parks and trails

4 ELYSON

- Katy, Texas
- 6,000 homes planned in the community
- 400 acres of commercial available in Elyson

5 JORDAN RANCH

- Fulshear, Texas
- Resort-style swimming pool and lazy river, with tennis courts and fields as well as walking trails

6 CROSS CREEK RANCH

- Fulshear, Texas
- 3,200 acres with more than 45 miles of trails and 650 acres of lakes and parks

7 FULLBROOK ON FULSHEAR CREEK

- Fulshear, Texas
- 11.7 square miles with scenic surroundings and a lakeside lifestyle

8 WESTON LAKES

- Fulshear, Texas
- 1,600 acres with an 18-hole championship golf course and a country club

9 VANBROOKE

- Pattison, Texas
- 500 homes, amenity lakes, trails and landscaped areas

10 GRAYSON LAKES

- Katy, TX
- 30+ Acres, with lake access, tennis courts, recreation center & pools

DEVELOPMENT

1 CHEVRON 77 ACRE ACQUISITION

- Chevron's move to Houston's Bridgeland Central, where they acquired 77 acres on September 5th, 2023, has also fueled the local economy with the addition of over 7,000 jobs to Texas alone last year.

2 CITYCENTRE 6 & 7

- Mixed use office and retail buildings scheduled to be completed within the coming years that provide Class-A office space, sophisticated retail options, three entertainment venues & more.

3 FRAMEWORK @ BLOCK 10

- The first mass timber office development and the first office building targeting net zero energy operational carbon in the city of Houston is soon to be completed in Q4 of this year.

4 CONCOPHILIPS CAMPUS REPURPOSE

- Midway plans to transform ConcocPhillips' campus into Watermark: a Class-A office, high-end retail/restaurant destination that prides itself as an, "urbanization of the suburban experience in one of the fastest growing regions in Houston".

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