



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



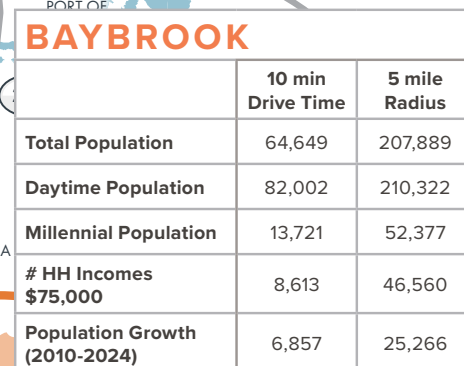
GRID RANKINGS

#1 Millennial Population

#2

Household with Income \$75K+

#3 Population Growth





Gateway to Fort Bend County

2024 DEMOGRAPHICS | FORT BEND COUNTY

935,101
Total Population

775,970
Daytime Population

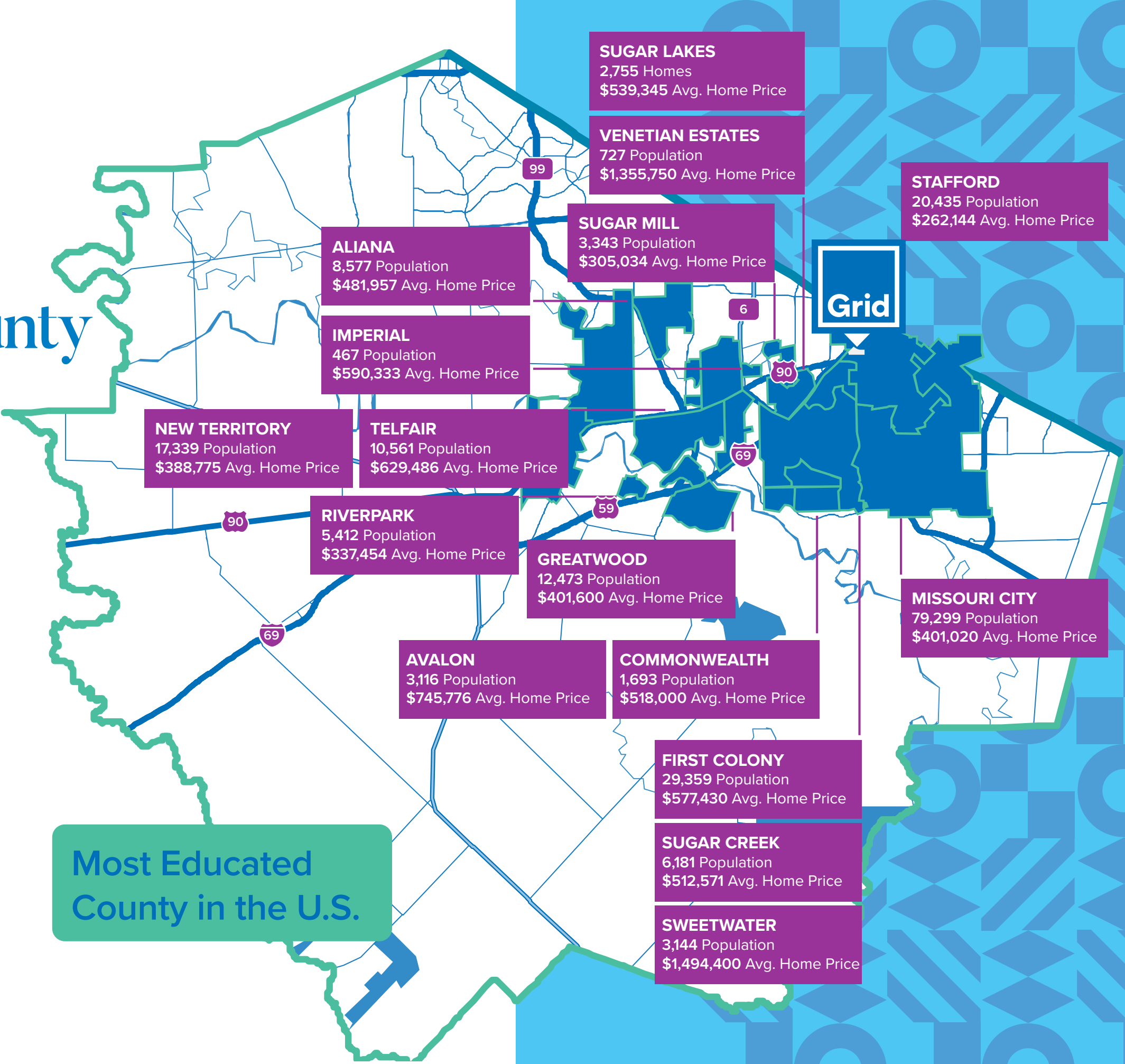
1,050,019
Projected Population 2029

\$146,775
Average Household Income

\$429,818
Average Home Value

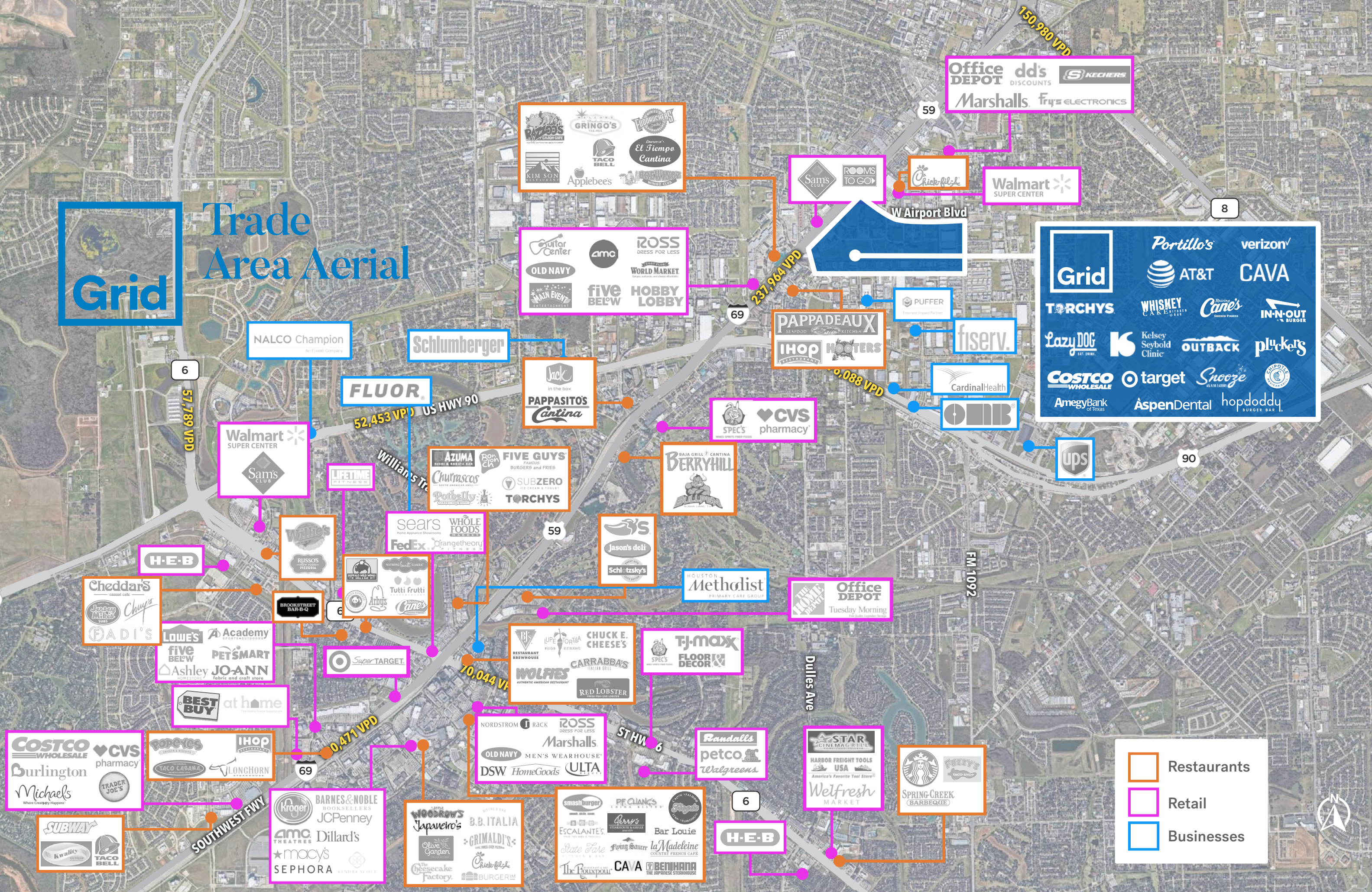
52.3%
Earned a Bachelor's Degree or Higher

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.





UNDER CONTRACT
Retail - 1.35 AC

AVAILABLE RESTAURANT
BUILDING FOR SALE
Restaurant with patio
20,000 SF



AVAILABLE FOR SALE
Restaurant/Entertainment
3.19 AC



UNDER CONSTRUCTION
Panera
BREAD

NOW OPEN
CAVA



NOW OPEN
Portillo's



Kelsey-Seybold Clinic

FUTURE
Cyclone Anayas



NOW OPEN
target



AVAILABLE
Retail/Restaurant/Office - 2.7AC

Now Open
OHT Partners
350 Units



AVAILABLE FOR SALE
Retail Development
3.21 AC



ENERGY DENTAL



AVAILABLE FOR SALE
Hotel/Office - 1.6 AC



Coming Soon
FIVE GUYS
Pepperoni's
RAKKAN RAMEN
Pokeworks

AVAILABLE FOR SALE
Multi-Family - 6.62 AC

Grid Program

Retail + Restaurant

- Available
- Open
- Under Construction

Entertainment

- Available

Hotel / Office

- Available

Multifamily

- Available
- Open
- Future



MURPHY RD - (33,030 VPD)



FOR SALE
Central Retail - 3.21 Acres

FOR SALE
Hotel/Office - 1.6 Acres

NEGOTIATING PSA
Multi-Family - 6.62 Acres

AVAILABLE
Retail/Hotel - 2.7 Acres

UNDER CONTRACT
Restaurant/Retail - 1.3 Acres

RESTAURANT BUILDING FOR SALE
CB - 20,000 SF

CENTRAL LAWN

FOR SALE
Restaurant/Entertainment
C - 3.19 Acres

UNDER CONSTRUCTION
Panera BREAD



(259,396 VPD)



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

69 (259,396 VPD)

Portillo's

AT&T

pluckers

OUTBACK

NETWORK DR

FUTURE
Cyclone Anaya's

target
NOW OPEN

Lazy Dog
TORCHYS
Snooze
hopdoddy
AspenDental
VOLT LN
UNDER CONSTRUCTION
Panera BREAD

FOR SALE
Restaurant/Entertainment
C - 3.19 Acres

AVAILABLE
Retail/Hotel
2.7 Acres

CENTRAL
LAWN

LUMEN AVE

NETWORK DR

OHT Partners
NOW OPEN

7 ELEVEN

PANDA EXPRESS

COSTCO
WHOLESALE






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
JOURNAL OF
LAW & BUSINESS

**UNDER
CONSTRUCTION**



OHT Partners
350 UNITS
NOW OPEN

PAVILION

CENTRAL LAWN

A photograph of a historic building with a prominent balcony and many windows, surrounded by greenery. The text "HISTORIC CAFETERIA BUILDING" is overlaid in large white letters. Below it, "CB - AVAILABLE" is written in smaller white letters.

**HISTORIC CAFETERIA
BUILDING**

CB - AVAILABLE

RESTAURANT/RETAIL
B3 - AVAILABLE

ENTERTAINMENT/RESTAURANT
C + AVAILABLE

LUMEN AVE



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:

