



# CityPlace

SPRINGWOODS VILLAGE





A great city just became even greater. An iconic new community is coming to life. Created from the ground up, Springwoods Village offers an intelligently planned, sustainable and compelling vision of what a modern mixed-use development can be.

At the heart of Springwoods Village is CityPlace, a 60-acre mixed-use urban district featuring luxury residential, state-of-the-art office buildings, and an appealing mix of shopping and dining.

From early morning to late in the evening, CityPlace will be a dynamic focal point and a vibrant new setting for working, living, dining, shopping, gathering and connecting with the best of Springwoods Village and all of Houston.



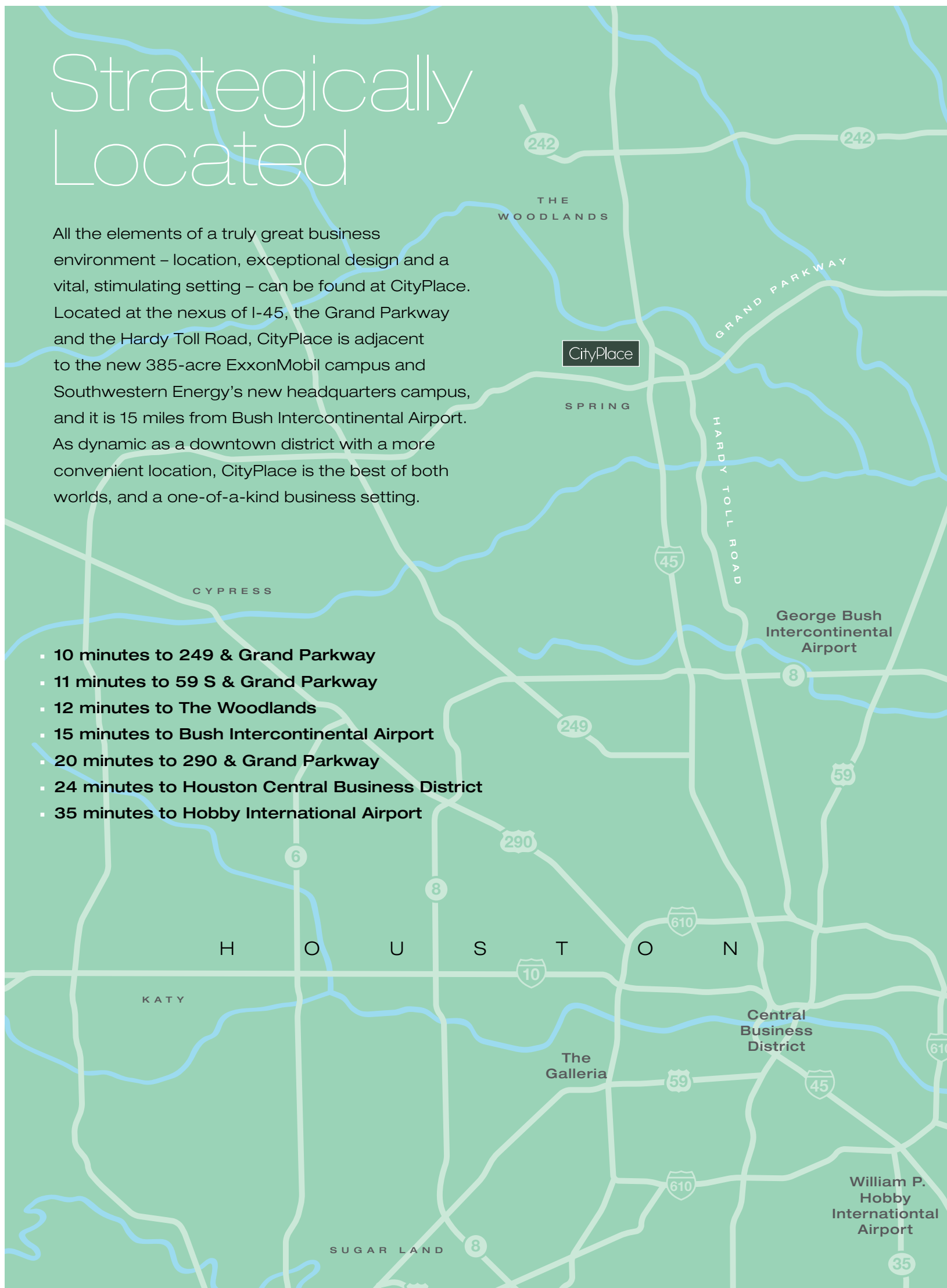
*“We saw CityPlace as a blank canvas, an opportunity to create a complete 18-hour city for the 21st century.”*

— Dean Patrinely | Managing Principal - Patrinely Group

# Strategically Located

All the elements of a truly great business environment – location, exceptional design and a vital, stimulating setting – can be found at CityPlace. Located at the nexus of I-45, the Grand Parkway and the Hardy Toll Road, CityPlace is adjacent to the new 385-acre ExxonMobil campus and Southwestern Energy's new headquarters campus, and it is 15 miles from Bush Intercontinental Airport. As dynamic as a downtown district with a more convenient location, CityPlace is the best of both worlds, and a one-of-a-kind business setting.

- 10 minutes to 249 & Grand Parkway
- 11 minutes to 59 S & Grand Parkway
- 12 minutes to The Woodlands
- 15 minutes to Bush Intercontinental Airport
- 20 minutes to 290 & Grand Parkway
- 24 minutes to Houston Central Business District
- 35 minutes to Hobby International Airport





*“CityPlace is a completely unique business setting – flexible, human scaled yet technologically advanced with a lively pedestrian experience.”*

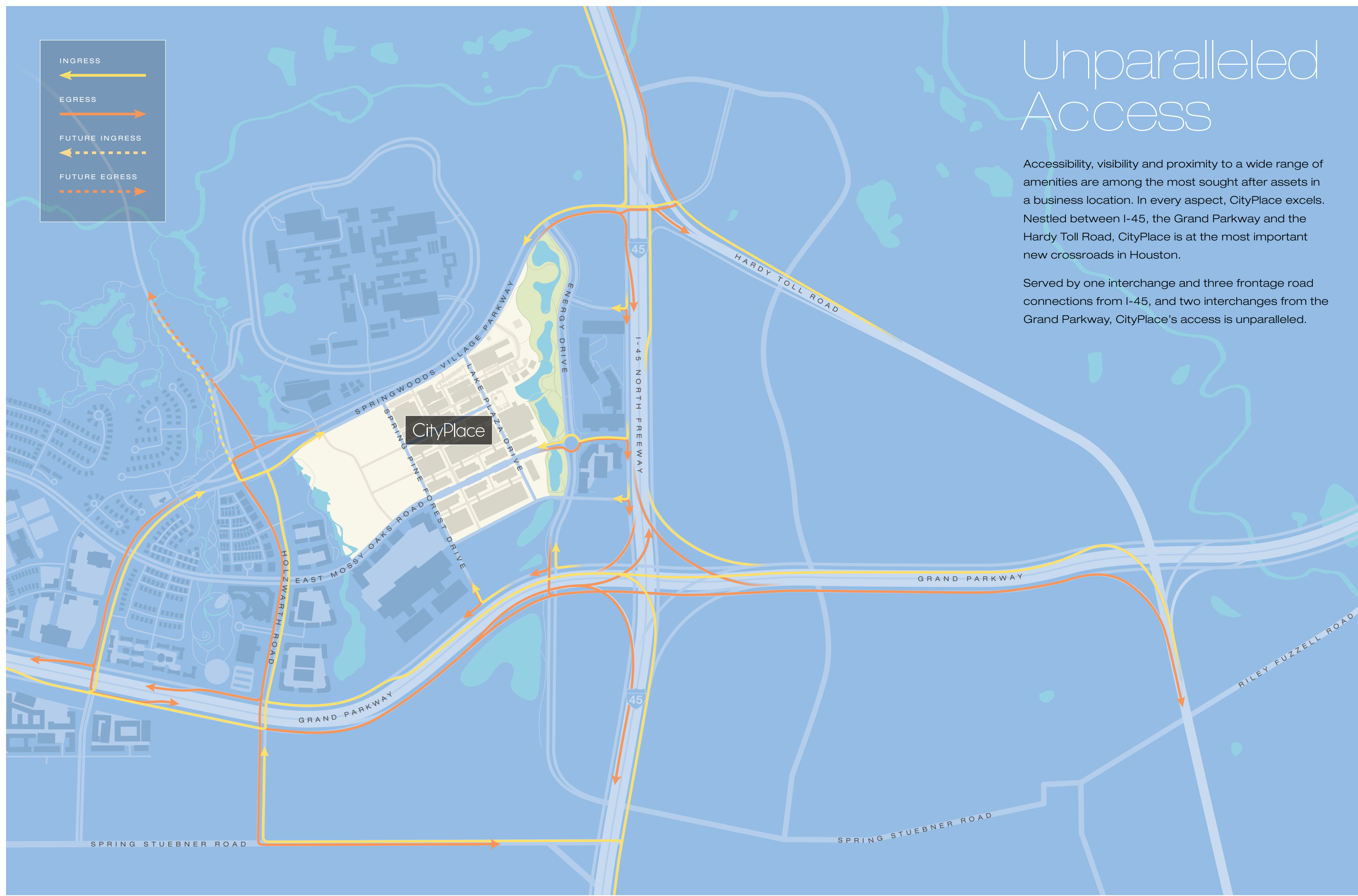
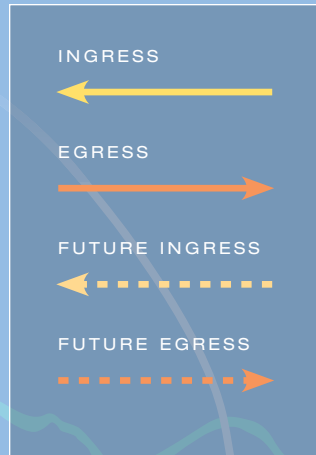
— Dean Patrinely | Managing Principal - Patrinely Group



# Unparalleled Access

Accessibility, visibility and proximity to a wide range of amenities are among the most sought after assets in a business location. In every aspect, CityPlace excels. Nestled between I-45, the Grand Parkway and the Hardy Toll Road, CityPlace is at the most important new crossroads in Houston.

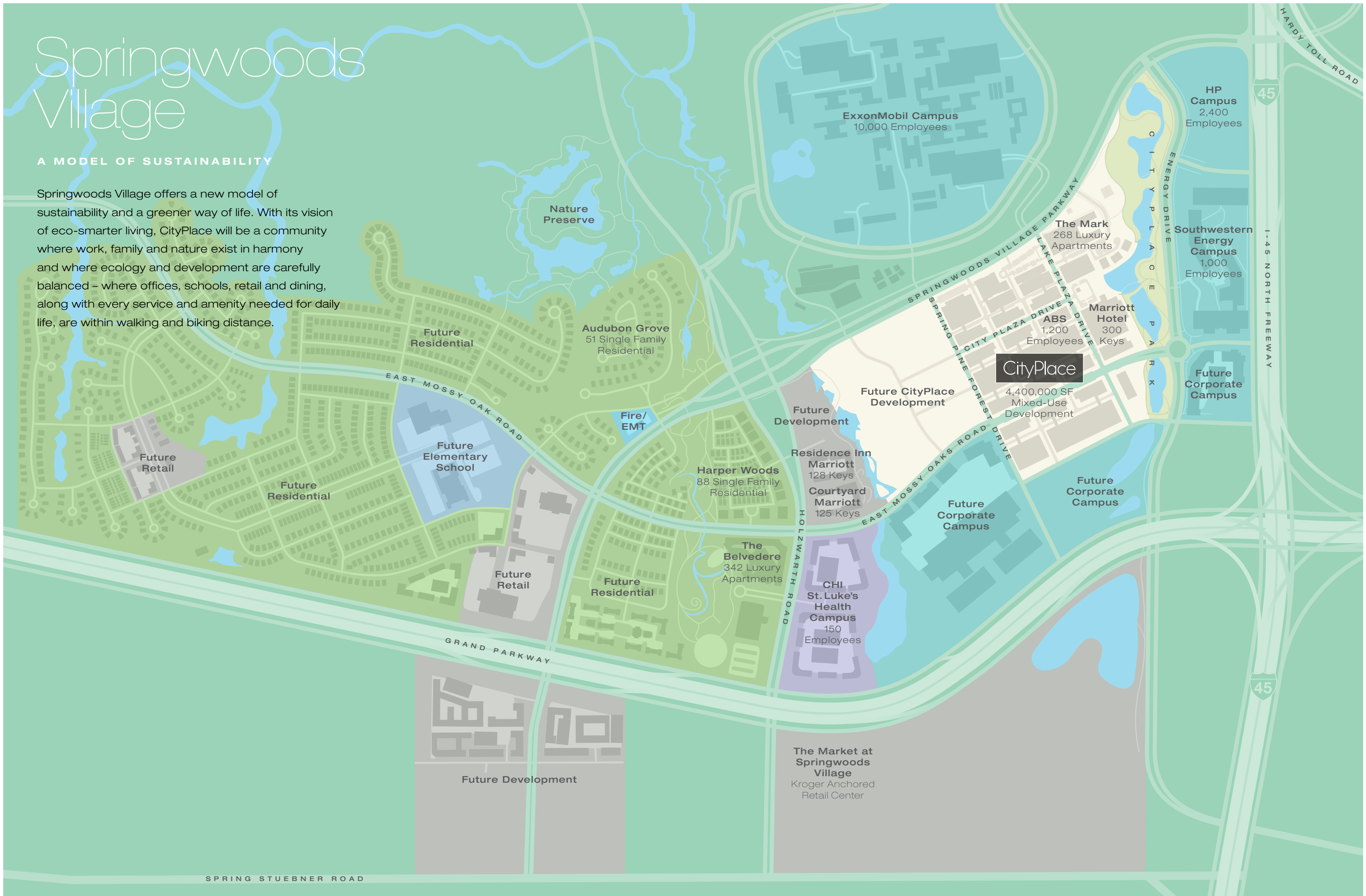
Served by one interchange and three frontage road connections from I-45, and two interchanges from the Grand Parkway, CityPlace's access is unparalleled.










# Springwoods Village

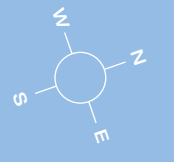
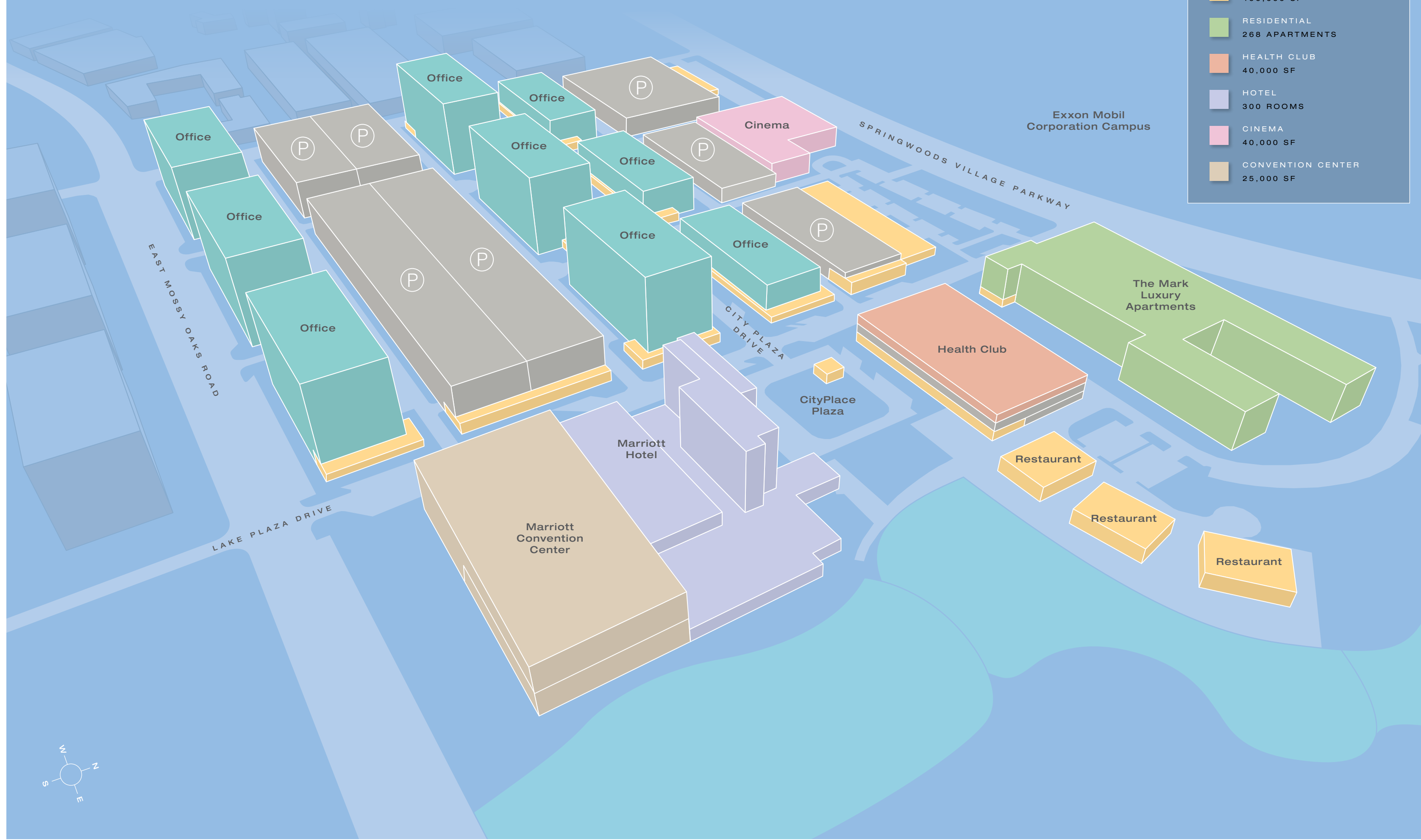
## A MODEL OF SUSTAINABILITY

Springwoods Village offers a new model of sustainability and a greener way of life. With its vision of eco-smarter living, CityPlace will be a community where work, family and nature exist in harmony and where ecology and development are carefully balanced – where offices, schools, retail and dining, along with every service and amenity needed for daily life, are within walking and biking distance.



# CityPlace

	OFFICE
	4 MILLION SF
	RETAIL & RESTAURANTS
	400,000 SF
	RESIDENTIAL
	268 APARTMENTS
	HEALTH CLUB
	40,000 SF
	HOTEL
	300 ROOMS
	CINEMA
	40,000 SF
	CONVENTION CENTER
	25,000 SF





# Retail

## AT THE CENTER OF EVERYTHING

As a workplace, retail destination or gathering place, CityPlace will have a charm and essence all its own. When fully developed, CityPlace will offer up to 400,000 square feet of retail space including shops, restaurants and entertainment options carefully selected to appeal to a wide variety of tastes and activities.

INITIAL RETAIL & RESTAURANTS  
191,520 SF SHOWN

FUTURE RETAIL & RESTAURANTS





*“This is an urban center unlike Houston has ever seen; architecturally protected, height restricted, deed restricted and walkable with world-class office campuses. You know if you own or lease here, your investment will be protected.”*

— Keith Simon Executive Vice President, Director of Development - CDC Houston, Inc.



# Project Highlights

- Tremendous daytime population upon opening, with over 4 million square feet of Class A office space and over 16,000 employees within walking distance
- 268-unit luxury mid rise residential living within the project
- 337-room Marriott full service hotel
- CityPlace Plaza - an ideal, open-air venue for concerts, festivals, theatre performances, parades, holiday celebrations and more
- Outdoor patios for alfresco dining
- When fully developed, up to 400,000 square feet of retail space including shops, restaurants and entertainment options



# Demographic Summary

RADIAL DISTANCE	3 MILE	5 MILE	7 MILE
Daytime Population	36,193	91,259	164,578
Proposed Daytime Population*	66,193	121,259	194,578
Total Employees	20,391	57,661	100,778
Population	71,570	152,569	288,590
Growth Rate	3.90%	2.80%	2.60%
Housing Units*	17,792	50,736	78,641
Future Housing Units*	4,712	8,465	10,099
Average HH Income	\$89,683	\$92,257	\$91,399
Median HH Income	\$73,206	\$76,919	\$76,142
College Degree <i>(Bachelors or Higher)</i>	35.60%	33.40%	33.40%
Any College <i>(Some College or Higher)</i>	69.10%	68.10%	66.40%

\* Data pulled from MetroStudy on 9/8/2016.



**A SHARED VISION AND  
NEARLY THREE DECADES  
OF SUCCESSFUL  
COLLABORATION**

The vision of CityPlace represents a long-standing collaboration between Patrinely Group, a national leader in commercial office buildings and build-to-suit corporate headquarters, and USAA Real Estate Company, a subsidiary of USAA, a leading financial services company. Separately and together, Patrinely Group and USAA represent a record of innovation and achievement in the development and management of office, residential, retail and hotel properties. For 30 years, Patrinely Group and USAA have partnered to develop innovative, successful projects for their clients.

Together these firms join forces with CDC Houston, Inc., a subsidiary of Coventry Development Corporation, New York, an experienced land developer of mixed-use urban communities. CDC Houston has owned the property for more than 50 years waiting for the right opportunity. That time is now, and so is the opportunity to establish a highly visible presence in this groundbreaking new development.



**ANADARKO ALLISON TOWER** HOUSTON, TEXAS

Completed March 2002 | LEED-EB

An 800,000-square-foot corporate headquarters for Anadarko Petroleum located in The Woodlands.



**HALLIBURTON NORTH BELT CAMPUS** HOUSTON, TEXAS

Completed December 2014 | LEED Silver & Gold

A 950,000-square-foot expansion for Halliburton's headquarters campus in north Houston. The project includes three office buildings, a technology center/research lab, life center, day care facility, shipping/receiving, central plant, acoustic test facilities and three parking garages.



**TESORO CORPORATION** SAN ANTONIO, TEXAS

Completed June 2009 | LEED Silver

A 618,000-square-foot build-to-suit headquarters complex, which is the first building in a 122-acre master-planned office campus.



**BP WESTLAKE** HOUSTON, TEXAS

Completed November 1992

A 596,000-square-foot office tower. Currently BP's master plan advisor for its main U.S. campus in WestLake Park.



**THE RESIDENCES AT 2211 CAMELBACK** PHOENIX, ARIZONA

Completed December 2006

A 12-story premier residential building with 86 condominium units located in the heart of the Camelback corridor, adjacent to Anchor Centre, a 337,000-square-foot office and retail project.

CityPlace inspires a new kind of city lifestyle and it will take its place among the United States' transformative developments.

It's all here and it can all be yours.

We invite you to join us in shaping CityPlace, a place like no other. Vibrant and vital, consequential and lively, it will be a placemaking community for the entire region and an inspiring new standard for sustainable office, retail and residential development.

[CityPlaceSpringwoods.com](http://CityPlaceSpringwoods.com)

**FOR RETAIL LEASING**

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A DEVELOPMENT OF  
**PatrinelyGroup**



