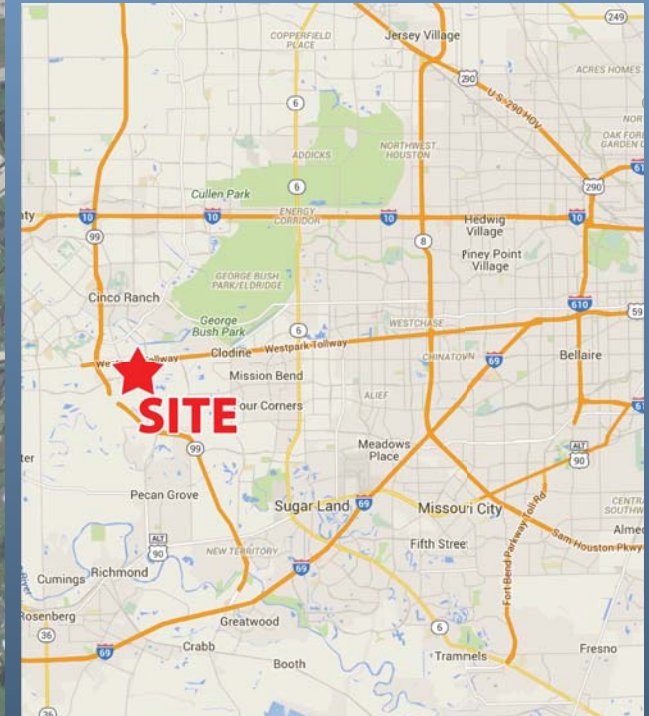
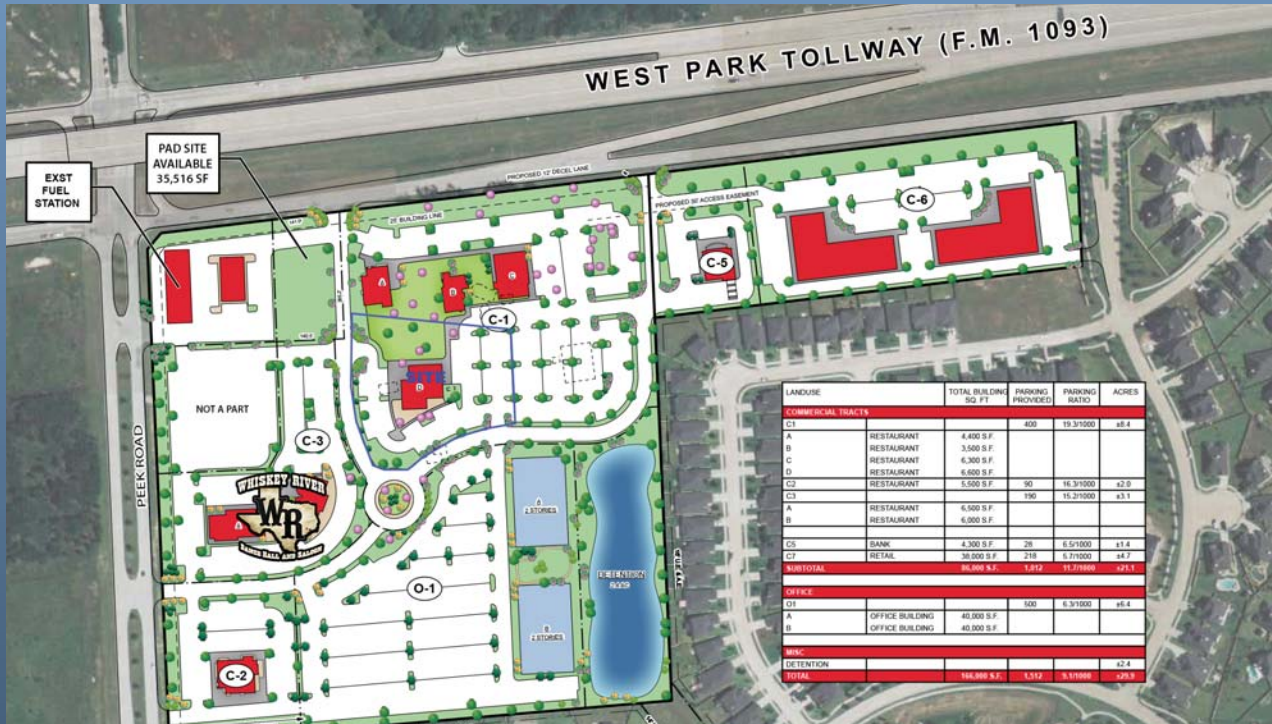


OAKS AT DISTRICT WEST

Restaurant and Pad Sites Available



PROPERTY DATA

- Unique restaurant setting underneath mature oak trees
- Large patio settings available
- Located across from District West, a 100 acre mixed-use development anchored by a new state of the art Star Cinema Grill (under construction, opening early 2019)
- Strategically located at the Westpark Tollway and Peek Rd with access from Westpark Tollway, Peek Rd, and Bellaire Blvd
- Whiskey River Dance Hall (15,000 SF) currently under construction due to open November 2018

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2018 Estimate	14,377	90,563	238,329
Ave HH Income			
2018 Estimate	\$119,543	\$134,703	\$138,735
Traffic Counts			
Westpark Tollway	22,765 cars per day		
Peek Rd	5,000 cars per day		

CONTACT

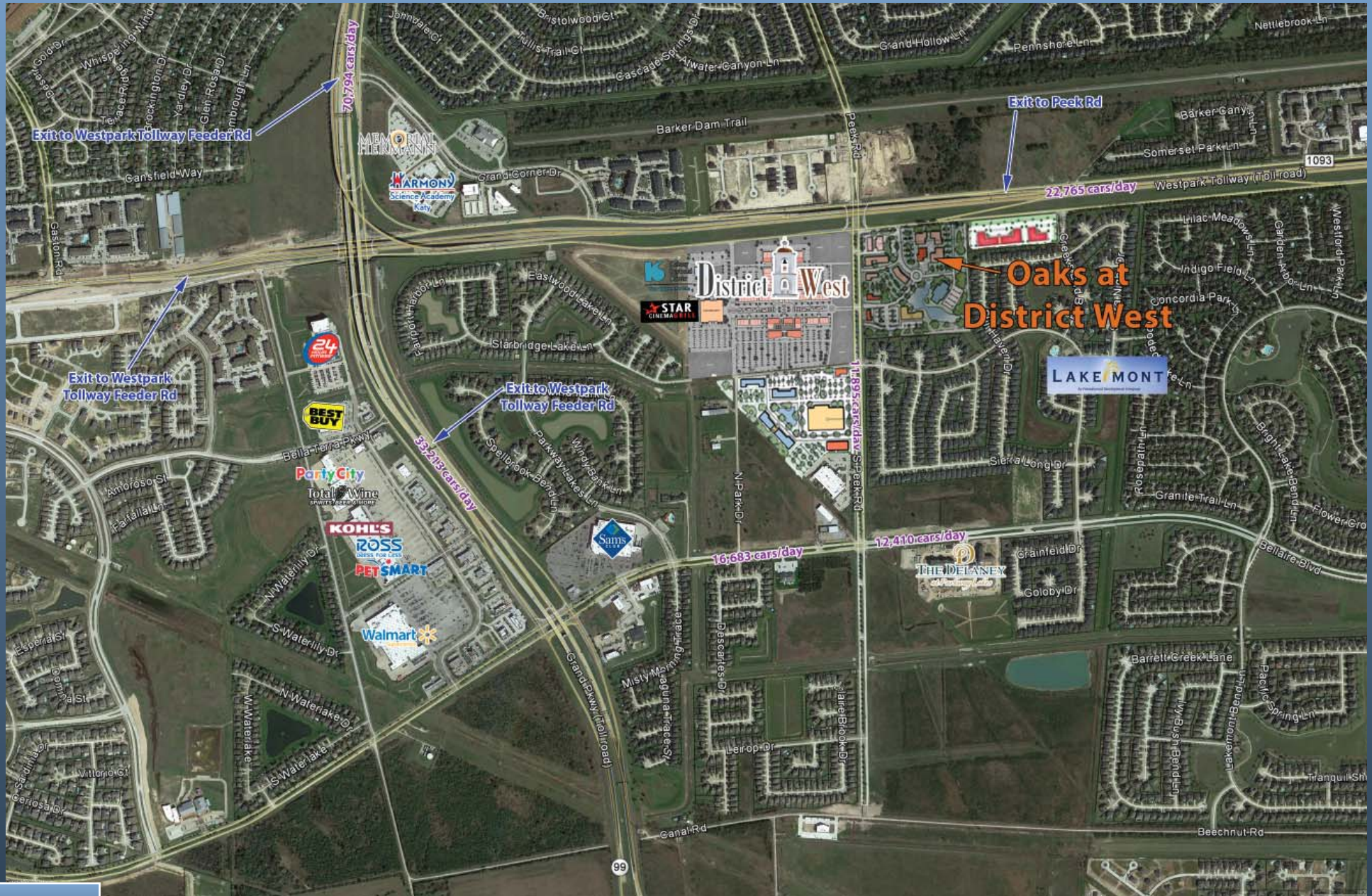
Kristen Barker, CCIM
Senior Vice President
kbarker@wulfe.com
(713) 621-1704

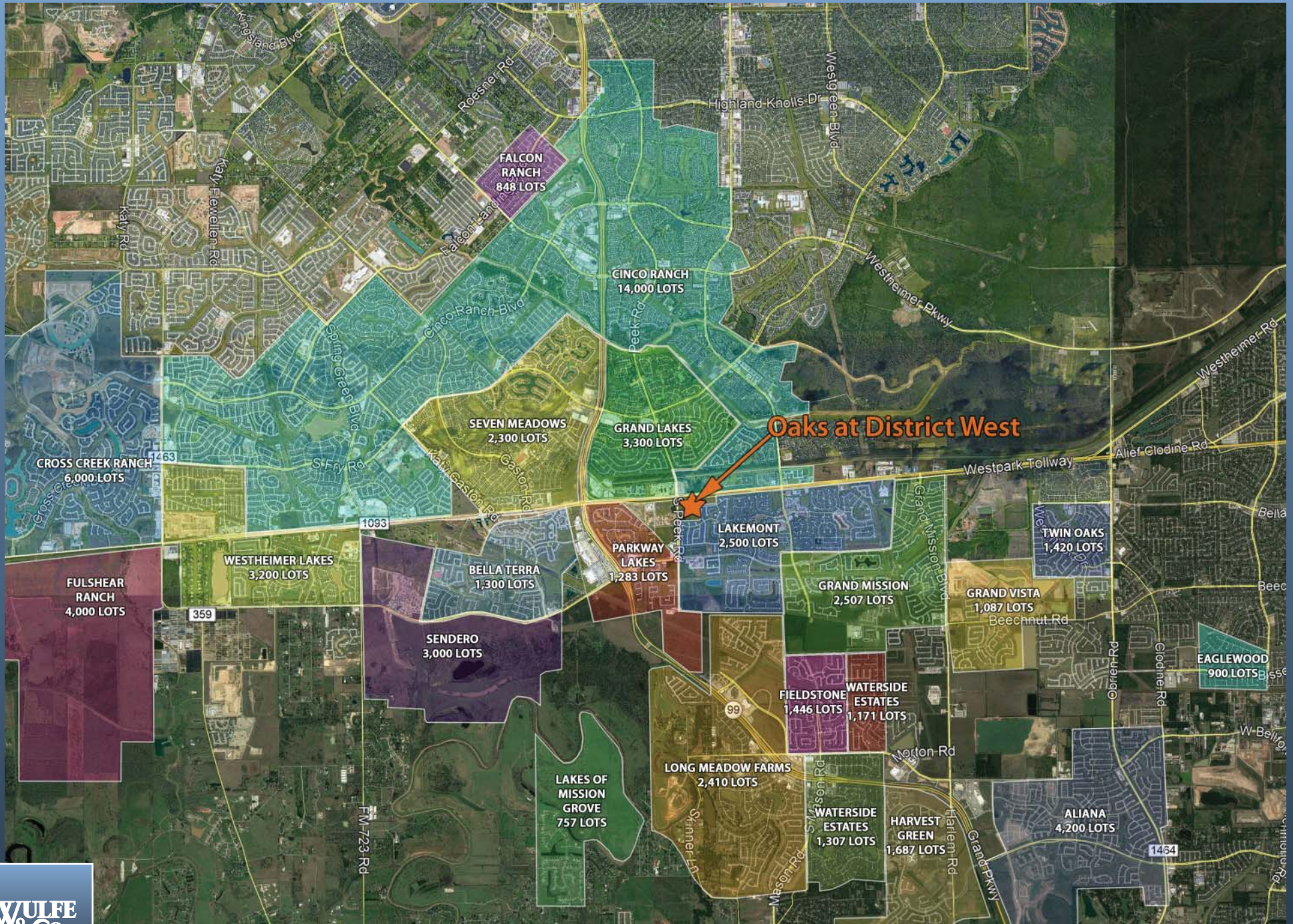
Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700



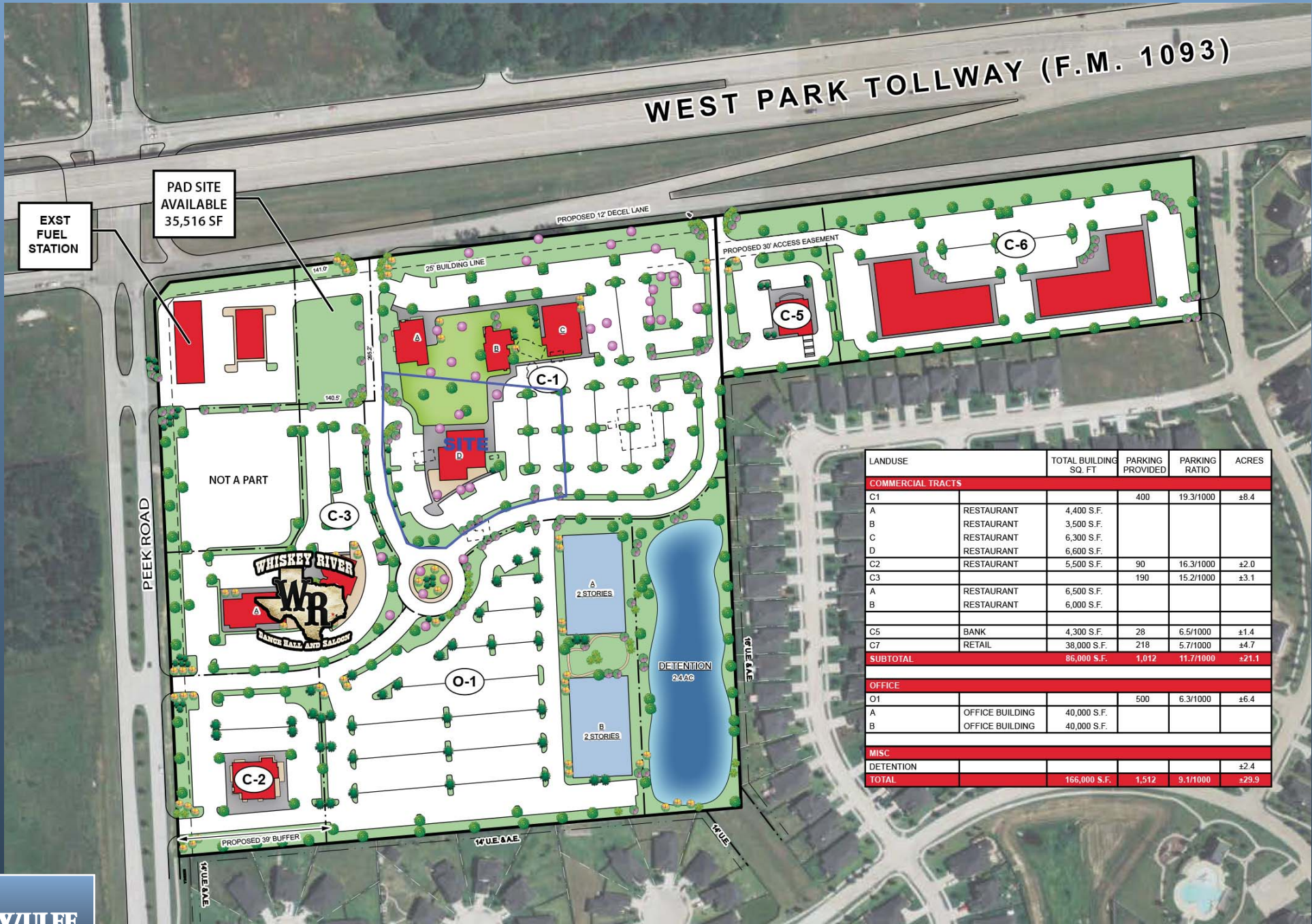
Oaks at District West







WEST PARK TOLLWAY (F.M. 1093)



LANDUSE		TOTAL BUILDING SQ. FT.	PARKING PROVIDED	PARKING RATIO	ACRES
COMMERCIAL TRACTS					
C1			400	19.3/1000	±8.4
A	RESTAURANT	4,400 S.F.			
B	RESTAURANT	3,500 S.F.			
C	RESTAURANT	6,300 S.F.			
D	RESTAURANT	6,600 S.F.			
C2	RESTAURANT	5,500 S.F.	90	16.3/1000	±2.0
C3			190	15.2/1000	±3.1
A	RESTAURANT	6,500 S.F.			
B	RESTAURANT	6,000 S.F.			
C5	BANK	4,300 S.F.	28	6.5/1000	±1.4
C7	RETAIL	38,000 S.F.	218	5.7/1000	±4.7
SUBTOTAL		86,000 S.F.	1,012	11.7/1000	±21.1
OFFICE					
O1			500	6.3/1000	±6.4
A	OFFICE BUILDING	40,000 S.F.			
B	OFFICE BUILDING	40,000 S.F.			
MISC					
DETENTION					±2.4
TOTAL		166,000 S.F.	1,512	9.1/1000	±29.9







May 15, 2018

West Houston mixed-used development names 2 restaurant tenants, begins construction



Construction has begun on District West, a 100-acre mixed use development in west Houston

By Jen Para

Houston Business Journal

Construction has begun and leasing is heating up at District West, a 100-acre mixed-use development within the west Houston master-planned community of Parkway Lakes near the Grand Parkway.

Locally based Parkway Lakes Development Inc. recently signed two restaurant tenants — Luna Y Sol and Los Cucos Mexican Café — and a ground lease for a 90-room hotel at District West, President Bobby Ferguson said. About 10 more leases are currently under negotiation, and construction work is already underway.

All in all, District West will contain roughly 500,000 square feet of retail, restaurant, office, health care and hospitality developments. It'll cost around \$250 million to develop District West, Ferguson said.

Midtown's Luna Y Sol will open its second location in a 4,500-square-foot space at District West, Ferguson said. The upscale Mexican restaurant will

be one of up to five concepts in the development's restaurant corridor. Luna Y Sol's first location is at 2808 Milam St., suite G.

Meanwhile, Los Cucos has leased 7,500 square feet on a pad site near the 42,000-square-foot Kelsey Seybold clinic that opened in 2016 on the west side of the development. The Mexican café currently has more than 20 locations in greater Houston, other Texas cities, Las Vegas and Utah.

Houston-based Chodrow Realty Advisors represented Los Cucos in the deal, and Kristen Barker of Houston-based Wulfe & Co. is handling retail leasing for District West. Parkway Lakes Development is handling leasing for nonretail tenants.

Additionally, Ferguson said that a ground lease for a small hotel has been signed. The 90-room hotel will sit on a 1.5 acres. Parkway Lakes Development is also in talks with a hospital that wants to build on 10 acres, and about 1,000 multifamily units are planned and under contract on three different tracts.



Construction has already begun on utilities, the previously announced 50,000-square-foot Star Cinema Grill — which is a year behind due to updates to the designs, Ferguson said — and the 15,000-square-foot Whiskey River, a country dance hall and grill. Construction will begin immediately for Los Cucos, Ferguson added.

The first phase of the mixed-use development is expected to be complete in fall 2019. The entirety of District West should be complete within three to five years.

San Francisco-based Gensler is the architect, Austin-based TBG Partners is the landscape architect, and New Jersey-based Langan is the civil engineer. A general contractor has not been selected yet.

Work on District West has been ongoing since at least 2008, when Parkway Lakes Development began planning the mixed-use district amid the Great Recession. At that point, the development company had amassed roughly 2,000 acres from around 60 piecemeal acquisitions dating back to the early 1990s.

Much of that land had been developed into residential lots for Parkway Lakes, the 1,300-acre master-planned community that contains District West. The remaining 700 acres has been developed into Grand Mission, another master-planned community near Richmond.

SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7014/-95.7578

RS1

21649 Farm to Market 1093		1 mi radius	3 mi radius	5 mi radius
Richmond, TX 77407				
POPULATION	2018 Estimated Population	14,377	90,563	238,329
	2023 Projected Population	17,080	107,321	276,988
	2010 Census Population	11,005	59,943	159,398
	2000 Census Population	1,948	12,824	60,494
	Projected Annual Growth 2018 to 2023	3.8%	3.7%	3.2%
	Historical Annual Growth 2000 to 2018	35.4%	33.7%	16.3%
	2018 Median Age	33.2	34.3	34.7
HOUSEHOLDS	2018 Estimated Households	4,333	28,555	75,886
	2023 Projected Households	5,051	33,242	87,108
	2010 Census Households	3,362	18,956	50,750
	2000 Census Households	606	4,004	19,178
	Projected Annual Growth 2018 to 2023	3.3%	3.3%	3.0%
	Historical Annual Growth 2000 to 2018	34.2%	34.1%	16.4%
RACE AND ETHNICITY	2018 Estimated White	54.8%	60.4%	63.3%
	2018 Estimated Black or African American	13.5%	13.1%	12.7%
	2018 Estimated Asian or Pacific Islander	23.5%	18.7%	15.6%
	2018 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
	2018 Estimated Other Races	7.8%	7.5%	8.0%
	2018 Estimated Hispanic	21.4%	21.1%	22.6%
INCOME	2018 Estimated Average Household Income	\$119,543	\$134,703	\$138,735
	2018 Estimated Median Household Income	\$125,272	\$129,483	\$124,386
	2018 Estimated Per Capita Income	\$36,029	\$42,474	\$44,179
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.2%	3.0%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.0%	2.6%
	2018 Estimated High School Graduate	10.2%	11.6%	12.8%
	2018 Estimated Some College	15.8%	17.2%	18.2%
	2018 Estimated Associates Degree Only	9.2%	7.4%	8.1%
	2018 Estimated Bachelors Degree Only	37.1%	36.9%	34.7%
	2018 Estimated Graduate Degree	24.1%	22.8%	20.6%
BUSINESS	2018 Estimated Total Businesses	204	1,667	3,502
	2018 Estimated Total Employees	1,764	15,181	30,558
	2018 Estimated Employee Population per Business	8.6	9.1	8.7
	2018 Estimated Residential Population per Business	70.4	54.3	68.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date