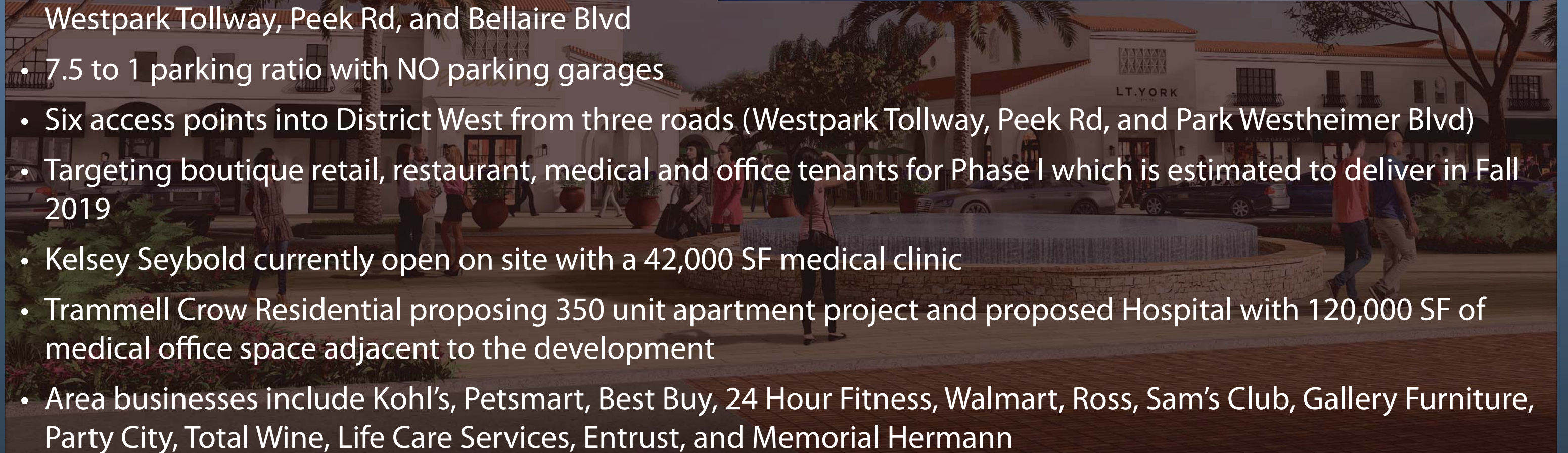


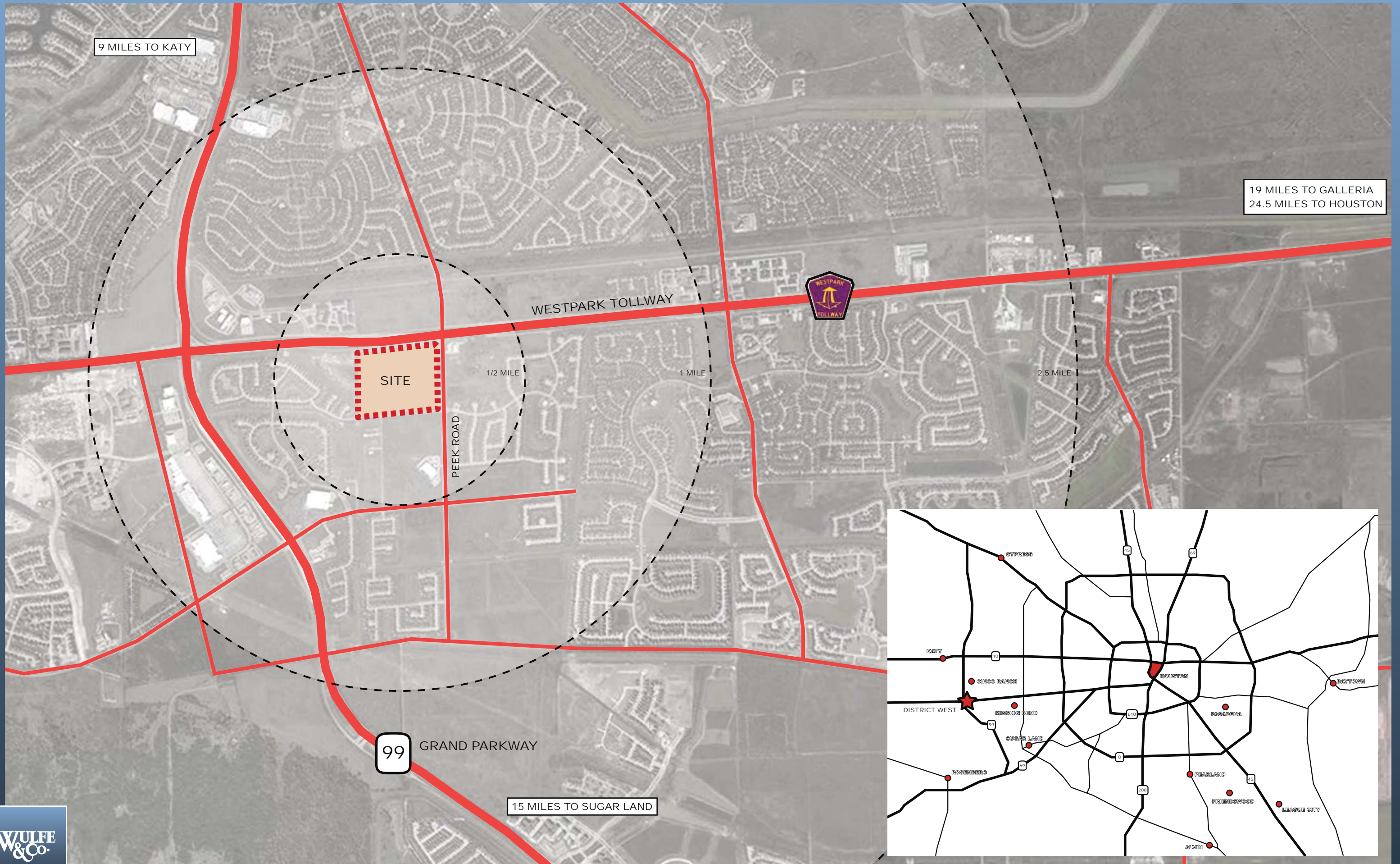


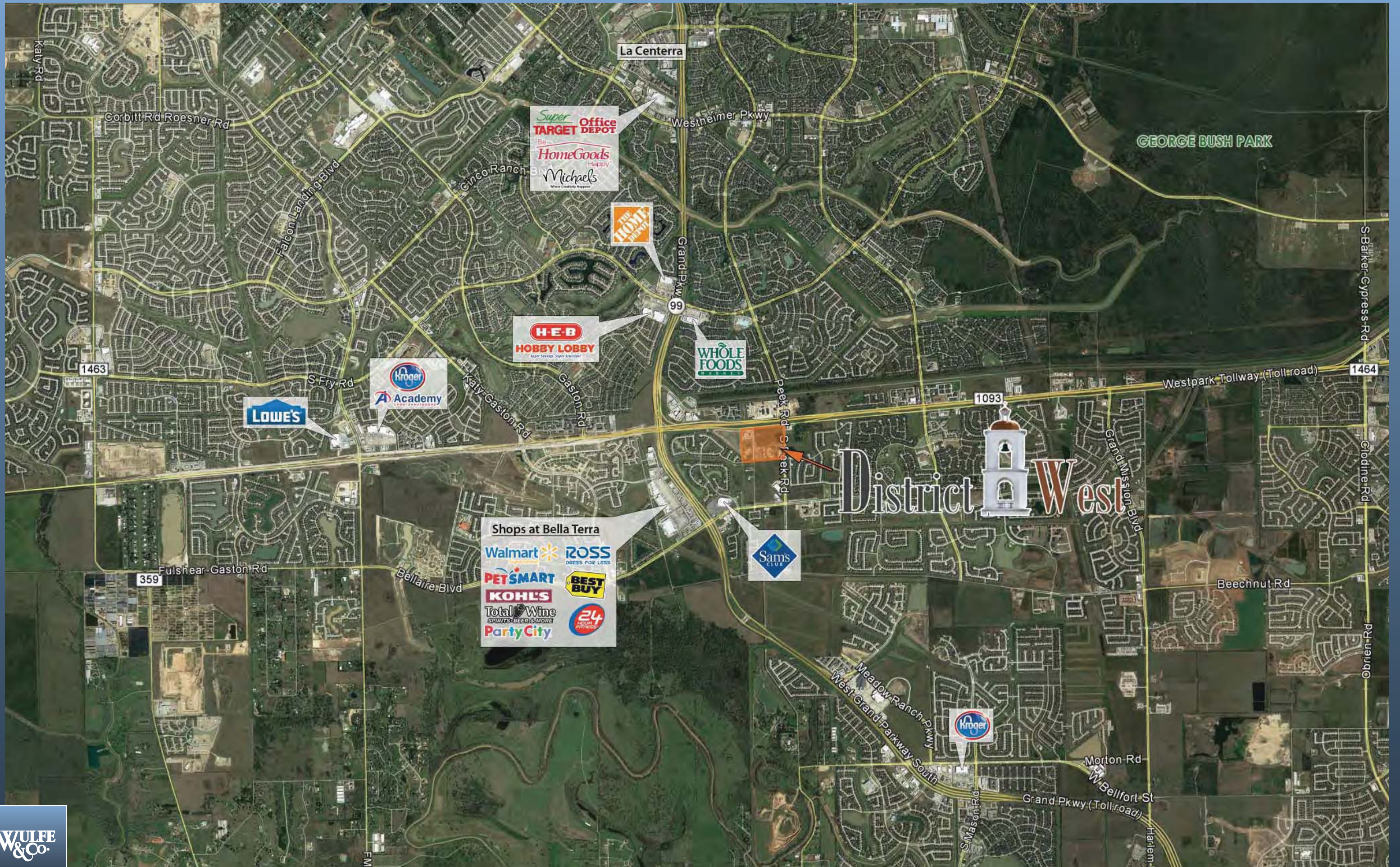
RETAIL FOR LEASE  
District West at Parkway Lakes

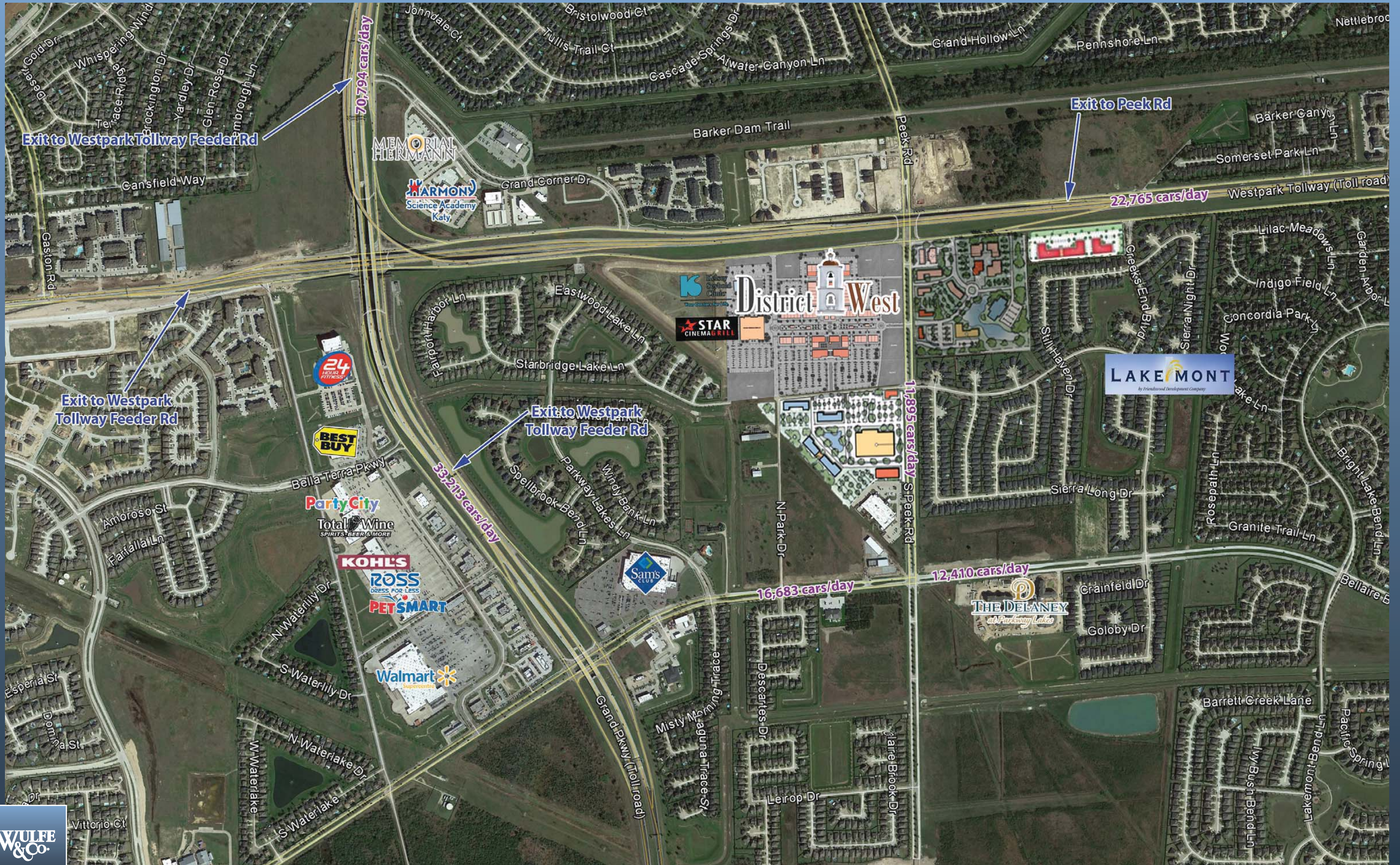


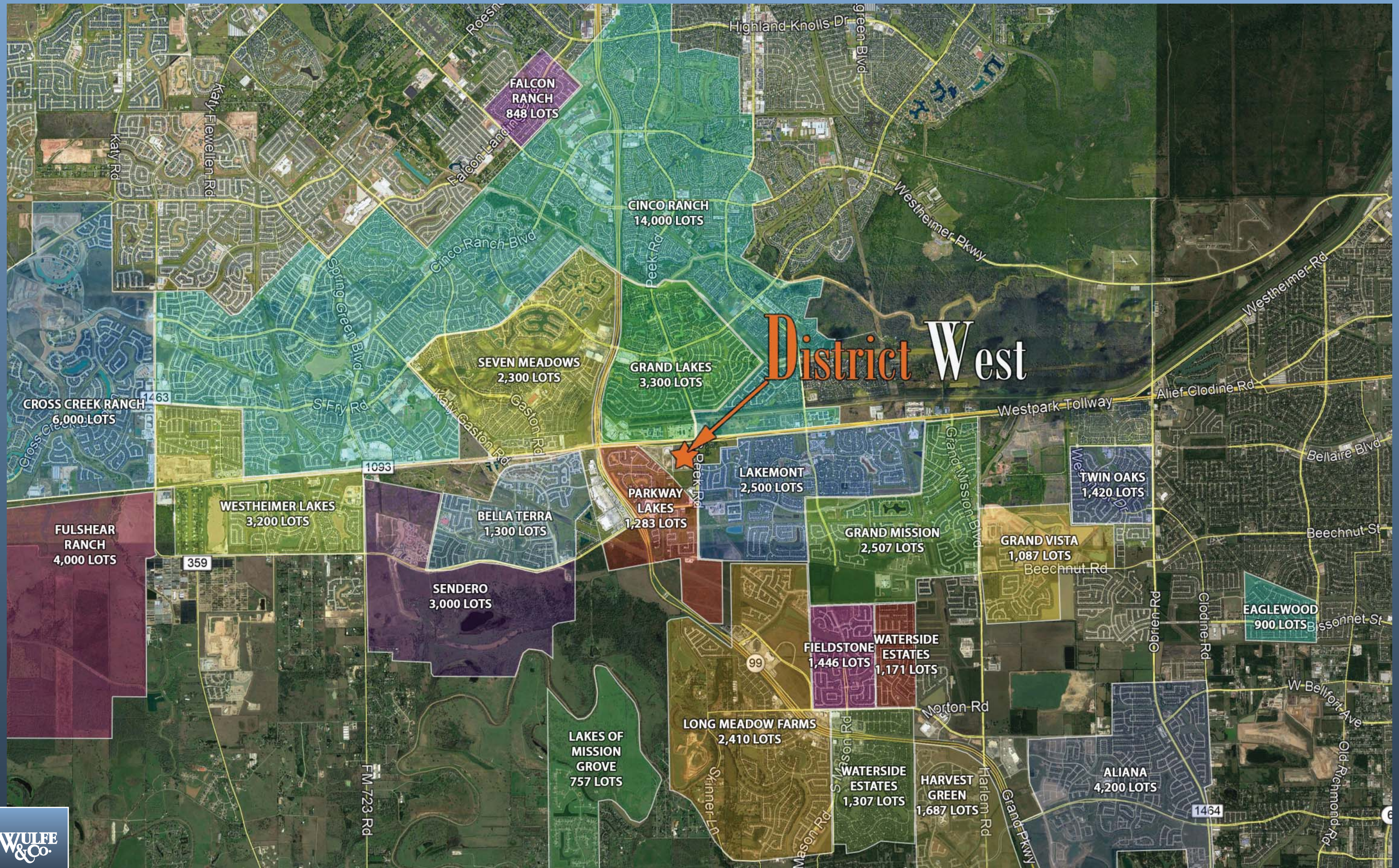
- A 100 acre mixed-use development targeting the affluent residents of West Houston, Texas
- Anchored by a new 12 screen state of the art Star Cinema Grill proposed to open in Spring 2019
- 9 pad sites available
- 45,000 SF of park-like greenspace and upscale landscaping
- Strategically located at the Westpark Tollway and the Grand Parkway (Hwy 99) with access from Westpark Tollway, Peek Rd, and Bellaire Blvd
- 7.5 to 1 parking ratio with NO parking garages
- Six access points into District West from three roads (Westpark Tollway, Peek Rd, and Park Westheimer Blvd)
- Targeting boutique retail, restaurant, medical and office tenants for Phase I which is estimated to deliver in Fall 2019
- Kelsey Seybold currently open on site with a 42,000 SF medical clinic
- Trammell Crow Residential proposing 350 unit apartment project and proposed Hospital with 120,000 SF of medical office space adjacent to the development
- Area businesses include Kohl's, Petsmart, Best Buy, 24 Hour Fitness, Walmart, Ross, Sam's Club, Gallery Furniture, Party City, Total Wine, Life Care Services, Entrust, and Memorial Hermann



























LEGEND	
	RETAIL
	RESTAURANT



**DISTRICT WEST**  
**PACIFIC FINANCIAL INC.**  
 WESTPARK TOLL ROAD  
 RICHMOND, TX, 77407

**Gensler**

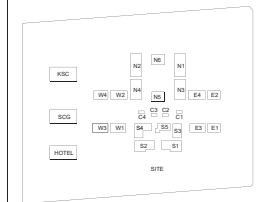
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 Fax 713.439.0067

**LANGAN**  
 Langan  
 17220 Katy Freeway  
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 Tel 281.675.7600  
 Fax 281.675.7601



Date Description

Seal / Signature

**INTERIM REVIEW ONLY**

DOCUMENT IS NOT FINAL.  
 NOT INTENDED FOR  
 CONSTRUCTION OF PROJECT  
 Engineer: MICHAEL R. JOHNSON  
 P.E. No. 119534  
 Date: 12/19/2016  
 Langan Engineering and  
 Environmental Services, Inc.  
 TPEE Firm Registration No. 1-13709

Project Name

**DISTRICT WEST**

Project Number

**02.8479.000**

Description

**OVERALL MERCHANDISE PLAN  
 1ST DRAFT COMMENT BY LBH-HRA  
 ON 9/20/18 @3:15PM EST.**

Scale

**1"=50'**

BLDG ID SHEET NUMBER

**CP-1**







Over 92,000 people live within 3 miles

Avg HH Income over \$140,000 within 5 miles

3 Mile Pop of nearly 110,000 by 2023

5 mile Daytime Pop over 89,000

Historical Annual Growth over 38% in 3 miles

SITE

1 mi radius

3 mi radius

5 mi radius







## DEMOGRAPHIC COMPARISON - 5 MILE RADIUS

	District West	The Woodlands Market Street	Baybrook Mall	Sugar Land Town Square
2018 Estimated Population	231,603	162,662	198,126	234,046
2023 Projected Population	276,885	188,696	208,116	276,885
2018 Est Avg HH Income	\$140,062	\$132,303	\$114,436	\$140,723
2018 Est Per Capita Income	\$44,563	\$50,738	\$45,621	\$46,094
2018 Est Any College	82.1%	78.2%	75.6%	75.8%
2018 Daytime Population	89,213	138,826	139,280	177,455
2018 Daytime Population (10 minute drive time)	127,677	156,086	182,660	274,510
2018 Monthly HH Food and Beverage Expenditure	\$1,034	\$1,006	\$917	\$1,024



EAST VIEW



NORTHWEST VIEW



SOUTH VIEW



WEST VIEW



# HOUSTON BUSINESS JOURNAL

June 7, 2017

## How this \$500M mixed-use center off Grand Parkway came to be

By Cara Smith

Houston Business Journal

Parkway Lakes Development Inc., a development company run by the Ferguson family, has been quietly acquiring land throughout Houston for decades.

The company, which is helmed by Robert Sr., Robert Jr. and Corey Ferguson, is developing District West, a roughly 100-acre mixed-use center in west Houston near the Grand Parkway with help from Houston-based Wulfe & Co.

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

Work on District West has been ongoing since at least 2008, when Parkway Lakes 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 '90s, Robert Sr. said.

"My dad knew what he wanted to buy," Robert Jr. said.

Much of that land had been developed into residential lots for Parkway Lakes, a 1,300-acre master-planned community in west Houston. The remaining 700 acres has been developed into Grand Mission, another master-planned community near



District West will contain around 500,000 square feet of retail, restaurant, office, health care and hospitality developments, and it'll cost around \$500 million to develop.

Richmond.

Before coming together in Parkway Lakes, Robert Jr., Corey and Robert Sr. worked in different corners of Houston's commercial real estate scene; most of Robert Jr.'s experience came from working with his dad and Lance Gilliam at Moody Rambin, he said.

### Leasing activity

So far, Parkway Lakes has preleased just under 30 percent of the retail space. District West's tenants include Star Cinema Grill, which will open a 47,000-square-foot, 10-theater location next spring, and Whiskey River, a 15,000-square-foot country dance hall and grill. Star Cinema approached Parkway Lakes in 2013, the company's leadership said. Rather than doing a ground-up lease from Parkway Lakes, the Missouri City-based theater chain purchased the 5.6 acres it will occupy when it opens early next year.



Kelsey Seybold has already opened a 42,000-square-foot clinic in District West, and Parkway Lakes is in talks with another hospital system to open a 75-bed hospital in 10 acres in the development.

"It'll be very similar to CityCentre," said Robert Sr. "District West will be big on entertainment (moreso) than shopping."

The developers are formalizing plans for a hotel and an office building, which will stand anywhere between 30,000 square feet and 150,000 square feet. They're also under contract with a townhome developer for 200 units on 13 acres.

And through a combination of MUD reimbursements, an SPD agreement with the city of Houston and a separate agreement with Fort Bend County and the city, Parkway Lakes will received

around \$40 million in reimbursements, Ferguson said.

Phase one of District West will encompass 125,000 square feet of the development's 500,000 square feet, and construction should be completed in fall 2018. A contractor hasn't been selected yet, and Peter Merwin at the Houston office of San Francisco-based Gensler was the architect.

Once 30 percent of the retail space is leased, the project will break ground. Kristen Barker of Houston-based Wulfe & Co. is handling retail leasing. Parkway Lakes is handling leasing for nonretail tenants.

All phases of District West should be complete in around three years.

WULFE  
& Co.

# HOUSTON BUSINESS JOURNAL

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.

# District West

DEVELOPER



RETAIL LEASING



Kristen Barker, CCIM  
Senior Vice President  
kbarker@wulfe.com

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ARCHITECT

**Gensler**

ENGINEERING

**LANGAN**

[www.district-west.com](http://www.district-west.com)



# 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.*



**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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date