


The image features a dark teal background with a large, lighter teal circle in the center. This circle is divided into four quadrants by a dark teal cross. Each quadrant contains a different abstract geometric shape in a lighter teal color. The top-left quadrant has a shape resembling a stylized 'L' or a corner. The top-right quadrant has a shape resembling a stylized 'V' or a corner. The bottom-left quadrant has a shape resembling a stylized 'L' or a corner. The bottom-right quadrant has a shape resembling a stylized 'V' or a corner. The text "REGENT SQUARE" is centered horizontally across the middle of the circle.

REGENT SQUARE

An aerial architectural rendering of a new urban development. The scene features a large, multi-story residential building with a mix of white and yellow facades and numerous balconies. In the foreground, there are two-story commercial buildings with dark, slatted roofs and outdoor seating areas. One building has the word 'CALLANS' on its side. A central courtyard with green lawns, trees, and palm trees is surrounded by the buildings. Pedestrians, cyclists, and cars are visible on the streets and sidewalks, suggesting a vibrant, walkable community. The background shows a city skyline with various skyscrapers under a clear sky.

A NEW SENSE OF WHAT A CITY CAN BE

Welcome to Regent Square - a transformative vision for a new city district designed from a cohesive and comprehensive master plan. True placemaking here creates the heart of a new community, aligning our sense of self with the expanded possibilities of life in a city.



A NEW CITY DISTRICT

Regent Square will create Houston's premier mixed-use development and its first truly pedestrian-oriented city district.



Vibrant Mix of Uses

The community combines a blend of 300,000 square feet of shops and restaurants, 200,000 square feet of offices, 1,500 residences, and valet and self-parking spaces for 4,200 vehicles.

World-Class Public Spaces

Regent Square creates new streets and boulevards, tree-lined sidewalks and promenades, signature parks, and distinctive public spaces.



Exceptional Architecture

A collection of the world's preeminent architects collaborated to design Regent Square and craft an urban experience that combines traditional architectural styles with elements of contemporary design.

Social Interaction

Regent Square pulses with energy throughout the day and evening as residents, office workers, shoppers, diners, and visitors experience the diverse array of activities and experiences associated with city life.

Sustainable Development

Adhering to the principles of new urbanism, Regent Square is the largest sustainable development in Houston, and demonstrates a commitment to smart growth, green building, and environmental consciousness.

OVERVIEW

300,000
SQUARE FEET
Retail and Restaurants

200,000
SQUARE FEET
Office Space

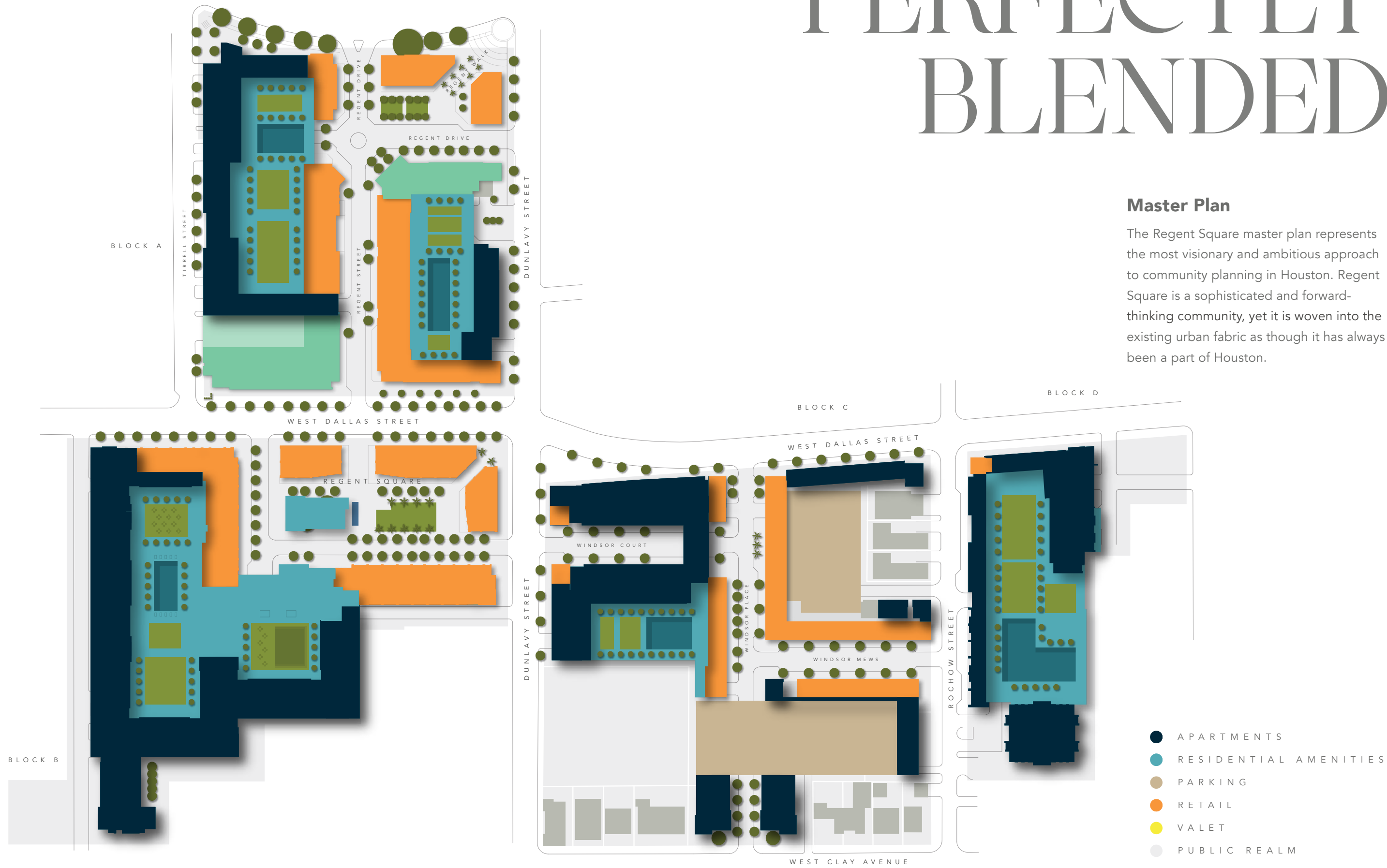
1,500
RESIDENTS
Rental Units

4,200
PARKING SPACES
Valet and Self Park

PERFECTLY BLENDED

Master Plan

The Regent Square master plan represents the most visionary and ambitious approach to community planning in Houston. Regent Square is a sophisticated and forward-thinking community, yet it is woven into the existing urban fabric as though it has always been a part of Houston.





NEW URBAN VIBRANCY

Block B Retail & Restaurants

Regent Square launches Block B with 50,000 square feet of prime dining and retail real estate for chef-inspired concepts and destination retailers.

Regent Square provides a mix of exceptional retail, restaurant, and entertainment opportunities. A blend of classic and contemporary architecture along tree-lined sidewalks and signature

public spaces creates a spectacular backdrop for a day of shopping or a memorable evening out on the town.

Regent Square will be the ultimate live, work, play destination, creating the most dynamic shopping, dining, nightlife and entertainment district in Houston.

Shopping

Shoppers stroll among a collection of national brands, specialty retailers, fashion boutiques, and home and lifestyle stores.

Dining and Nightlife

Fine dining, vibrant nightlife, sidewalk cafes, specialty food purveyors and casual restaurants are a non-stop draw.

Health and Wellness

Health conscious consumers frequent an array of fitness, spa, and wellness venues focused on the mind, body, and spirit.

Events and Live Entertainment

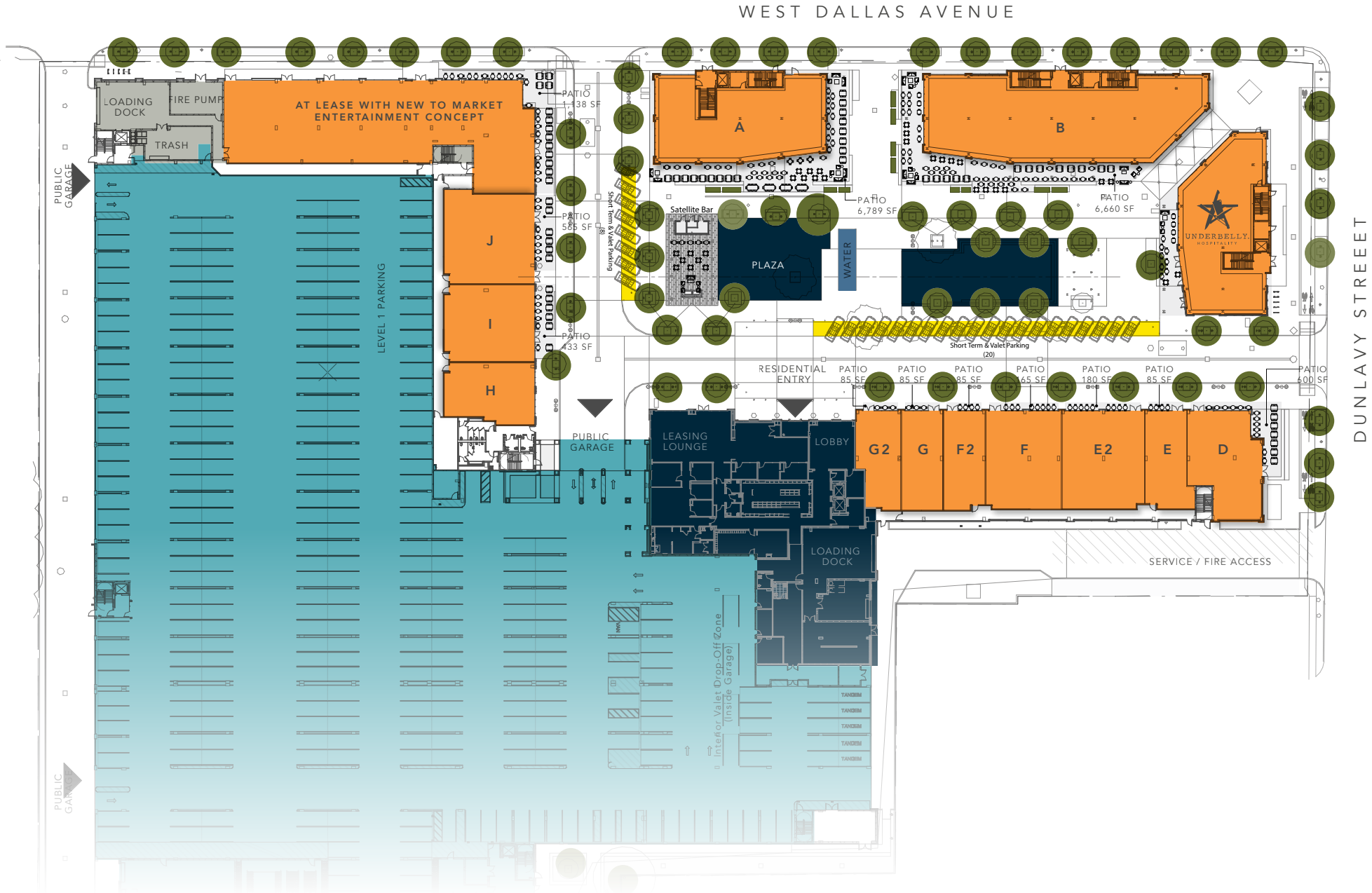
Evening concerts, outdoor cinema, fashion shows, farmers' markets, and festivals further enrich Regent Square, making it Houston's most exciting destination for live entertainment.



RETAIL & RESTAURANT BLOCK B

Retail A 6,014 SF	Retail E2 2,667 SF	Retail G2 1,434 SF
Retail B 9,576 SF	Retail F 2,554 SF	Retail H 1,818 SF
Retail D 2,448 SF	Retail F2 1,423 SF	Retail I 2,188 SF
Retail E 1,561 SF	Retail G 1,419 SF	Retail J 2,826 SF

- APARTMENTS
- PARKING
- RETAIL
- VALET
- PUBLIC REALM





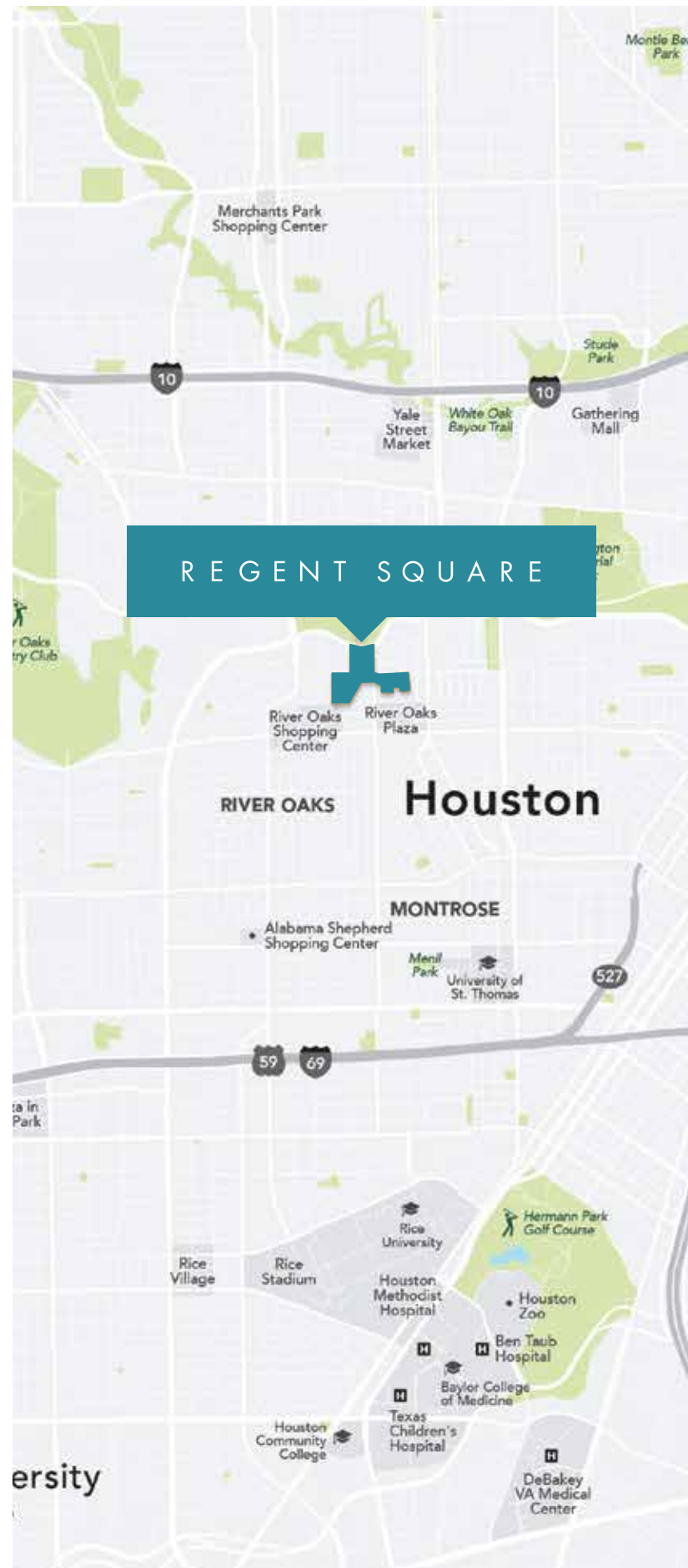
HOUSTON, TEXAS

Location

An endeavor with the magnitude and ambition of Regent Square requires a canvas with equal prominence. Houston, the **4th largest city** in the United States with a **population of 2.3 million**, is the perfect setting for a bold new approach to city living—Texas style. Regent Square is a cosmopolitan community that proudly embraces its heritage and is uniquely Houston.

Houstonians are increasingly moving in-town, looking for the density and dynamism of urban living and escaping the blandness of suburban sprawl and long commutes. At the same time, Houston's most dynamic in-town area, the Inner Loop, is starved for a sense of place, a feeling of urban vibrancy, a place to walk, a place to people watch, somewhere to experience street life. Regent Square seizes that opportunity on an irreplaceable site in the heart of Houston's most desirable in-town area.

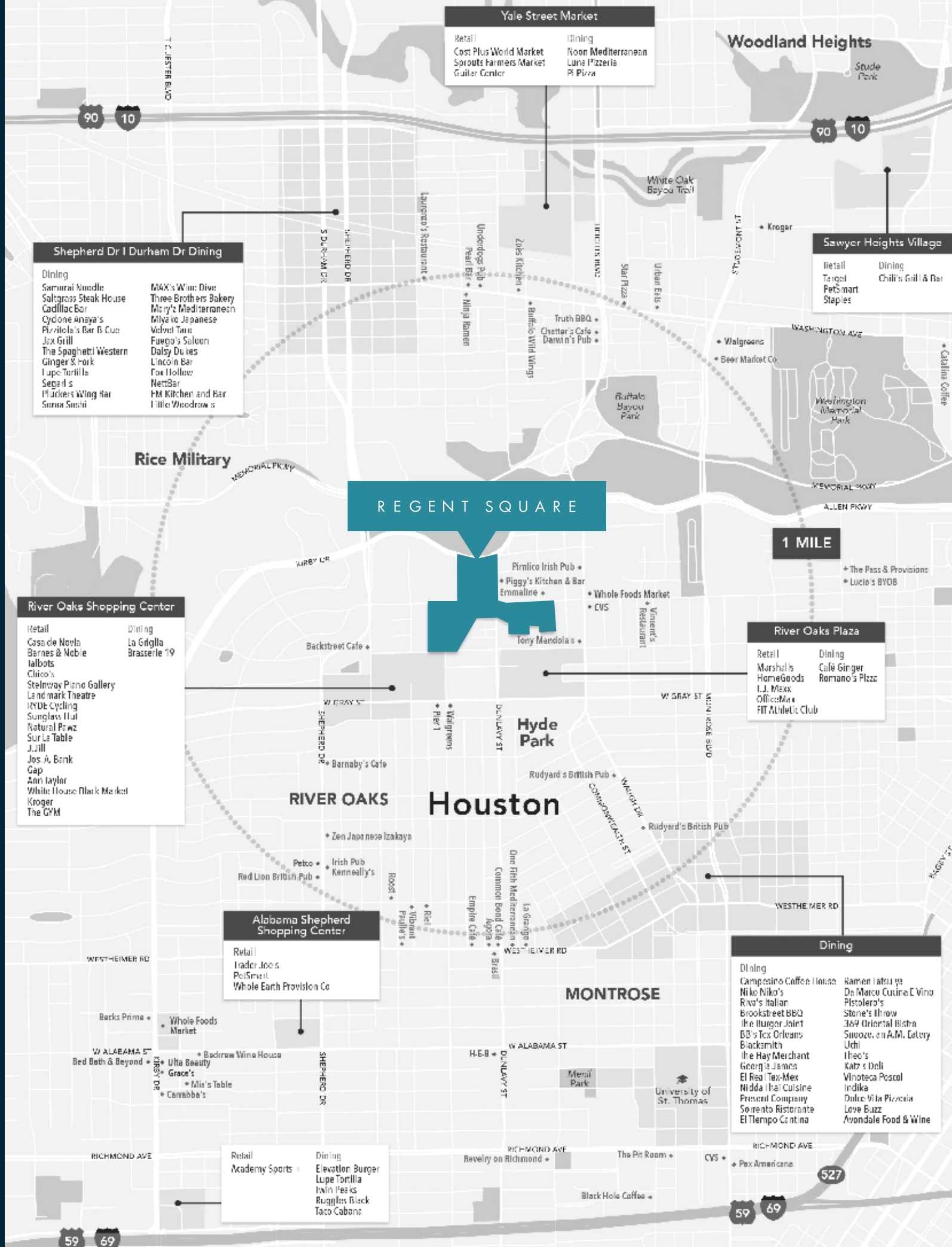




Houston, Texas

With quick access to the city's best employment, residential, recreational, shopping, dining, museum, and theater districts, the 24-acre Regent Square site is surrounded by the best of what Houston has to offer.

- > Panache of River Oaks, the most affluent neighborhood in all of Texas
- > Proximity to the trendy Montrose neighborhood
- > Convenience of being in the heart of the Inner Loop
- > Direct Allen Parkway frontage and access
- > Two minute drive to the employment and civic center of Downtown, five minutes to the Galleria and its major department stores and less than ten minutes to the 73,000 jobs at the Texas Medical Center
- > Direct adjacency to the Buffalo Bayou, Houston's signature waterway experiencing celebrated renovations of the parklands and promenade
- > Two minute drive to Memorial Park, the largest urban park in Texas with a top rated 18 hole golf course, numerous athletic facilities, and off road trails for biking, hiking, or running
- > Nearby equestrian center facilities, polo field, and the 155-acre Houston Nature Center and Arboretum



DEMOGRAPHICS	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
	30,895 POPULATION	202,200 POPULATION	486,115 POPULATION
	+2.2% POPULATION GROWTH	+2.35% POPULATION GROWTH	+1.95% POPULATION GROWTH
	17,891 HOUSEHOLDS	99,728 HOUSEHOLDS	222,577 HOUSEHOLDS
	36.6 MEDIAN AGE	36.4 MEDIAN AGE	35.9 MEDIAN AGE
	\$150,840 AVERAGE HOUSEHOLD INCOME	\$133,675 AVERAGE HOUSEHOLD INCOME	\$118,798 AVERAGE HOUSEHOLD INCOME
	28,149 DAYTIME POPULATION	399,963 DAYTIME POPULATION	738,897 DAYTIME POPULATION

Source: Esri, 2019

CONSUMER PROFILES

Laptops and Lattes

Households: 1,307,500
Average Household Size: 1.87
Median Age: 37.4
Median Household Income: \$112,200

Metro Renters

Households: 1,911,500
Average Household Size: 1.67
Median Age: 32.5
Median Household Income: \$67,000

Trendsetters

Households: 1,319,400
Average Household Size: 2.12
Median Age: 36.3
Median Household Income: \$63,100



THE DEVELOPER

GID Development Group develops sophisticated mixed-use projects and iconic residential developments throughout the United States.

GID is a 60-year-old privately held and fully integrated real estate company that develops, owns, and operates a premier portfolio of properties across multiple asset classes. GID's existing and under-development properties are valued at \$19 billion. During its corporate history, GID has acquired or developed over 86,000 residential units and 17 million square feet of commercial space in 25 states.

With offices in Boston, MA; New York, Houston, TX; Dallas, TX; Denver, CO; San Francisco, CA; and Los Angeles, CA, GID owns and manages 147 properties and employs over 1,000 real estate professionals with in-house expertise inclusive of development, acquisitions, property management, portfolio management, asset management, research and strategy, finance, and treasury.





REGENT SQUARE



REGENTSQUARE.COM

For retail leasing inquiries, please contact:

Molly Morgan

Senior Vice President - JLL
404 805 3557
molly.morgan@am.jll.com

Allie Spangler

Senior Leasing Representative - JLL
404 729 6994
allie.spangler@jll.com

Chris Burns

Vice President- JLL
713 888 4046
chris.burns@am.jll.com

jll.com

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