



Grid





Houston Neighborhoods

Drive Time in Minutes

- 07** Sugar Land
- 09** Telfair
- 11** Greatwood
- 12** New Territory
- 13** Galleria
- 14** Riverstone
- 16** Meyerland
- 18** Richmond
- 20** Rosenberg
- 25** Sienna Plantation
- 32** Hobby Airport
- 39** Bush Intercontinental Airport

1.6+ million
people live within 20-minutes





Comparable Trade Areas



293,934
Total Population

#1



340,941
Daytime Population

#2



71,442
Millennial Population

#1



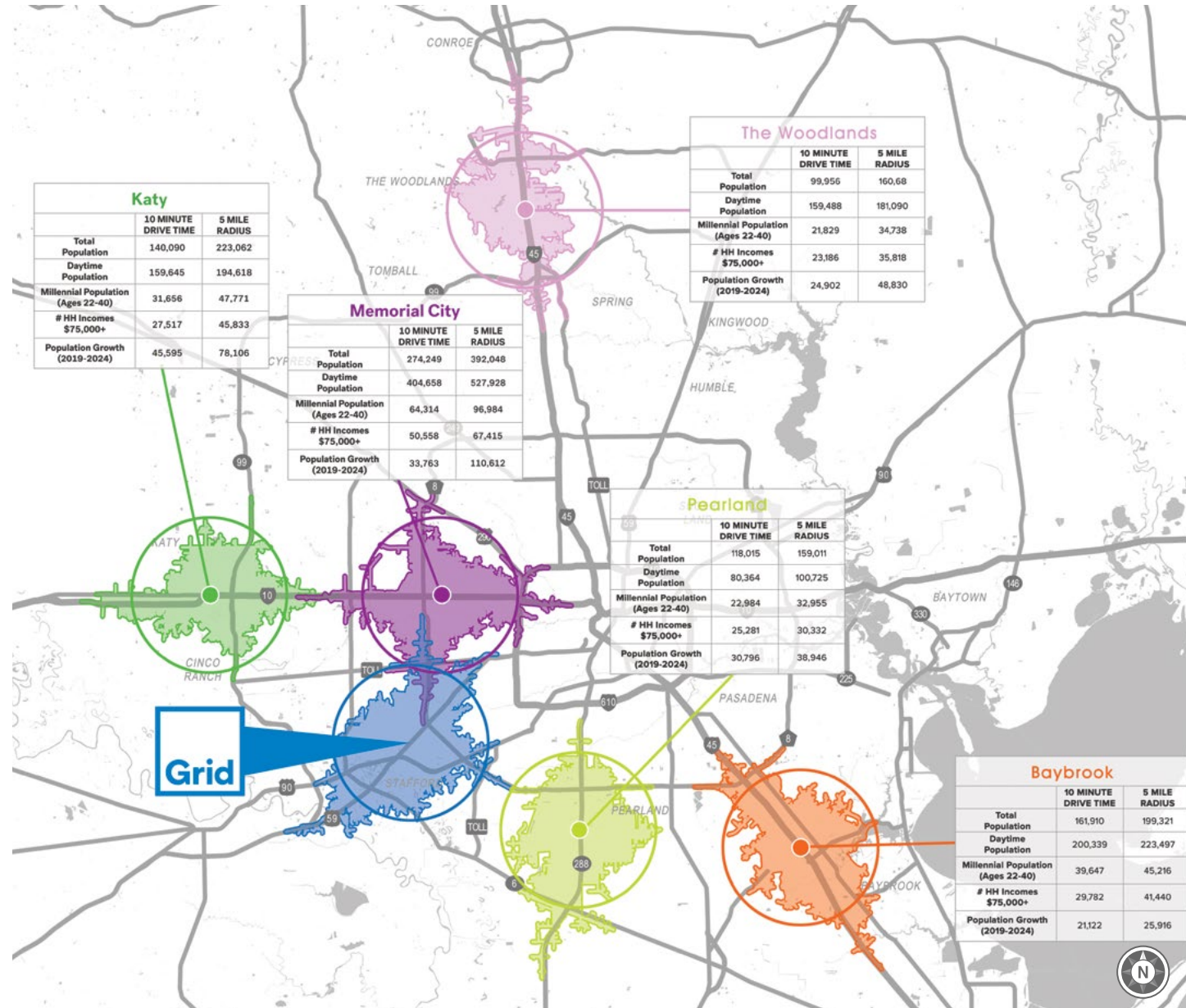
34,742
Number of Households with
Incomes \$75,000+

#2



33,607
Estimated Population
Growth from 2019-2024

#3



*Per Sitewise, drive time parameters are via Esri.
Updated December 2019.



Gateway to Fort Bend County



POINTS OF INTEREST

- | | |
|----------------------------|---|
| 1 Frito Lay | 6 Chi St. Luke's |
| 2 Boy Scouts of America | 7 Fort Bend Children's Discovery Museum |
| 3 AMC | 8 Imperial Sugarmill |
| 4 Main Event | 9 Houston Methodist Sugar Land Hospital |
| 5 Sugar Creek Country Club | 10 Museum of Natural Science Sugar Land |

SHOPPING

- | | |
|---------------------------|----------------|
| 11 Costco | 16 Whole Foods |
| 12 First Colony Mall | 17 Sam's Club |
| 13 Market at Town Center | 18 Walmart |
| 14 Sugar Land Town Square | |
| 15 Target | |

RESIDENTIAL

- | |
|--|
| 19 1879 |
| 20 Camden Sugar Grove Apartments |
| 21 The REsort Townhomes |
| 22 Reserve at Fountain Lake Apartments |
| 23 Imperial |

- | | |
|-------------------|----------------------|
| 24 Imperial Lofts | 29 First Colony |
| 25 Aliana | 30 Riverston |
| 26 Pecan Grove | 31 Sienna Plantation |
| 27 Richmond | |
| 28 New Territory | |

SCHOOLS

- | |
|--|
| 32 Clements High School |
| 33 Wharton Country Junior College |
| 34 University of Houston at Sugar Land |
| 35 Logos Preparatory Academy |
| 36 Dulles High School |

EMPLOYMENT

- | |
|---------------------------------|
| 37 Sugar Land Business Park |
| 38 Schlumberger Headquarters |
| 39 Champion X Headquarters |
| 40 Fluor Corporation |
| 41 Houston Methodist Sugar Land |
| 42 Memorial Hermann Hospital |



Surrounding Neighborhoods



340,000+ CPD

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



1,601,952

People Living Within
a 20-Minute Drive Time



460,676

Projected Total Population
Growth from 2010 to 2024
(Fort Bend county)



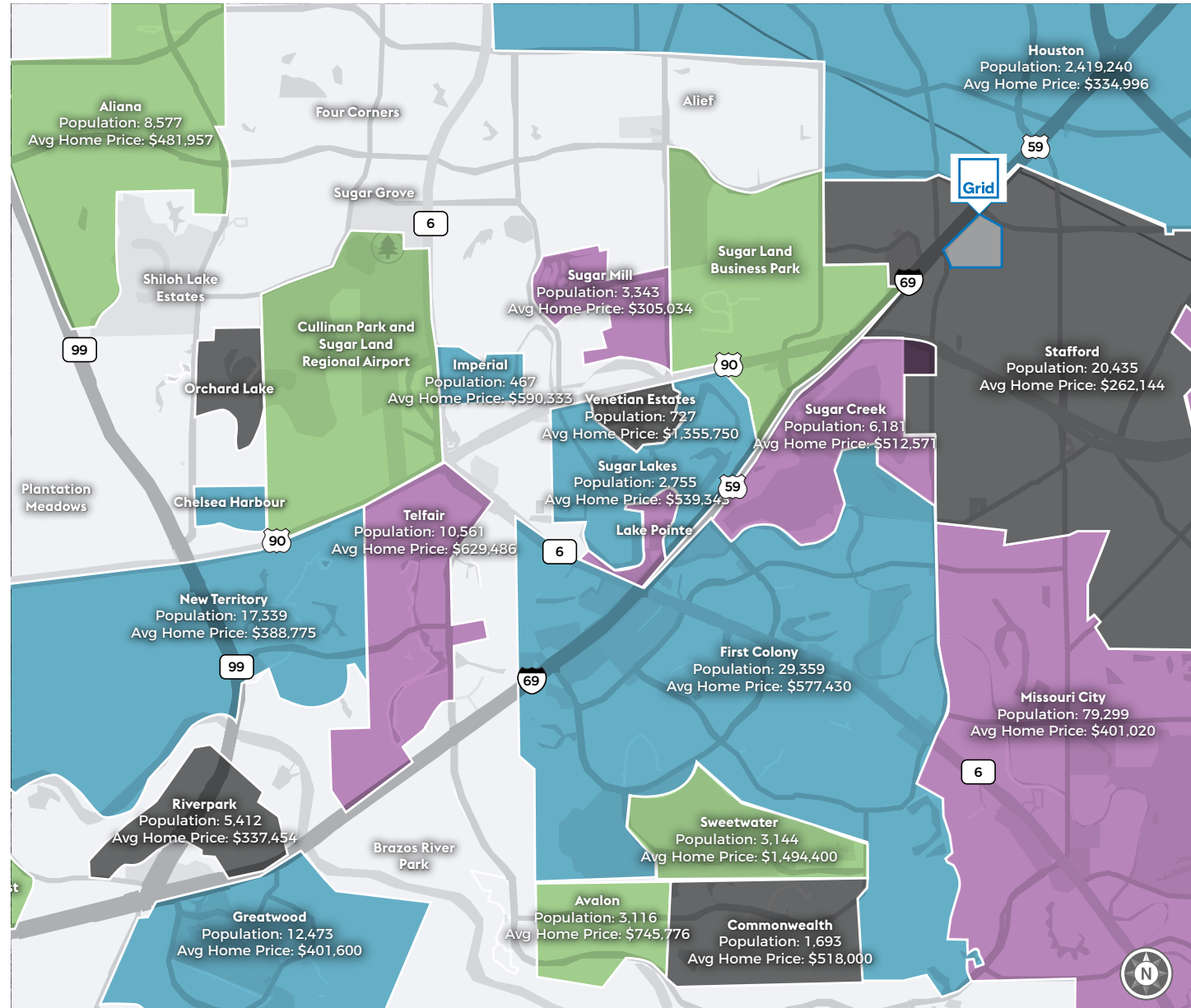
\$103,006

Average Household Income
(Fort Bend county)



Most Educated

County in the U.S.



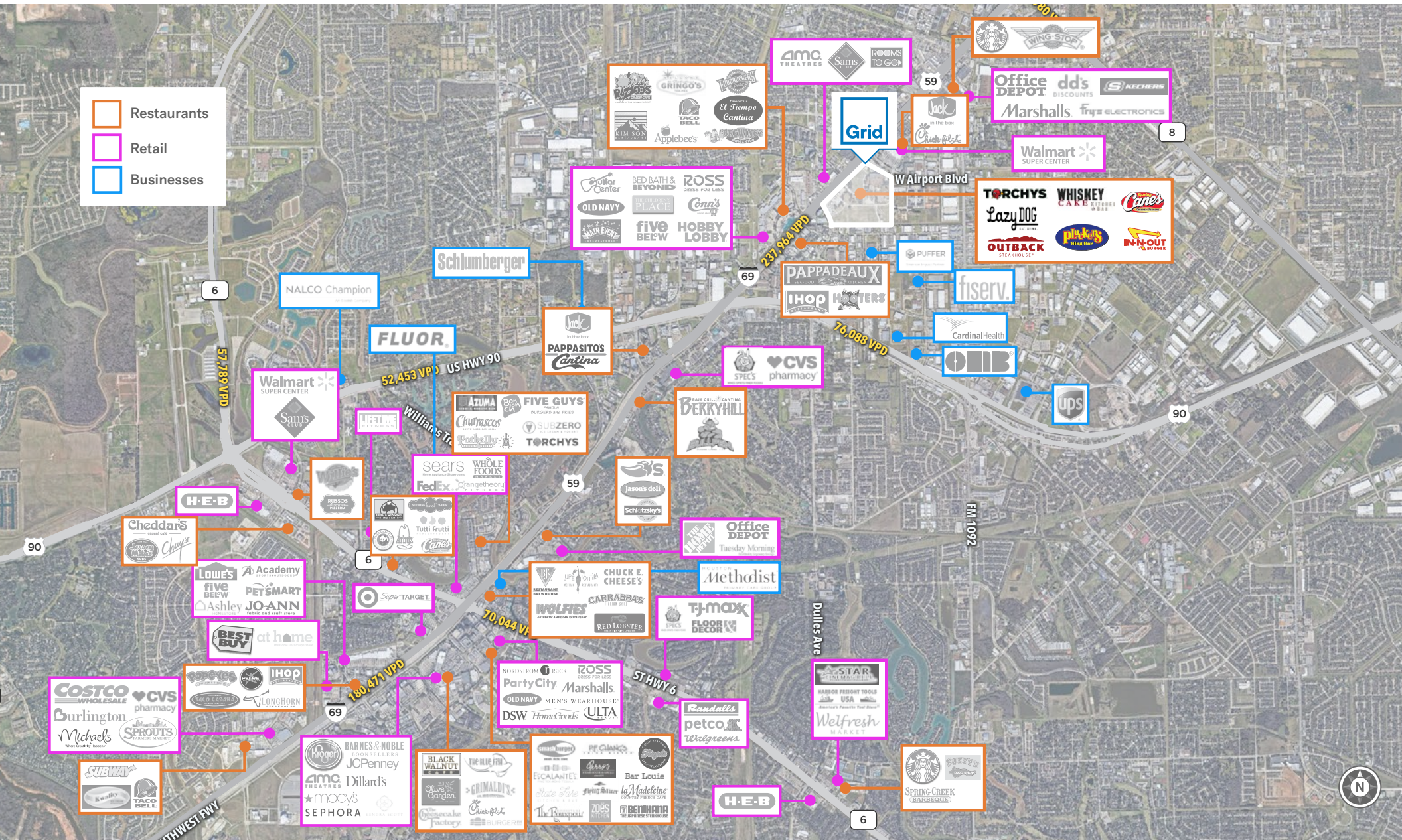
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Located at the gateway of Fort Bend's **Innovation Corridor**, the Grid's **192-acres** fully integrates a dynamic mix of more than **350,000** square feet of *shops, restaurants, and entertainment*; **500,000** square feet of *creative-focused office space*; *multiple hotels; pop-up shops; food hall; rooftop dining* and **2,400** urban residences. Phase I and Phase II of the project celebrated a Grand Opening in Fall 2019.

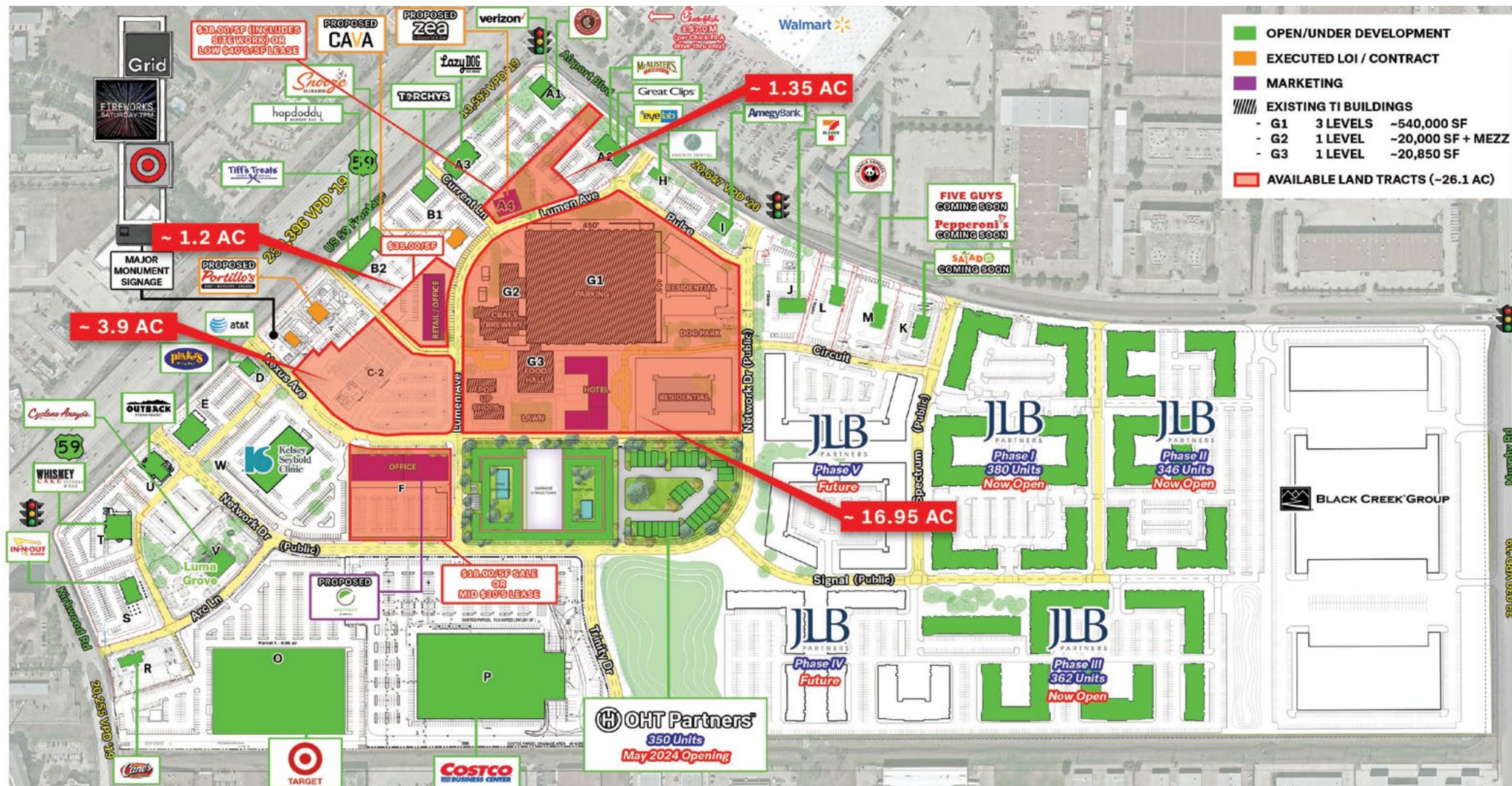
The heart of the project, **Grid Center**, incorporates existing components of the site's iconic industrial architecture to create an authentic and memorable urban environment, including an activated **public green** able to host concerts, festivals, and outdoor movies.











Site plan is subject to change and is not to scale
Last updated June 2024



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