



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



Comparable Demographics

GRID RANKINGS

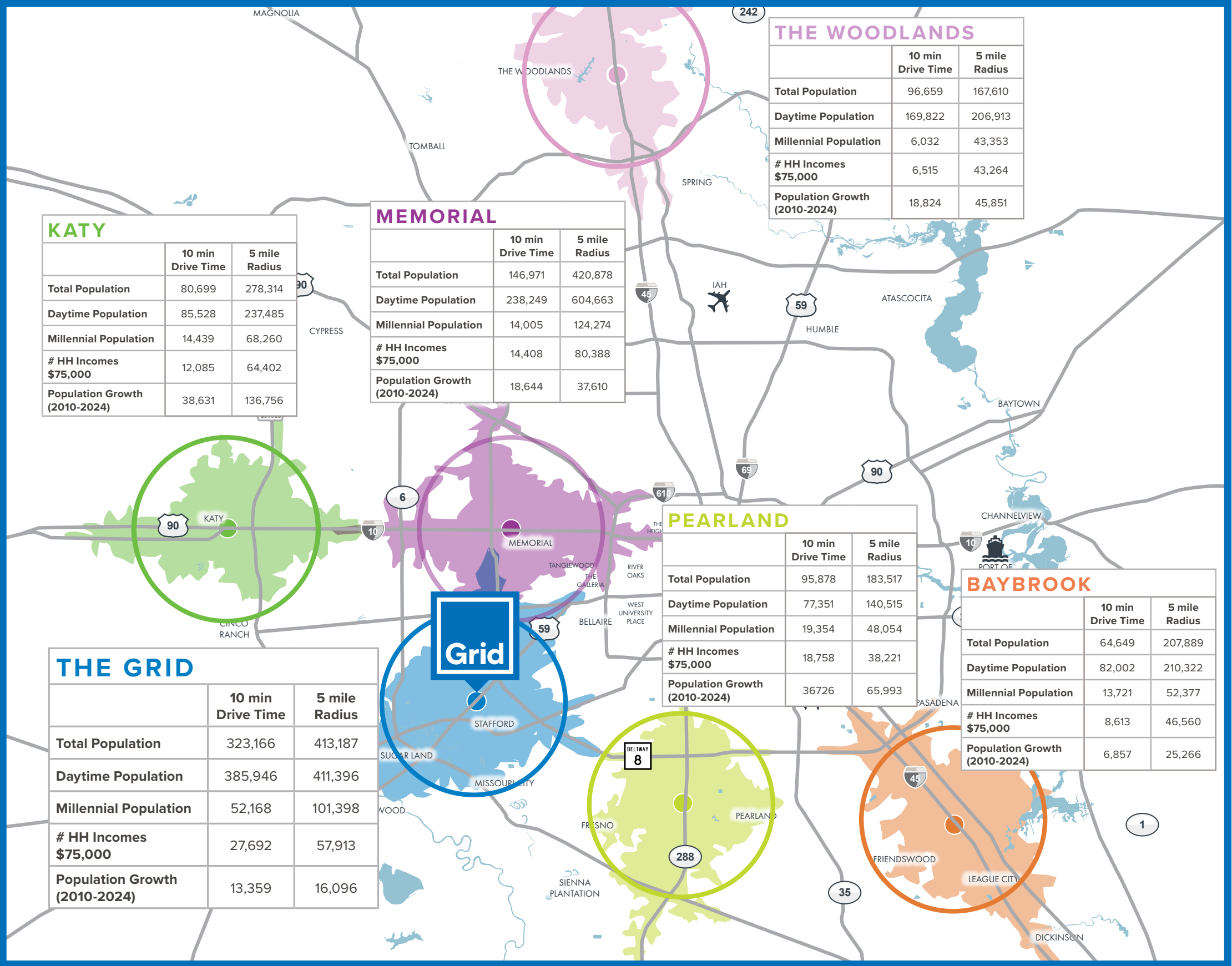
#1
Total Population

#1
Millennial Population

#2
Daytime Population

#2
Household with Income \$75K+

#3
Population Growth





Gateway to Fort Bend County

2024 DEMOGRAPHICS | FORT BEND COUNTY

935,101
Total Population

775,970
Daytime Population

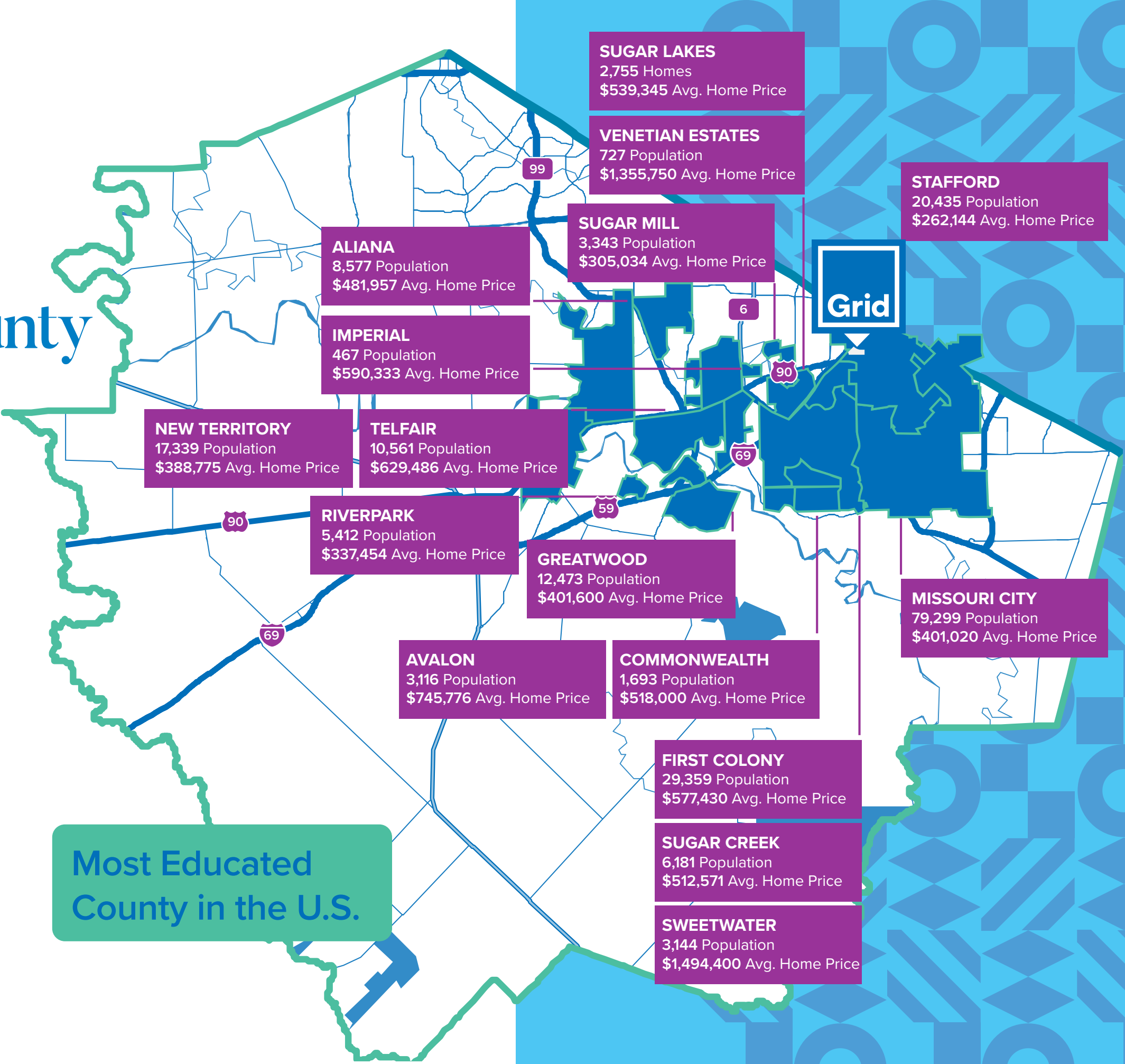
1,050,019
Projected Population 2029

\$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



Grid





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





AVAILABLE FOR SALE
Retail - 1.35AC

AVAILABLE
Restaurant with patio
20,000 SF- (will divide)



AVAILABLE FOR SALE
Restaurant/Entertainment
3.9 AC



AVAILABLE FOR SALE
Retail - 1.2 AC



UNDER CONSTRUCTION
Portillo's

UNDER CONSTRUCTION
CAVA

Kelsey-Seybold Clinic

FUTURE
Cyclone Anaya's



Under Construction

AVAILABLE FOR SALE
Retail/Restaurant/Office - 2.7AC



Now Open
 OHT Partners™
350 Units

U.S. 59 FRONTAGE RD - (13,593 VPD)



AVAILABLE FOR SALE
Retail Development
3.21 AC

AVAILABLE FOR SALE
Hotel/Office - 1.6 AC



Comming Soon
FIVE GUYS®
Pepperoni's
RAKKAN RAMEN
Pokeworks

AVAILABLE FOR SALE
Multi-Family - 6.62 AC

W AIRPORT BLVD - (20,647 VPD)

Phase I
380 Units
Now Open

Phase II
346 Units
Now Open

Phase V
Future

Phase IV
Under Construction

Phase III
362 Units
Now Open



MURPHY RD - (33,030 VPD)

Grid Program

Retail + Restaurant

- Available
- Open
- Under Construction

Entertainment

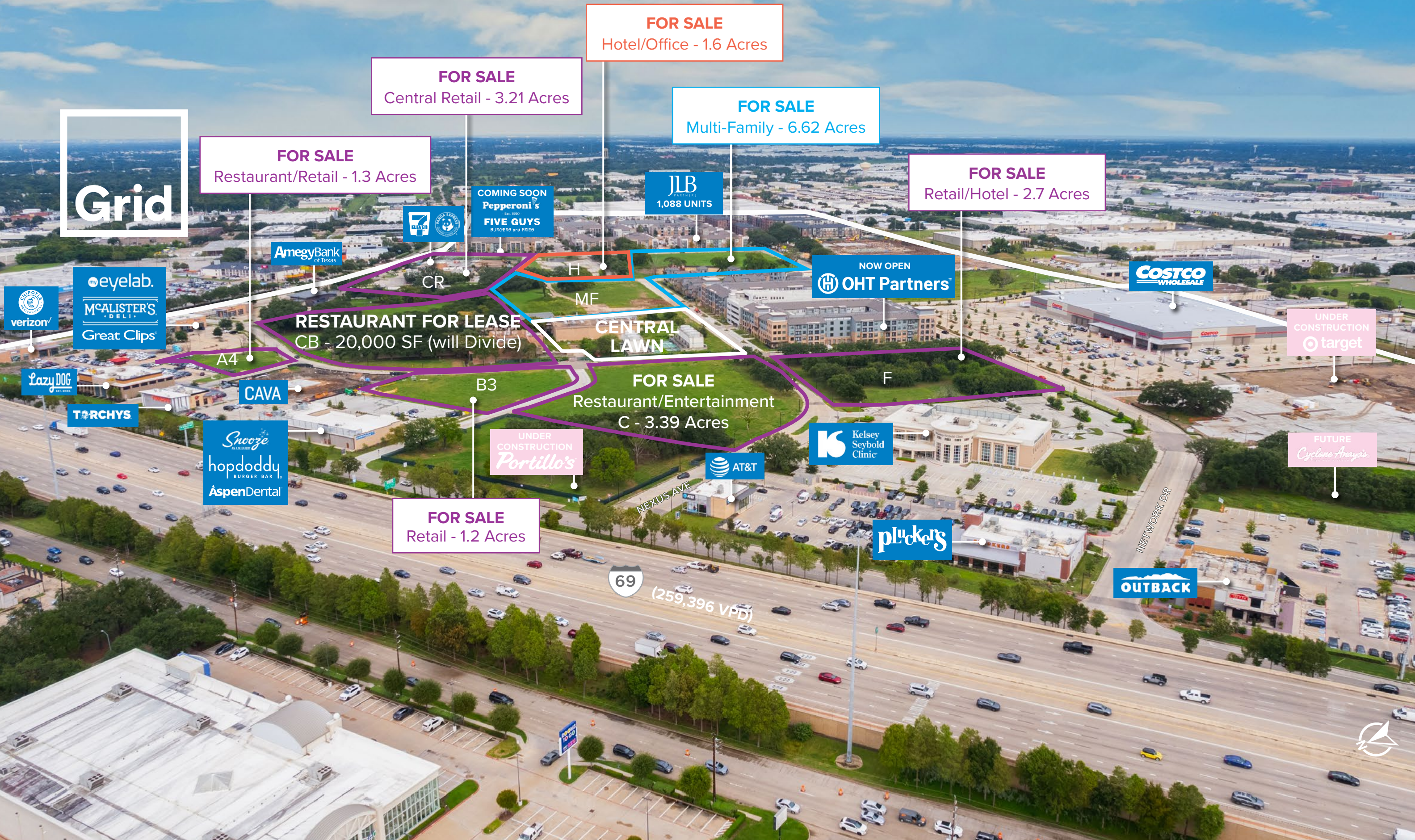
- Available

Hotel / Office

- Available

Multifamily

- Available
- Open
- Future





Grid

FOR SALE
Central Retail - 3.21 Acres

FOR SALE
Hotel/Office - 1.6 Acres

FOR SALE
Multi-Family - 6.62 Acres

FOR SALE
Retail - 1.2 Acres

RESTAURANT FOR LEASE
20,000 SF (will divide)



Pepperoni's
EST. 1990

FIVE GUYS
BURGERS and FRIES

COMING SOON

(259) 396 VPD

hopd
AspenDental

Portillo's
UNDER CONSTRUCTION

FOR SALE
Restaurant/Entertainment
C - 3.39 Acres

FOR SALE
Retail/Hotel
F - 2.7 Acres



COSTCO
WHOLESALE



FUTURE
Cyclone Anaya's
TEX-MEX KITCHEN





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

ALTAISHOP



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



Crystal Allen
crystal.allen@transwestern.com
713.270.3360

Paula Musa
paula.musa@transwestern.com
713.231.1630



Adam Schiller
aschiller@streetlevelinvestments.com
214.545.6903

DEVELOPMENT BY:

