



Grid

Positioned as the gateway to Fort Bend County, the GRID includes ***200,000 square feet of existing retail*** and dining options, including full-service restaurants, QSRs, daily needs and destination retail, with another ***175,000 square feet currently under construction***; together with ***1,100 urban residences*** and an additional 350 under construction.

The heart of the project is ***the new GRID Central Lawn***, which will incorporate existing components of the site's iconic industrial architecture to create an authentic and memorable gathering place, including ***beautifully landscaped pedestrian walkways, activated patios and a pavilion able to host concerts, festivals, and community events.***



Greater Houston

DRIVE TIME IN MINUTES

5 minutes

Sugar Land
Telfair

7 minutes

Greatwood
New Territory
Riverstone
Meyerland

10 minutes

Richmond
Rosenberg

25+ minutes

Sienna
Hobby Airport
Bush Intercontinental Airport

1.6+ million
people live within 20 minute drive-time



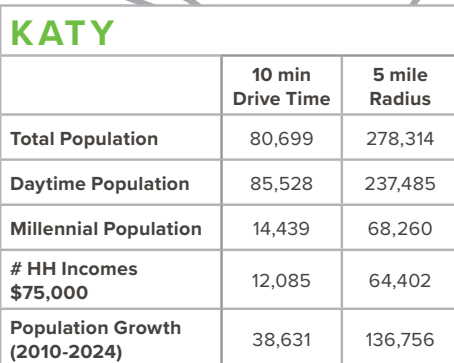
GRID RANKINGS

#1 Millennial Population

#2

Household with Income \$75K+

#3 Population Growth



MEMORIAL		
	10 min Drive Time	5 mile Radius
Total Population	146,971	420,878
Daytime Population	238,249	604,663
Millennial Population	14,005	124,274
# HH Incomes \$75,000	14,408	80,388
Population Growth (2010-2024)	18,644	37,610

THE WOODLANDS		
	10 min Drive Time	5 mile Radius
Total Population	96,659	167,610
Daytime Population	169,822	206,913
Millennial Population	6,032	43,353
# HH Incomes \$75,000	6,515	43,264
Population Growth (2010-2024)	18,824	45,851

THE GRID		
	10 min Drive Time	5 mile Radius
Total Population	323,166	413,187
Daytime Population	385,946	411,396
Millennial Population	52,168	101,398
# HH Incomes \$75,000	27,692	57,913
Population Growth (2010-2024)	13,359	16,096

	10 min Drive Time	5 mile Radius
Total Population	95,878	183,517
Daytime Population	77,351	140,515
Millennial Population	19,354	48,054
# HH Incomes \$75,000	18,758	38,221
Population Growth (2010-2024)	36726	65,993

	10 min Drive Time	5 mile Radius
Total Population	64,649	207,889
Daytime Population	82,002	210,322
Millennial Population	13,721	52,377
# HH Incomes \$75,000	8,613	46,560
Population Growth (2010-2024)	6,857	25,266



Gateway to Fort Bend County

2024 DEMOGRAPHICS | FORT BEND COUNTY

935,101
Total Population

775,970
Daytime Population

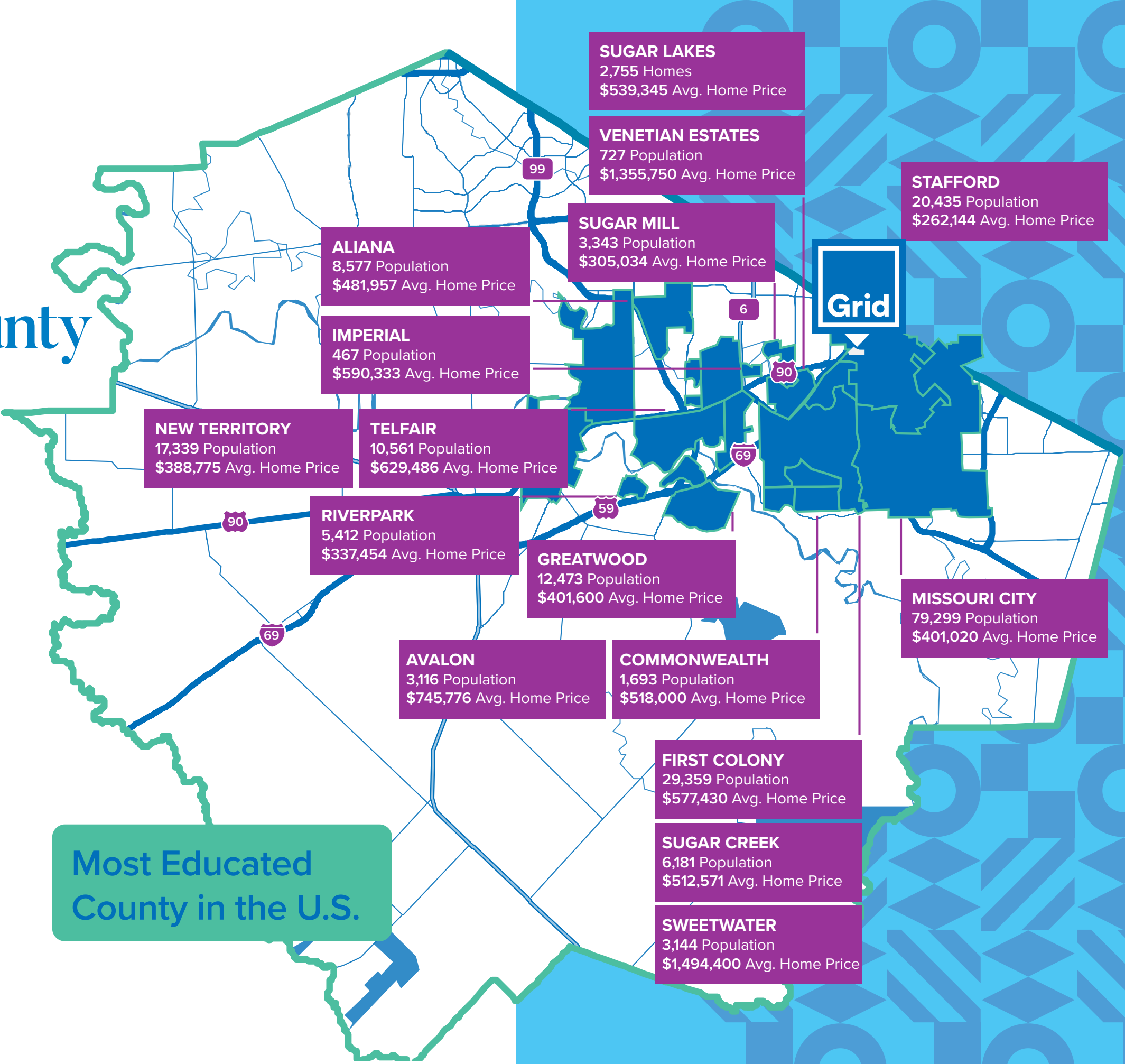
1,050,019
Projected Population 2029

\$146,775
Average Household Income

\$429,818
Average Home Value

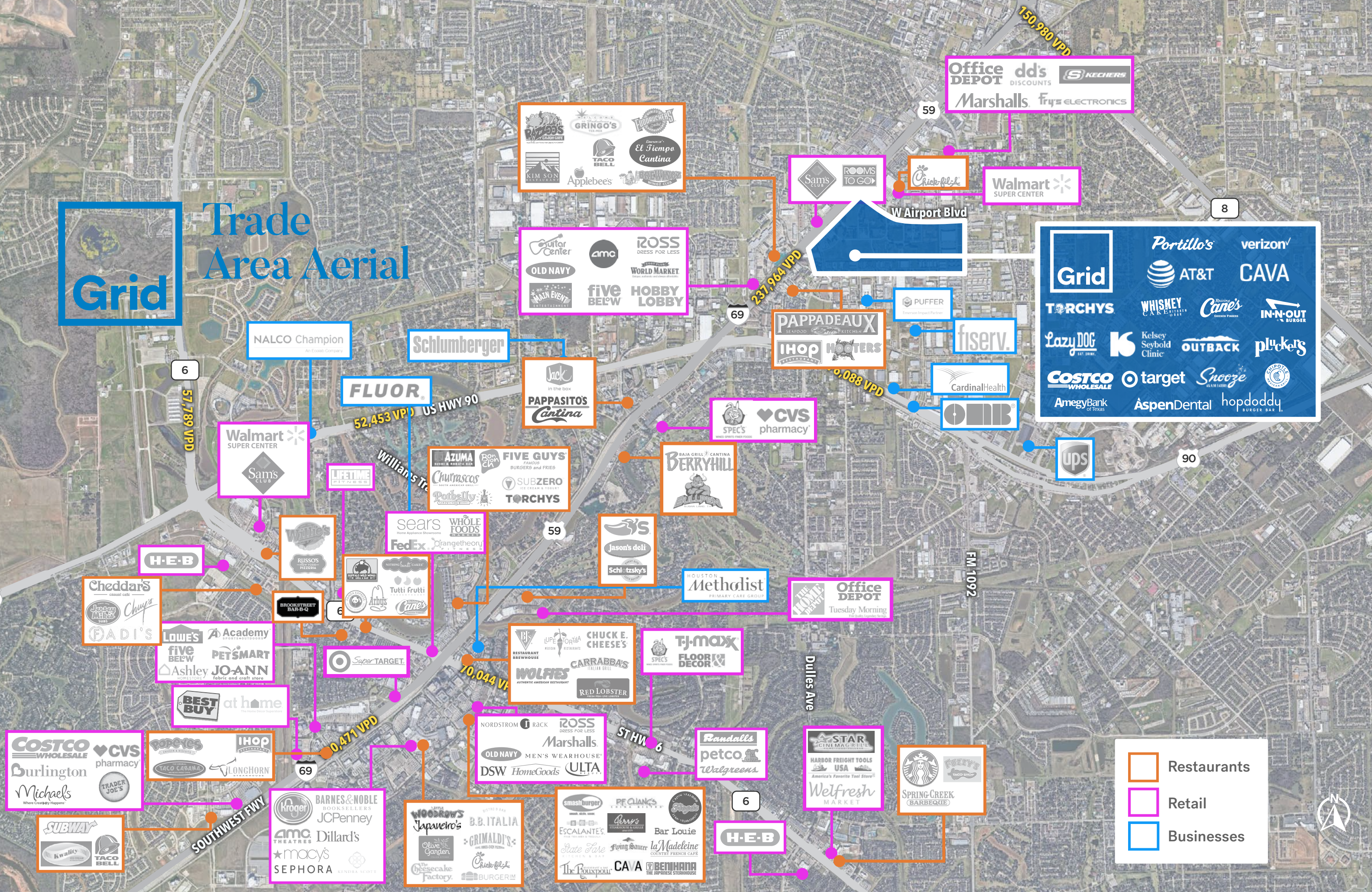
52.3%
Earned a Bachelor's Degree or Higher

Source: Esri, Esri-Data Axle, U.S. Census



Trade Area Aerial

Grid



- Restaurants
- Retail
- Businesses



Come Join.
a vibrant,
multi-use
environment
that combines
convenience
with leisure.







FOR SALE
Hotel/Office - 1.6 Acres

FOR SALE
Central Retail - 3.21 Acres

NEGOTIATING PSA
Multi-Family - 6.62 Acres

UNDER CONTRACT
Restaurant/Retail - 1.3 Acres

UNDER CONTRACT
Retail/Hotel - 2.7 Acres

COMING SOON
Pepperoni's
FIVE GUYS
BURGERS and FRIES

JLB
PARTNERS
1,088 UNITS

NOW OPEN
OHT Partners

COSTCO
WHOLESALE

UNDER CONSTRUCTION
target

FUTURE
Cyclone Amaya's

verizon

eyelab.
McALISTER'S
DELI
Great Clips

Amegy Bank
of Texas

7
ELEVEN

RESTAURANT BUILDING
FOR SALE
CB - 20,000 SF

CENTRAL
LAWN

FOR SALE
Restaurant/Entertainment
C - 3.19 Acres

CAVA

B3

UNDER CONSTRUCTION
Portillo's

K
Kelsey
Seybold
Clinic

AT&T

pluckers

OUTBACK

Snooze
AN ALBUQUERQUE
hopdoddy
BURGER BAR
AspenDental

UNDER CONSTRUCTION
Panera
BREAD

69
(259,396 VPD)

NEXUS AVE

NETWORK DR



Final Phase.



UNDER CONTRACT
Restaurant/Retail - 1.3 Acres

FOR SALE
Central Retail - 3.21 Acres

FOR SALE
Hotel/Office - 1.6 Acres

FOR SALE
Multi-Family - 6.62 Acres

**RESTAURANT BUILDING
FOR SALE**
20,000 SF

Pepperoni's
FIVE GUYS
BURGERS and FRIES
COMING SOON

Portillo's
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BREAD

FOR SALE
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**CENTRAL
LAWN**

UNDER CONTRACT
Retail/Hotel
2.7 Acres

OHT Partners
NOW OPEN

COSTCO
WHOLESALE

target
UNDER CONSTRUCTION

FUTURE
Cyclone Anaya's





JLB
PARTNERS
1,088 UNITS

Experience The New Phase.

The GRID's walkable, tree-shaded environment offers something new around every corner. The new GRID Central Green will provide connection between the different pockets of shopping and dining experiences throughout the entire community, creating a new focal point and public gathering place for southwest Houston and Fort Bend County.

URBAN RESIDENTIAL
MF - AVAILABLE

JLB
UNDER
CONSTRUCTION

OHT Partners
350 UNITS
NOW OPEN

PAVILION

CENTRAL
LAWN

HISTORIC CAFETERIA
BUILDING
CB - AVAILABLE

RESTAURANT/RETAIL
B3 - AVAILABLE

LUMEN AVE

ENTERTAINMENT/RESTAURANT
C - AVAILABLE





Historic Cafeteria Building.

The Cafeteria Building is a +/-20,000 SF adaptive re-use opportunity that sits adjacent to the new GRID Central Lawn. The expansive patio opportunities are shaded by large heritage oak trees that will be illuminated by awe-inspiring specialty lighting once the sun goes down.





Grid Program

Retail + Restaurant

- Available
- Open
- Under Construction

Entertainment

- Available

Hotel / Office

- Available

Multifamily

- Available
- Open
- Future



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DEVELOPMENT BY:

