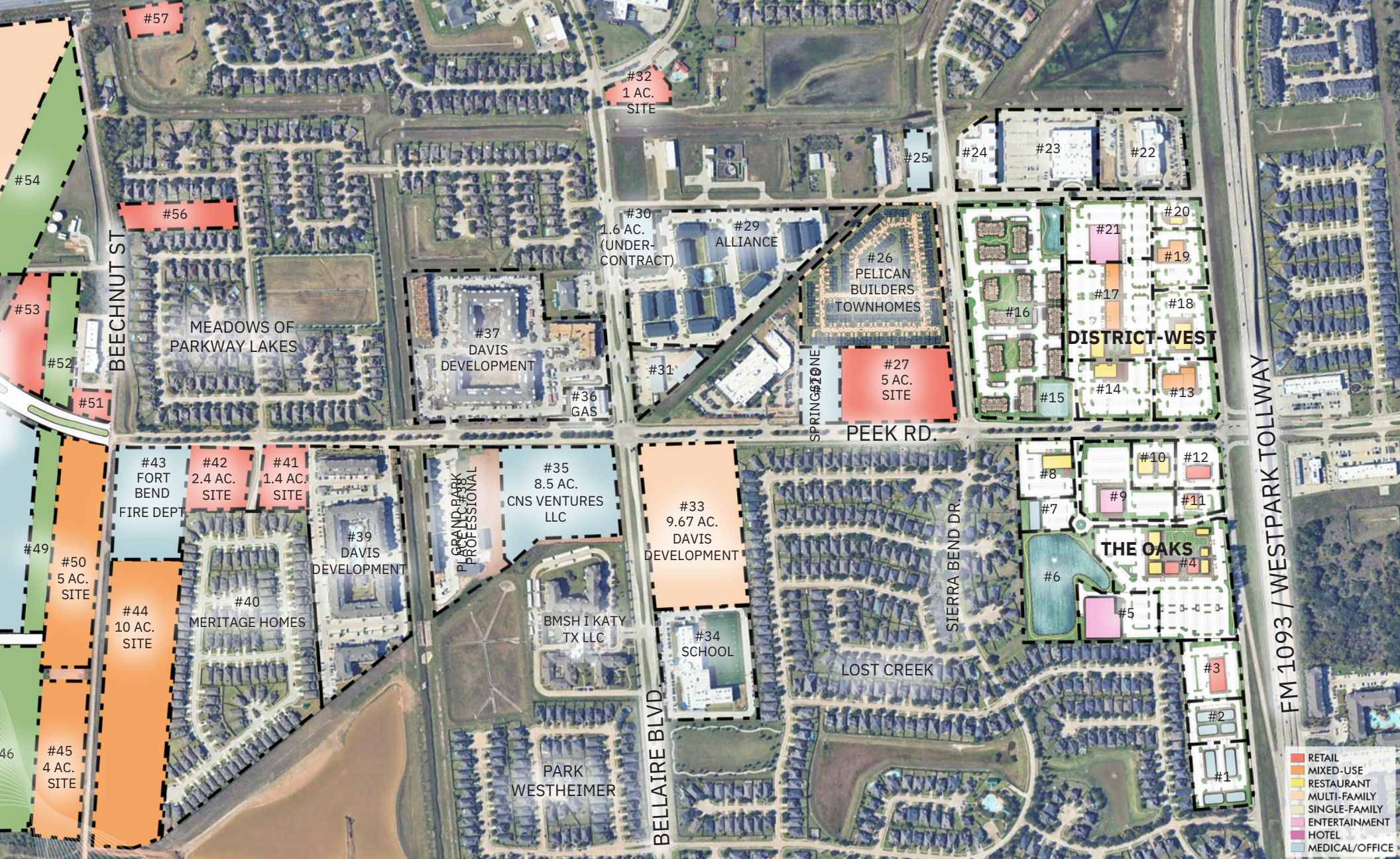


DISTRICT WEST

Upcoming Mixed Use
Development

Represented by: Victoria Luo, Director of Sales | Commercial Division
(832) 995-2615 Victoria.Luo@whitehousegp.com

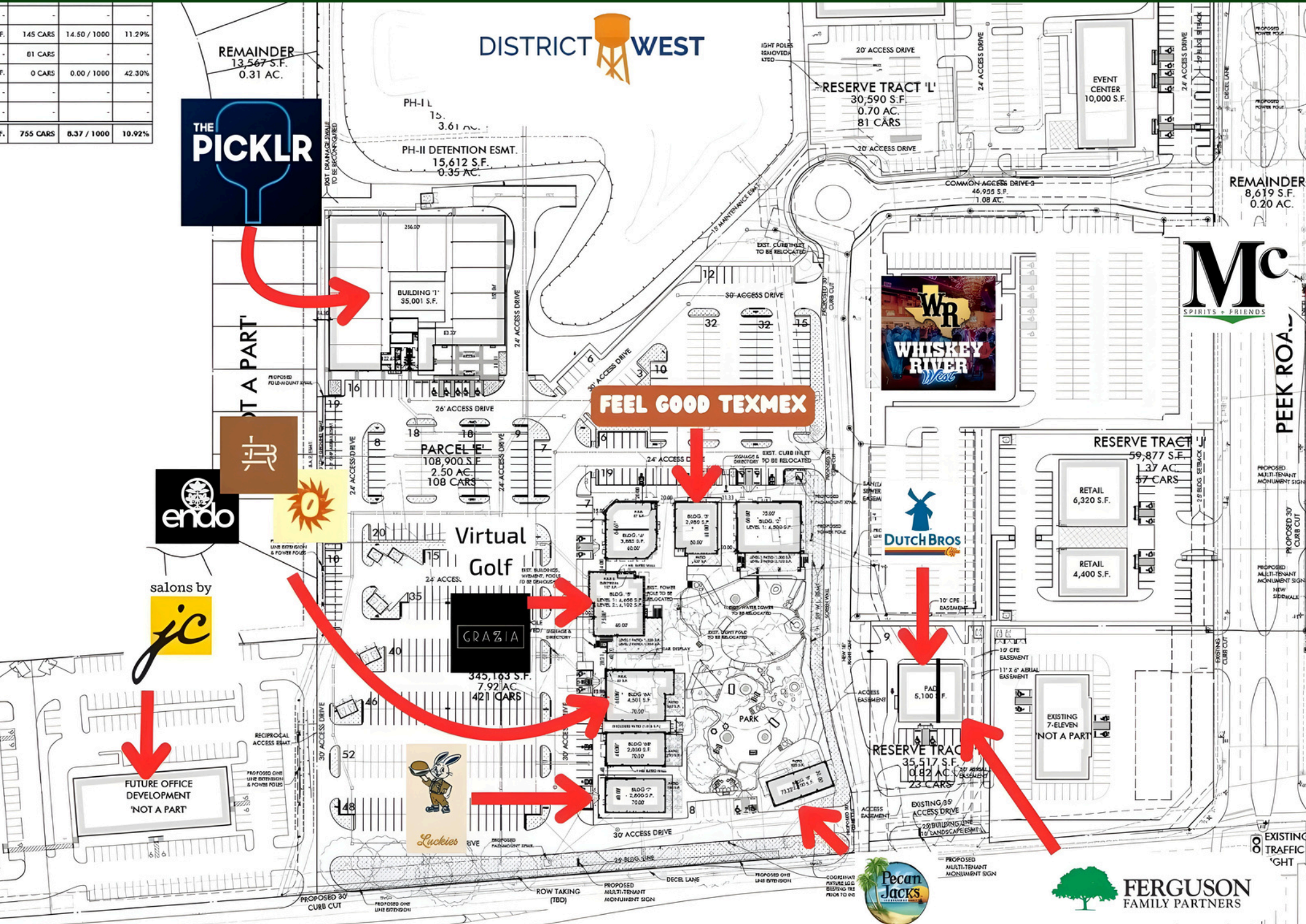




DISTRICT WEST OVERALL DEVELOPMENT MAP

Oaks Site Plan & Tenant Line Up

F.	145 CARS	14.50 / 1000	11.29%
F.	81 CARS	0.00 / 1000	42.30%
F.	0 CARS	0.00 / 1000	42.30%
F.	755 CARS	8.37 / 1000	10.92%









MATERIALS LEGEND



BR-01
MODULAR BRICK
WHITE



BR-02
MODULAR BRICK
MANGANESE



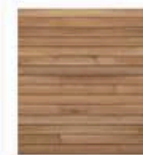
ST-01
LIMESTONE



SC-01
INTEGRAL COLOR STUCCO
SW FASHIONABLE GRAY



MT-01
PREFINISHED/PAINTED METAL
BLACK



MT-02
PREFINISHED METAL
PANELS/ TILE
(WOOD LOOK)

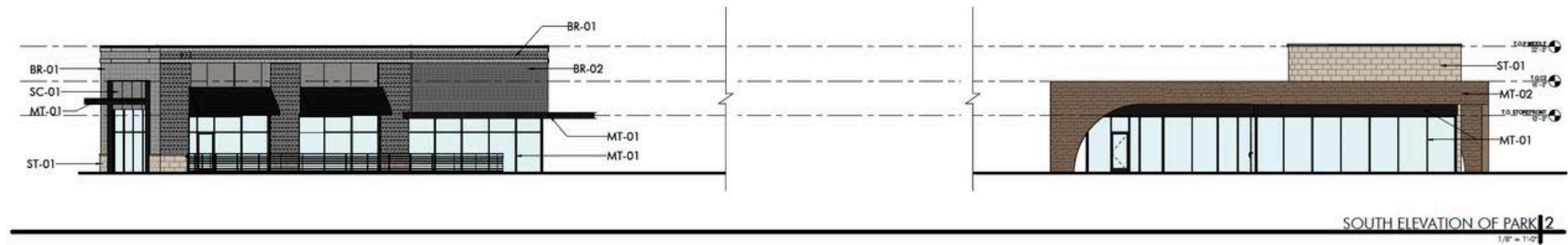
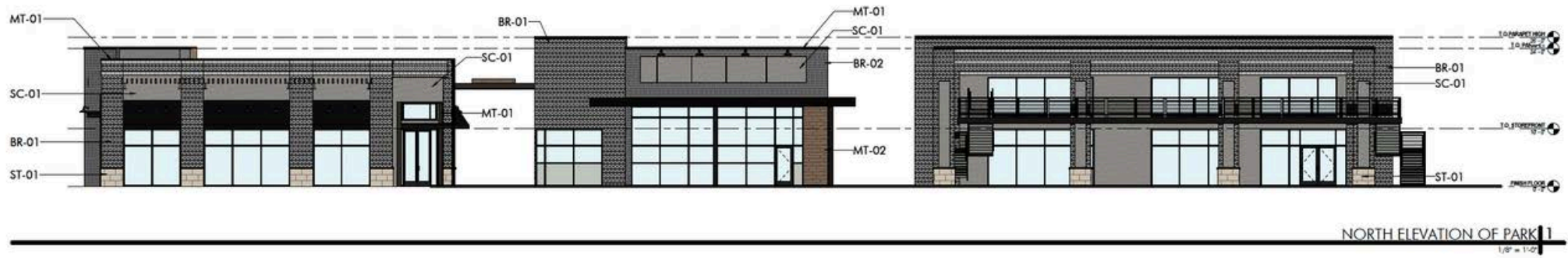


MT-03
PREFINISHED / PAINTED METAL
WHITE

DISTRICT WEST - OAKS CLUSTER

RICHMOND TX





MATERIALS LEGEND



BR-01
MODULAR BRICK
WHITE



BR-02
MODULAR BRICK
MANGANESE



ST-01
LIMESTONE



SC-01
INTEGRAL COLOR STUCCO
SW FASHIONABLE GRAY



MT-01
PREFINISHED/PAINTED METAL
BLACK



MT-02
PREFINISHED METAL
PANELS/ TILE
(WOOD LOOK)



MT-03
PREFINISHED / PAINTED METAL
WHITE

DISTRICT WEST - OAKS CLUSTER
RICHMOND TX





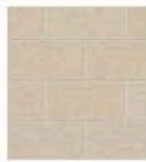
MATERIALS LEGEND



BR-01
MODULAR BRICK
WHITE



BR-02
MODULAR BRICK
MANGANESE



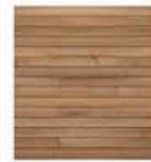
ST-01
LIMESTONE



SC-01
INTEGRAL COLOR STUCCO
SW FASHIONABLE GRAY



MT-01
PREFINISHED/PAINTED METAL
BLACK



MT-02
PREFINISHED METAL
PANELS/ TILE
(WOOD LOOK)



MT-03
PREFINISHED / PAINTED METAL
WHITE

DISTRICT WEST - OAKS CLUSTER
RICHMOND TX



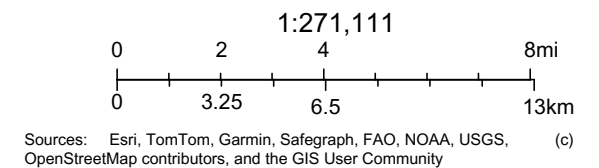
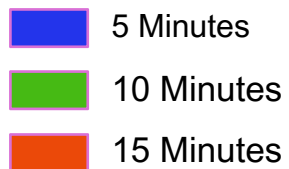
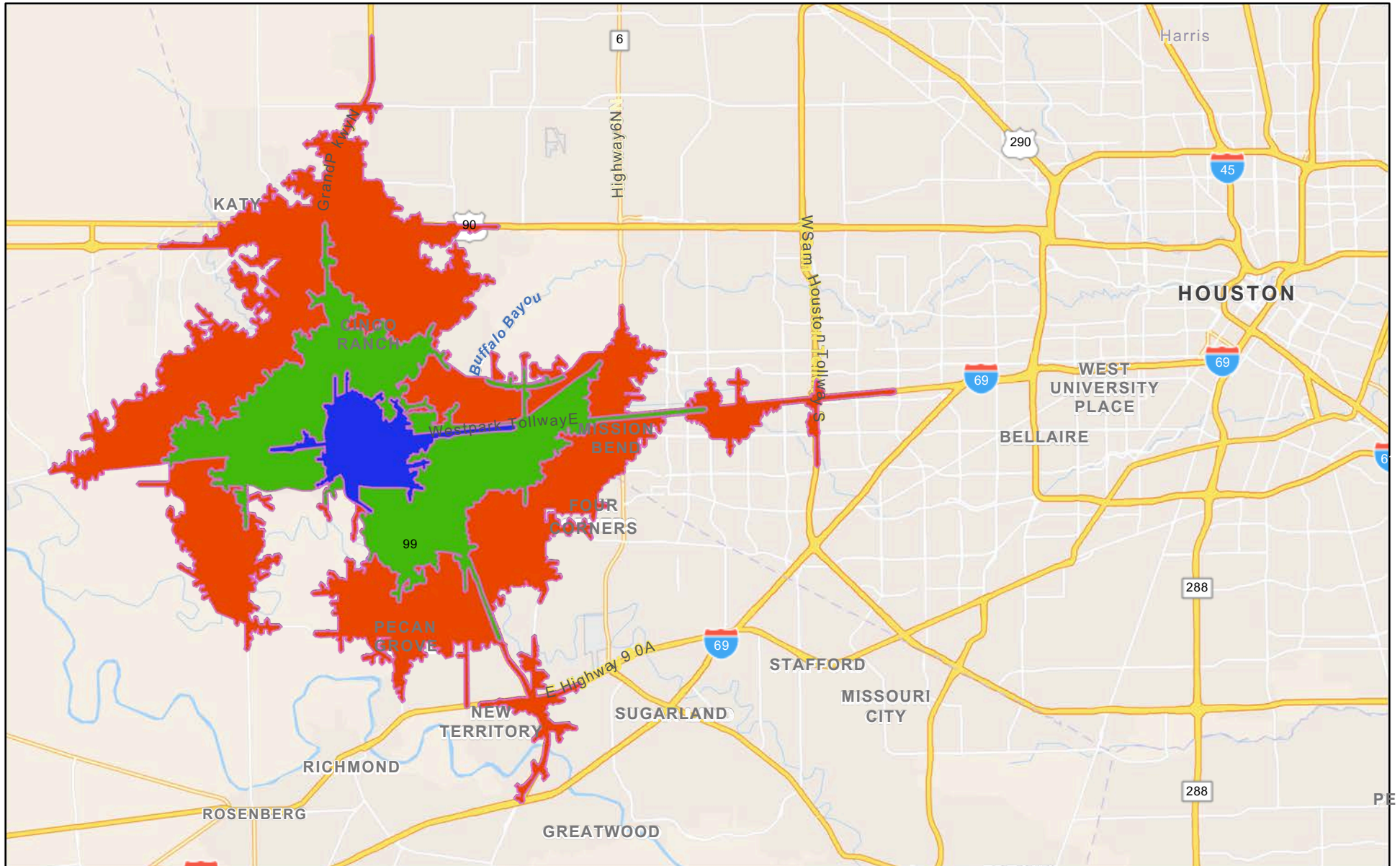
Demographic Highlights District West

Category	5 Minute	10 Minute	15 Minute
Population (2024)	25,002	176,001	431,192
2029 Projection	29,306	191,049	462,794
Population Growth ('24-'29)	+17.2%	+8.5%	+7.3%
Total Households (2024)	8,138	55,749	138,569
Avg Household Income	\$126,918	\$136,198	\$133,743
Average Household Members	3.4	3.2	3.0
Median Household Income	\$107,271	\$108,608	\$104,110
Median Age	36.8 yrs	37.5 yrs	38.0 yrs
Daytime Population (est.)	30,000	205,000	505,000
Traffic Counts (ADT)	FM 1093 \approx 40K	Grand Pkwy \approx 100K	Regional Avg \approx 170K

Source: Esri Business Analyst 2025, CoStar 2025, DW Traffic Count Map (2025), WHGP Commercial



District West Drive Times





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- ☐ A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- ☐ A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- ☐ Put the interests of the client above all others, including the broker's own interests;
- ☐ Inform the client of any material information about the property or transaction received by the broker;
- ☐ Answer the client's questions and present any offer to or counter-offer from the client; and
- ☐ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- ☐ Must treat all parties to the transaction impartially and fairly;
- ☐ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- ☐ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- ☐ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- ☐ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

White House Global Properties	9014192	info@whitehouseglobalproperties.com	832-929-4563
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Maria Angelica Smart	694877	angelica@whitehouseglobalproperties.com	832-691-7877
Designated Broker of Firm	License No.	Email	Phone
Maria Angelica Smart	694877	angelica@whitehouseglobalproperties.com	832-691-7877
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Victoria Luo	658807	victoria.luo@whitehousegp.com	832-449-1221
Sales Agent/Associate's Name	License No.	Email	Phone
<div style="border: 1px solid black; width: 100px; height: 30px; display: inline-block;"></div> <div style="border: 1px solid black; width: 100px; height: 30px; display: inline-block;"></div> <div style="border: 1px solid black; width: 100px; height: 30px; display: inline-block;"></div> <div style="border: 1px solid black; width: 100px; height: 30px; display: inline-block;"></div>		Date	
Buyer/Tenant/Seller/Landlord Initials			



WH GP

COMMERCIAL