



Grid

The Grid

Sparking Connections.

The Grid is sparking **connections** that create an unrivalled energy in Fort Bend's **Innovation Corridor**.

An **innovative** mixed-use reinvention of a landmark **Texas Instruments** campus, the Grid connects past and present by combining world-class planning and design with the **adaptive reuse** of the site's **iconic** industrial architecture. The result is a one-of-a-kind **experience** for shoppers, residents, tenants, and guests, woven into the fabric of the surrounding community.



The Grid

Sparking Connections.

The Grid's **walkable** and diverse mix of uses give it a uniquely urban feel. **Tree-lined** streets work together with its robust dining, shopping and service offerings to crate an environment where office workers and residents can leave their cars in the garage for an entire day or evening.

With plentiful **public spaces** and programmed events, the Grid is connected to the **community**, creating a new focal point and public **gathering place** for southwest Houston and Fort Bend County.





Located at the gateway of Houston's **Innovation Corridor**, the Grid's 192-acres include more than **350,000** square feet of *shops, restaurants, and entertainment*; **500,000** square feet of *creative-focused office space*; *multiple hotels; pop-up shops; food hall; rooftop dining* and **2,400** urban residences.

The heart of the project, **Grid Center**, incorporates existing components of the site's iconic industrial architecture to create an authentic and memorable urban environment, including an activated public green able to host concerts, festivals, and outdoor movies.



Grid



Innovate.

The Grid is reinventing a historic Texas Instruments campus to turn its rich legacy of innovation into a catalyst for a new era. Surroundings that once launched the area's reputation as a center for advanced technology will now inspire the next generation of innovators.

A small inset image showing a group of people walking on a paved area with a grid pattern. The word "Grid" is overlaid in large white letters.

Grid

Reinvent.

The Grid is a new gateway and catalyst for Houston's Southwest Innovation Corridor, delivering a world-class environment that captures and celebrates the aspirations and spirit of the area's diverse, sophisticated, and affluent residents.

Grid





Kirkwood Rd



Connect.

The Grid is a new center for community life in southwest Houston and Fort Bend County. The Grid's pocket parks, green spaces, and programmed events create an inspiring setting for meaningful and rewarding social interactions. It is a place where friends family, and neighbors can gather to relive old memories and make new ones.

W Airport Rd

Grid

Urban Residential

Event Space

Parking

Retail

Restaurant

Destination Hotel

Food Hall

Office / Restaurant

The Lawn

Pop-Up
Retail

Cinema / Fitness

Experience.

Iconic architecture, abundant public spaces, and a carefully curated mix of new and established tenants make the Grid a place for discovery. The Grid's walkable, tree-shaded environment offers something new around every corner, delivering an experience that feels fresh no matter how many times you've been there.



*Demographics

10 Minute Drive Time

465,104 Total Population

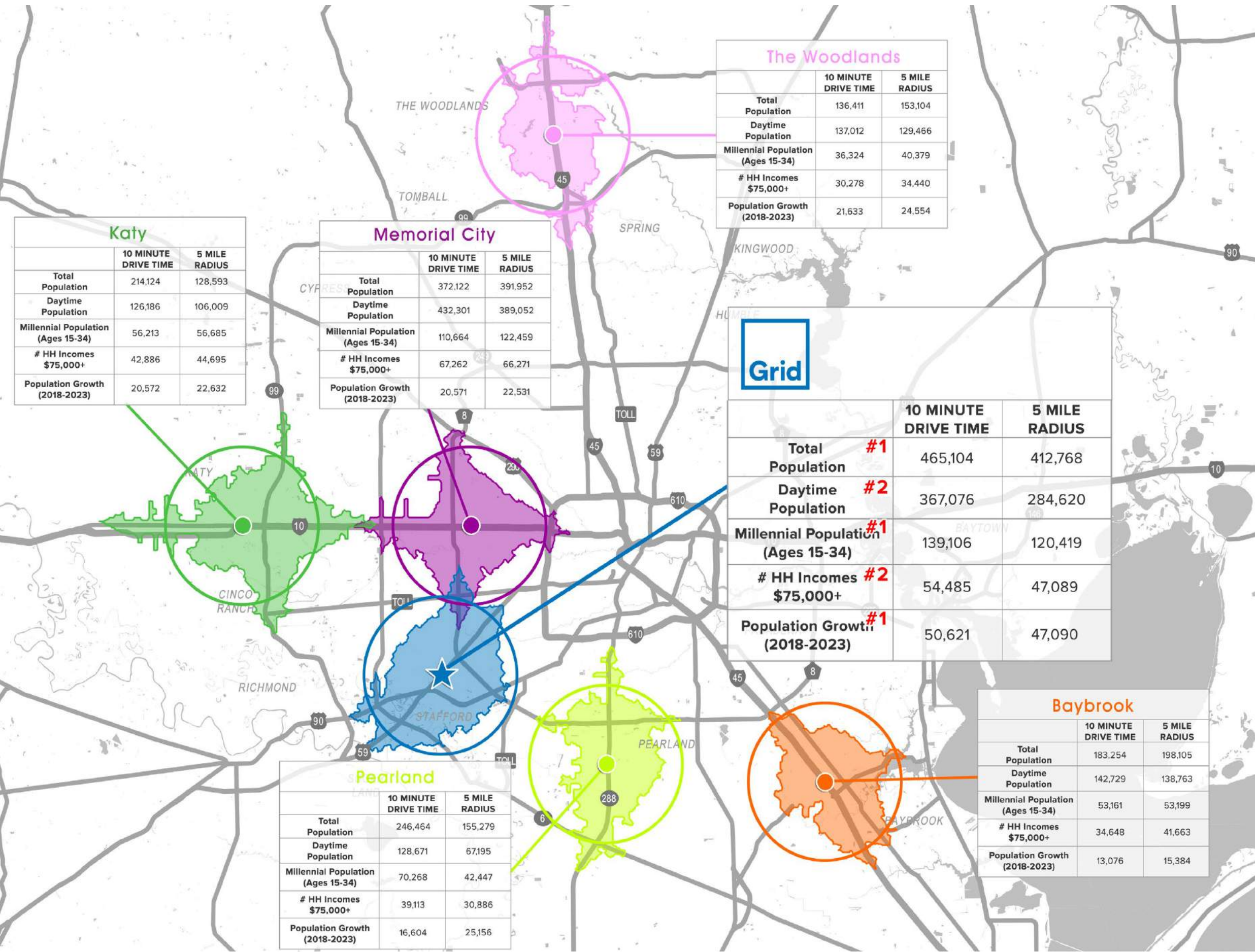
367,076 Daytime Population

139,106 Millennial Population

54,485 Number of Households with Incomes \$75,000+

50,621 Estimated Population Growth from 2016-2021

*Per REGIS Online. Drive-time parameters are 55 mph on Interstates, 55mph on Freeways & 25 mph on Streets. Updated May 2018.



Houston | Fort Bend County

Positioned at the
Gateway
to Fort Bend County

340,000 Cars Per Day

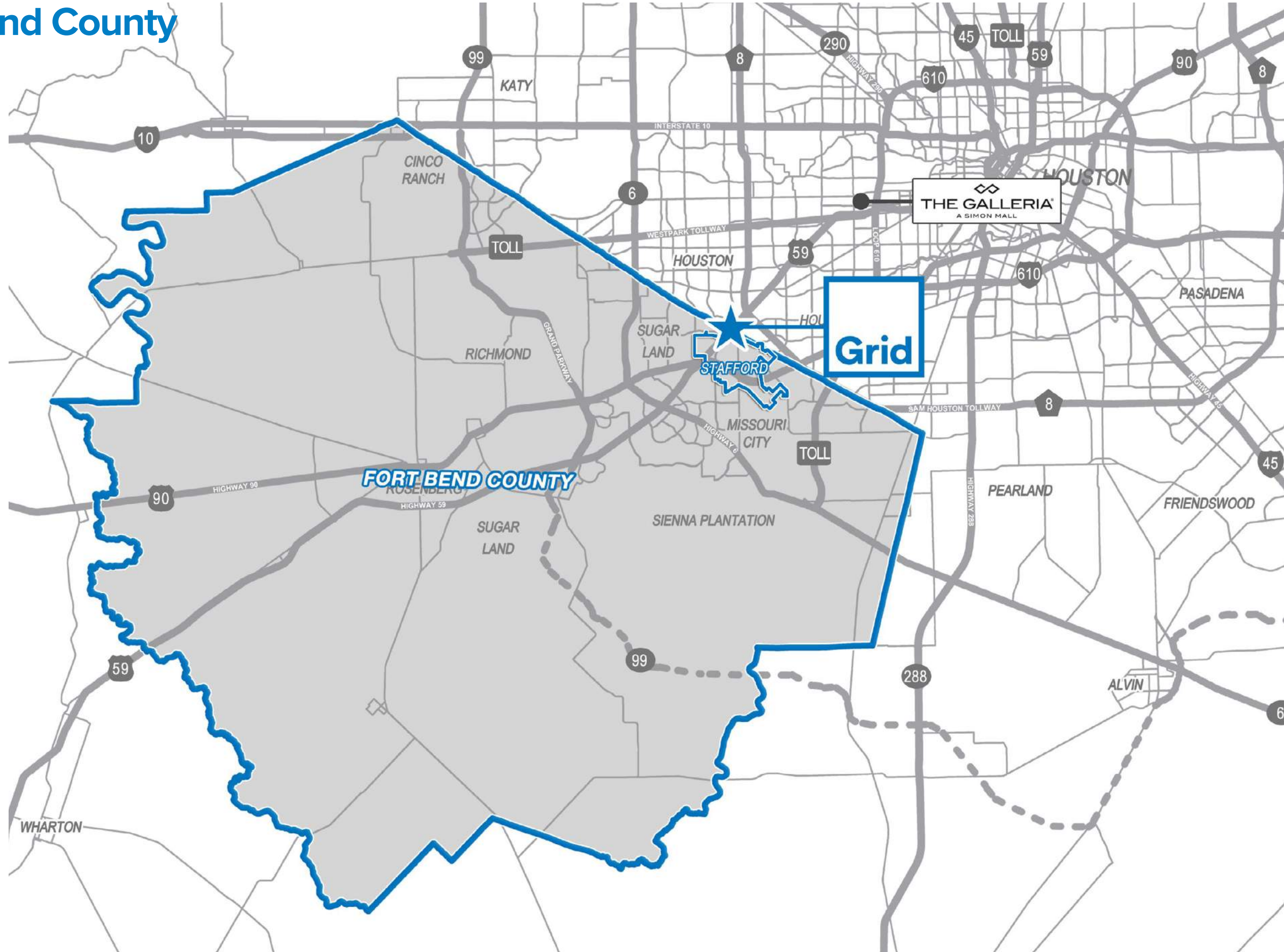
on Highway 59,
W Airport Blvd, Kirkwood Rd,
& Murphy Rd

1,708,051
people living within
a 20-minute drive time

148,168
projected annual
population growth

\$127,363
average household income

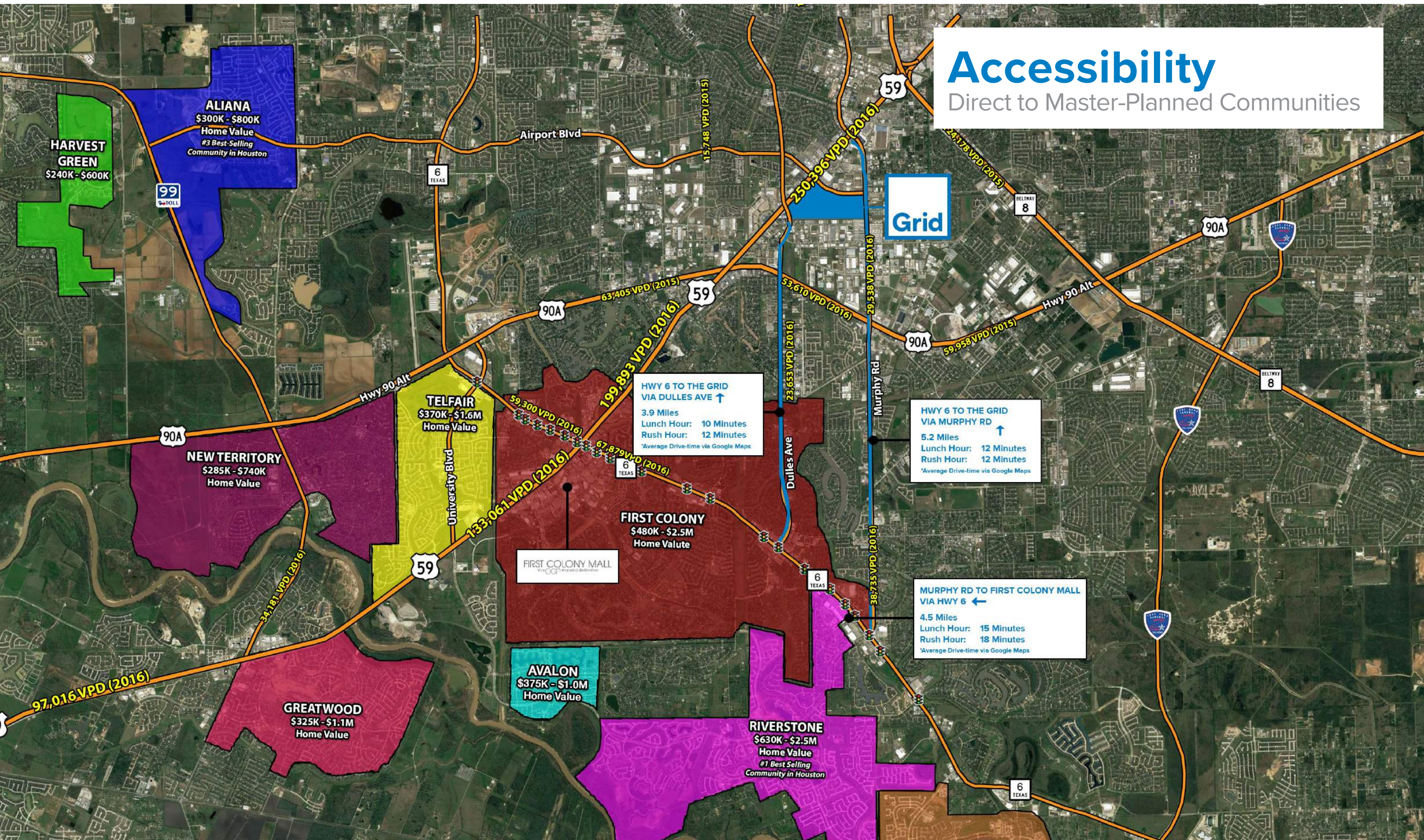
Most Educated
county in the U.S.

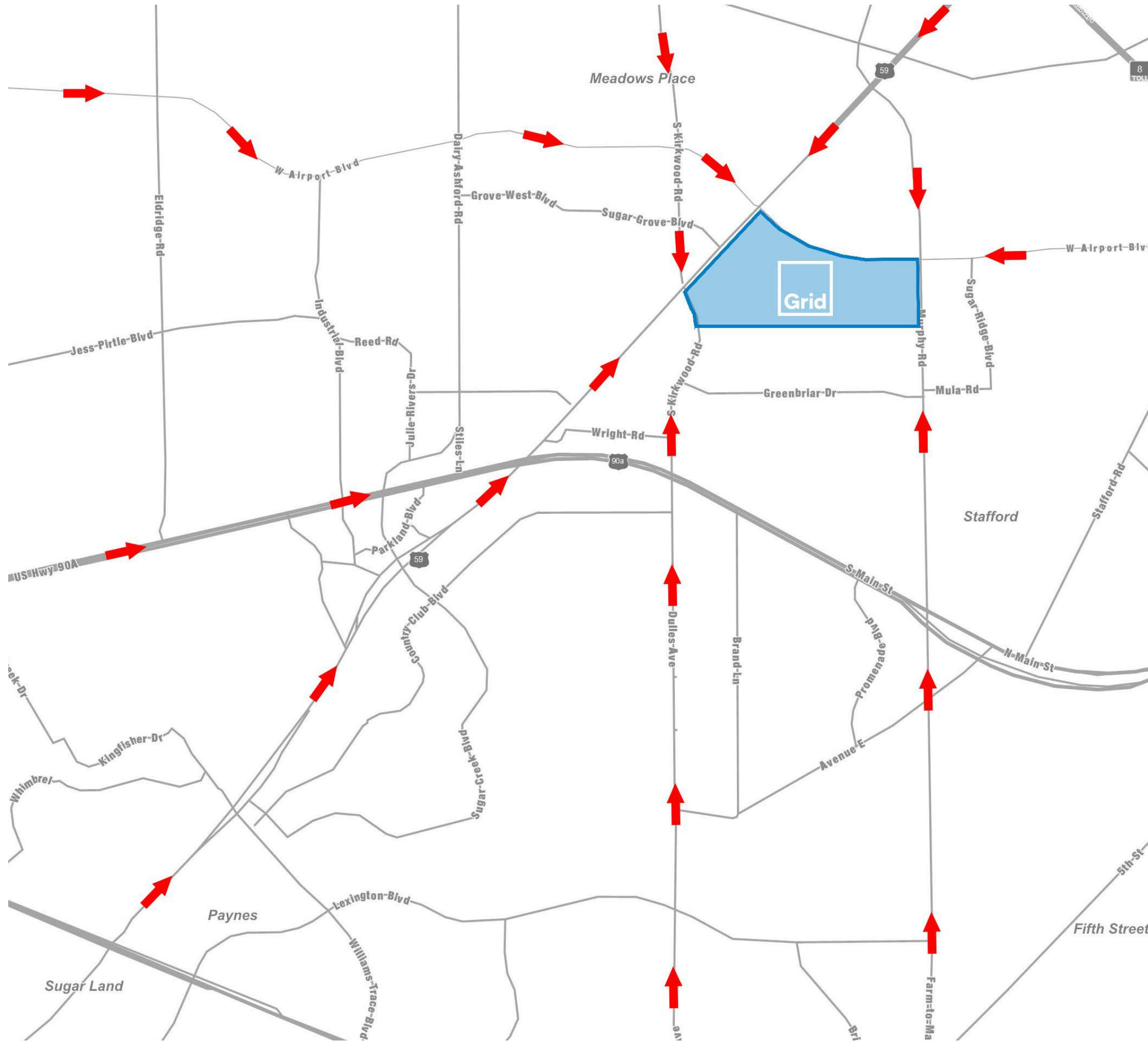


*Per REGIS Online. Drive-time parameters are 55 mph on Interstates, 55mph on Freeways & 25 mph on Streets. Updated May 2018.

Accessibility

Direct to Master-Planned Communities





Ingress & Egress

at the Grid

340,000+
cars access the site **each day**

North

Southwest Fwy, Kirkwood Rd,
Murphy Rd

East

Airport Blvd, Greenbriar Dr

South

Southwest Fwy, Kirkwood Rd,
Murphy Rd

West

Southwest Fwy, Hwy 90,
Airport Blvd

Creative Office

Incorporating elements of the site's existing **mid-century modern** architecture, the Grid's office spaces and surrounding amenities deliver an **authentic** and **inspiring** environment that appeals to today's most sought-after talent. The Grid's mixed-use setting encourages **collaboration** and fosters **creativity**, and its direct access to Highway 59 puts key Houston business districts within easy reach.

500,000 SF

Class-A
Office Space

Iconic Buildings

Walkable Amenities

Authentic Experience



Flagship Retail & Dining

Located in **Grid Center**, the Grid's flagship retailers and restaurants include the **freshest** local, national, and global brands. Shaded sidewalks and abundant **patios** create an **energetic** environment that encourages window shopping, allows for **unexpected discoveries**, and reflects visitors' interest in active, indoor-outdoor lifestyles.

350,000 SF

Flagship Retail
Patio Dining
& Entertainment

Open-Air

Emerging Brands

National Favorites



Hospitality

The Grid offers hundreds of rooms in multiple formats – including a dual-branded **Aloft** and **Element** property from **Starwood**. Guests at these diverse projects help to energize the urban environment, while the Grid's **walkable, connected**, mixed-use surroundings give travelers a remarkably **refreshing experience**.

223 Rooms

Dual-Branded Hotel
Aloft & Element

200+ Rooms

Future
Destination Hotel



Urban Residences

The Grid's 2,400 residences will offer **walkable, bikeable** access to the Grid's employers, shops, restaurants, entertainment, and **public spaces**. Developed by JLB Partners and StreetLevel Investments, these unique urban residences offer market-leading interior design, appliances, and finishes, along with **amenities** like high-tech fitness centers and on-site bike-share stations.

2,400 UNITS

Urban Residential

1,800

JLB Partners

600 Units

StreetLevel Investments

Walkable Integrated
Neighborhoods

Dog Park

Walking / Running Trails

Bike Share



Pop-Up Retail

At the edge of The Lawn, the Grid reinvents some of the site's existing **industrial infrastructure** as temporary pop-up shops for **designers, artists,** and **craftspeople**. These rotating shops offer a chance for talented upstarts to build a following, and an opportunity for shoppers and collectors to score totally **unique finds**.

Curated

Fresh

Vibrant

Current



The Food Hall.

The Food Hall at the Grid features the cuisine of some of Houston's most celebrated chefs in a totally unique atmosphere. Diners can choose locally sourced dishes from one of several custom-curated vendors, and then eat at communal tables with family, friends, and neighbors. The hall itself is a one-of-a-kind structure, with a soaring ceiling and glass walls dramatically intersected by enormous industrial pipes left over from the structure's earlier life.

Grid





The Lawn

Located in the middle of Grid Center, The Lawn is a versatile and **scenic space** that serves as a **destination** for the entire region. In addition to serving as an inviting place for **everyday relaxation**, The Lawn will host planned events including concerts, movies, fashion shows, outdoor yoga, and food or arts festivals.

Movies at The Lawn

Concerts

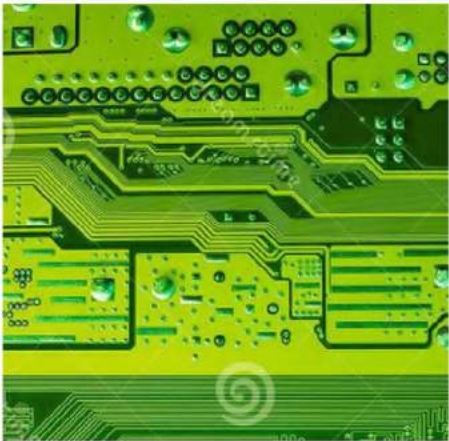
Fashion Shows

Holiday Events

Yoga on The Lawn

Foodie Events





LEGEND

- 01. EVENT LAWN
- 02. STAGE
- 03. WATER FEATURE
- 04. BEER GARDEN
- 05. SPILL OUT DINING
- 06. ROOF GARDEN
- 07. POP-UP RETAIL PLAZA
- 08. SEATING WALLS
- 09. ENTRY BOSQUE
- 10. CAFE LAWN
- 11. SHADE STRUCTURE
- 12. RECESSED CIRCUIT SEATING

The Lawn

Luma Grove

Luma Grove clusters some of the region's hottest culinary concepts around a **communal patio** with a beer garden and live weekend entertainment. The expansive patio is **shaded** by large **heritage oaks**, which are **illuminated** by awe-inspiring specialty lighting once the sun goes down.

Expansive Shaded Patios

Beer Garden

Communal Dining

Live Music

Heritage Oak Trees

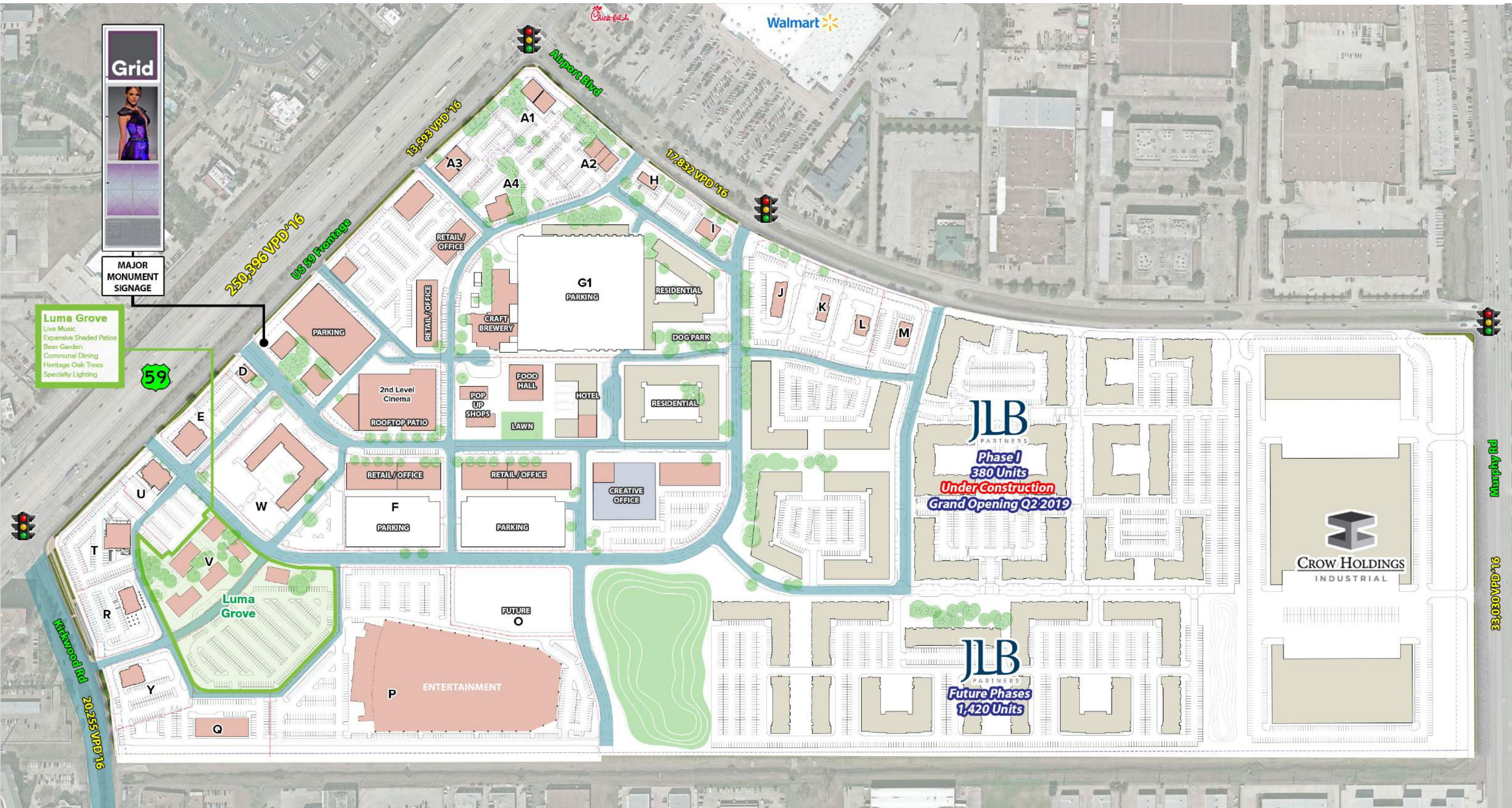
Specialty Lighting



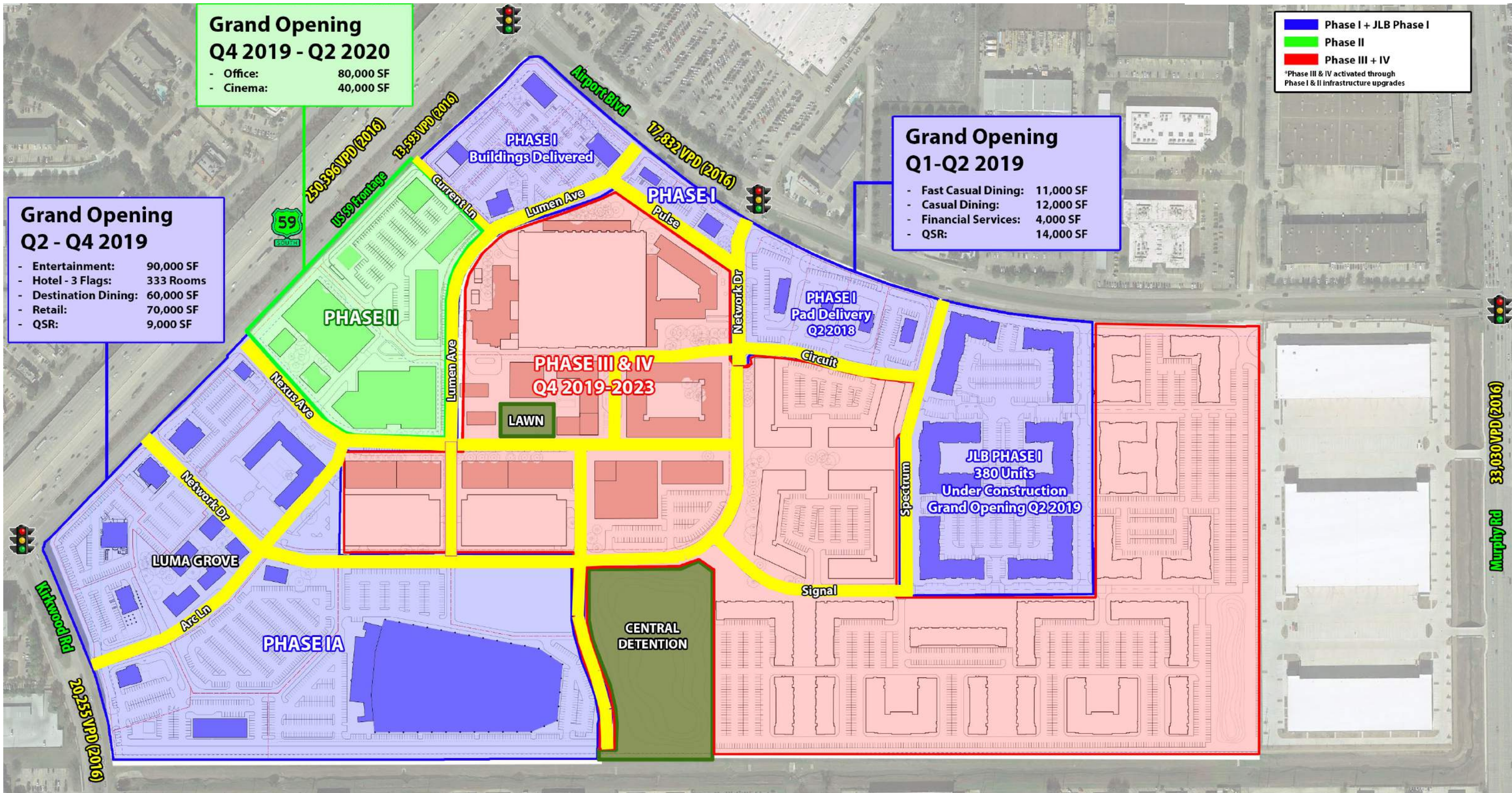




Master Plan



Phasing Plan





Sparking Connections.



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Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a sub-agent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a sub-agent by accepting an offer of sub-agency from the listing broker. A sub-agent may work in a different real estate office. A listing broker or sub-agent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer

representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in

writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant	Date
Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.	