

DINE • SHOP • PLAY • WORK • RELAX

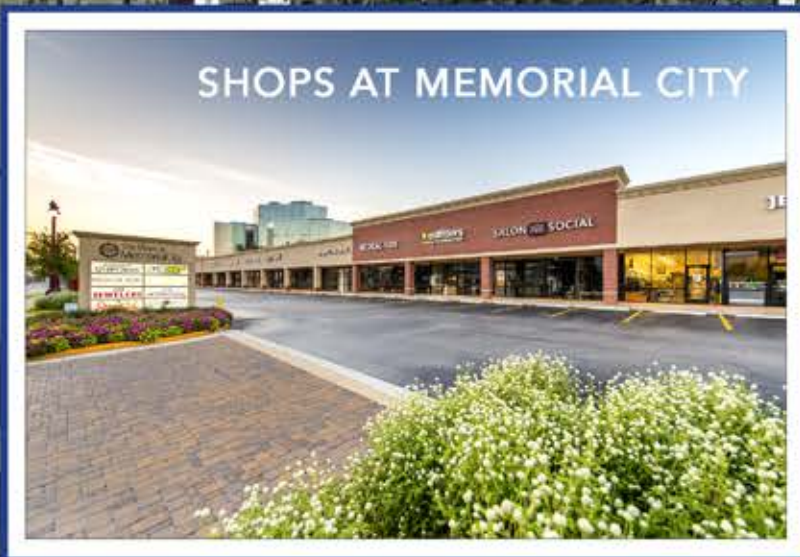
KATY FREEWAY RETAIL CENTER

SWC I-10 & FROSTWOOD DRIVE/BENIGNUS




MetroNational

MEMORIAL CITY AERIAL



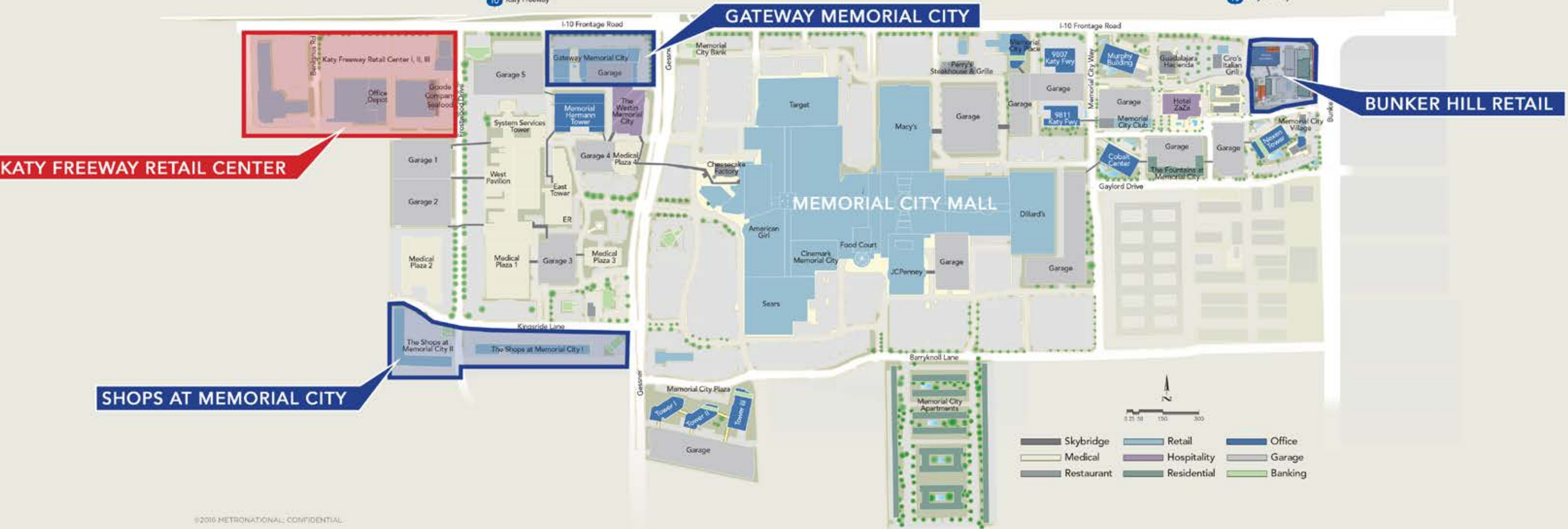
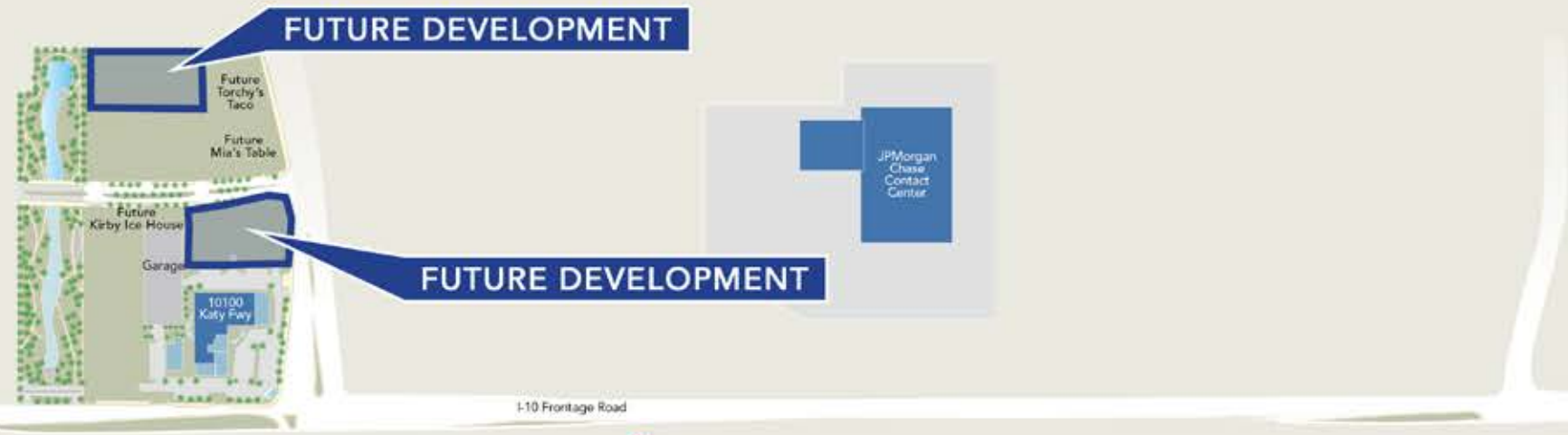
HOTEL ZAZA

Gesner Rd

Bunker Hill Rd



MEMORIAL CITY DEVELOPMENT OVERVIEW



MEMORIAL CITY TRADE AREA OVERVIEW

10 MILE RADIUS

THE CENTER of west Houston's thriving economy, Memorial City is truly a city-within-a-city that's a thriving development nestled in the heart of Houston's most popular and affluent community. You can feel a captivating energy and vitality everywhere you turn: from the hustle and bustle in the stores and chef-inspired restaurants, to the constant flow of meetings and conventions at the hotel, and to the lights burning late into the night in the gleaming headquarters of the many corporations who make Memorial City their home. This is a place to do more, find more, and enjoy more.



387,144 CARS PER DAY
Interstate 10

147,736 CARS PER DAY
Beltway 8



MEMORIAL CITY MALL
1,700,000 SF super regional mall with
OVER \$800 AVERAGE SALES PSF
and the highest grossing Macy's in Texas



The Memorial City trade area has **8.2 M SF**
of existing mixed-use development and has **6.3 M SF**
new/proposed mixed-use development for a total of **14.5 M SF**



2,860,000 SF
Class A office space in Memorial City



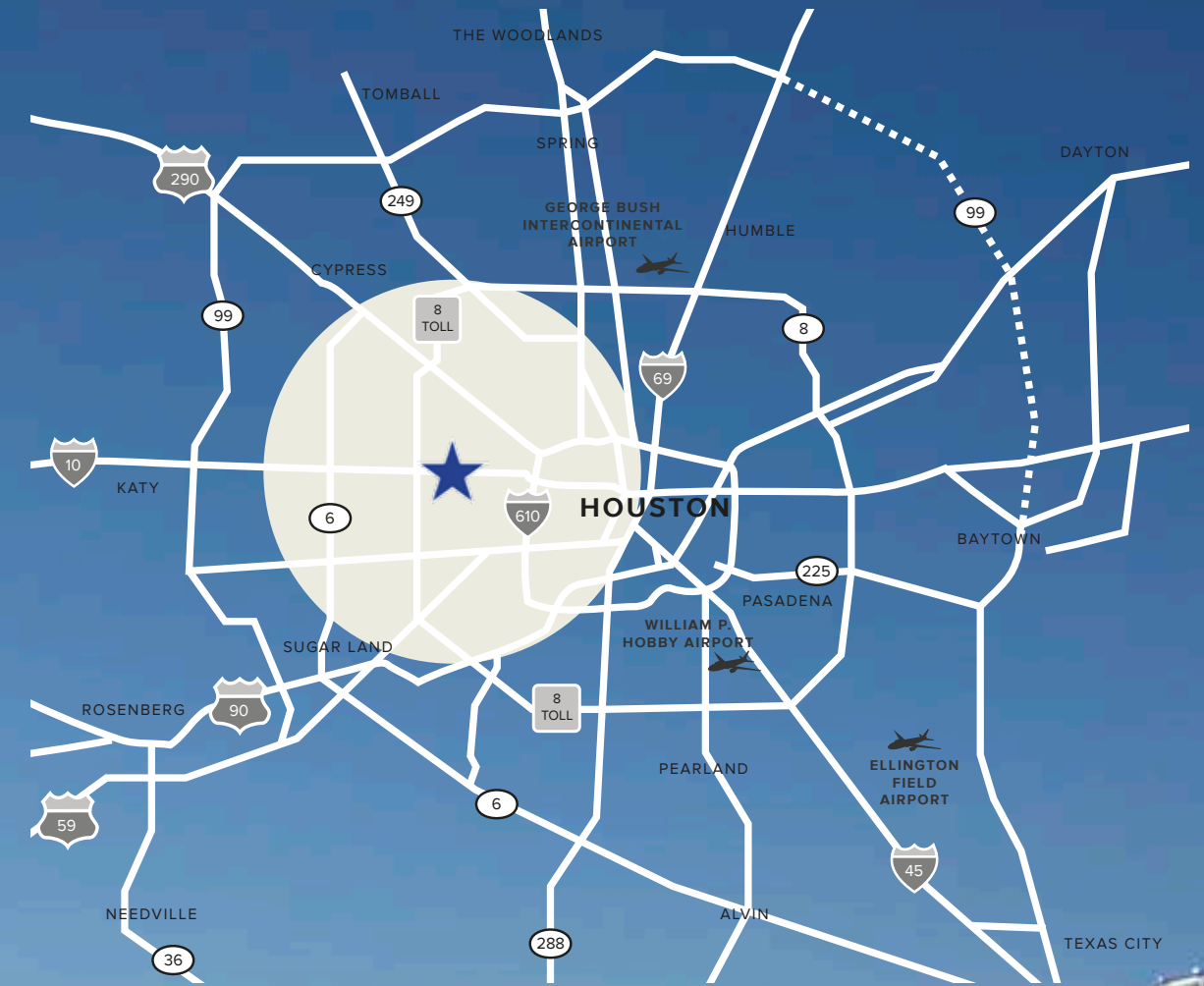
EASY ACCESS
to Interstate 10 and Beltway 8



1.5 MILLION
population within a 10 mile radius

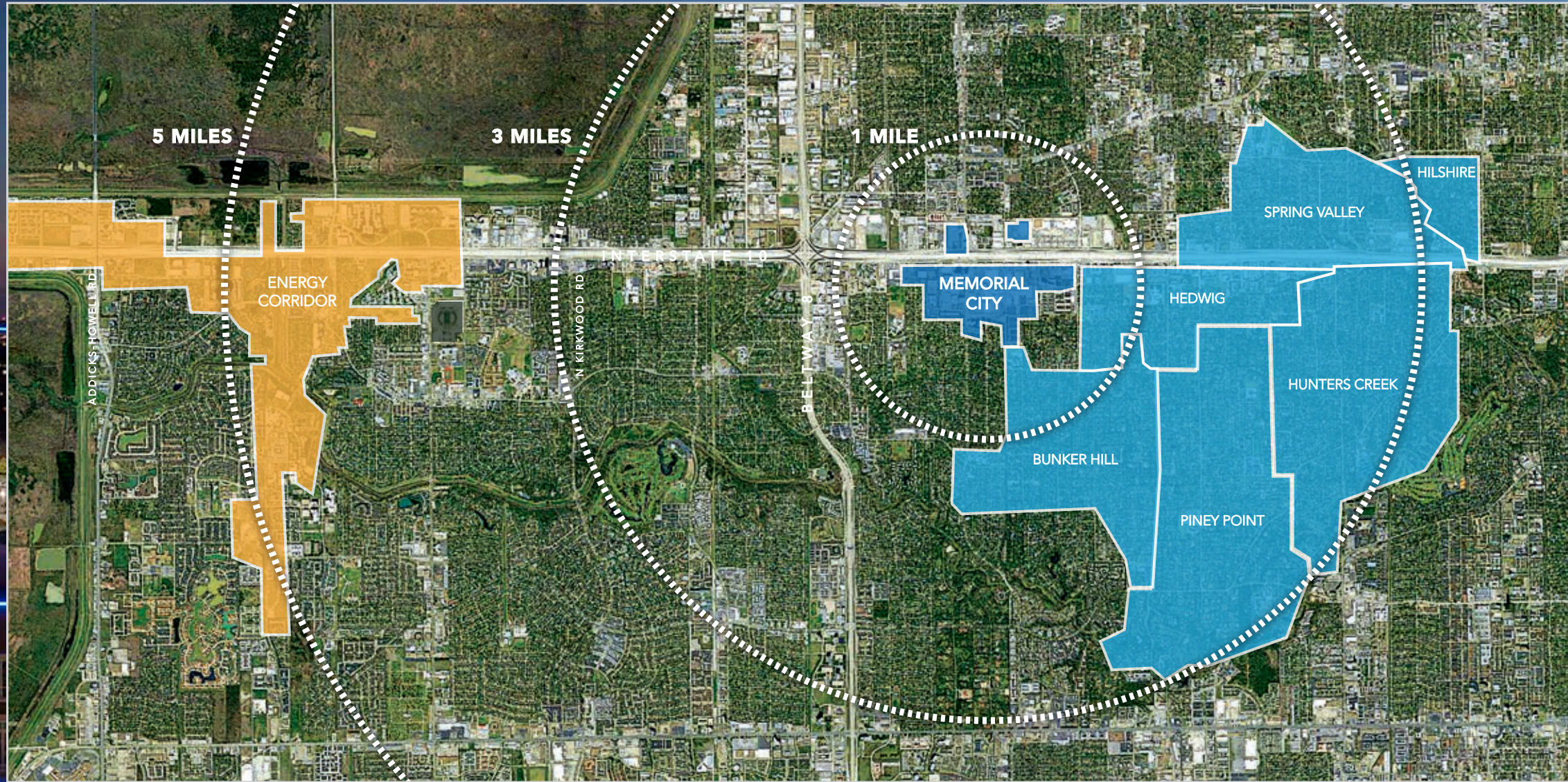


\$200,000 MED INCOME
in the Memorial Villages



2019 DEMOGRAPHICS			
	3 MILE	5 MILE	10 MILE
POPULATION	131,342	396,074	1,558,428
DAYTIME POPULATION	139,706	444,230	1,482,461
TOTAL HOUSEHOLDS	49,591	163,365	609,008
AVG. HOUSEHOLD INCOME	\$91,991	\$77,250	\$78,127
MEDIAN AGE	38.1	36.5	36.2
BACHELOR DEGREE +	49%	43%	40%
TOTAL EMPLOYEES	94,616	319,435	1,001,323

KEY PROXIMITY DRIVERS

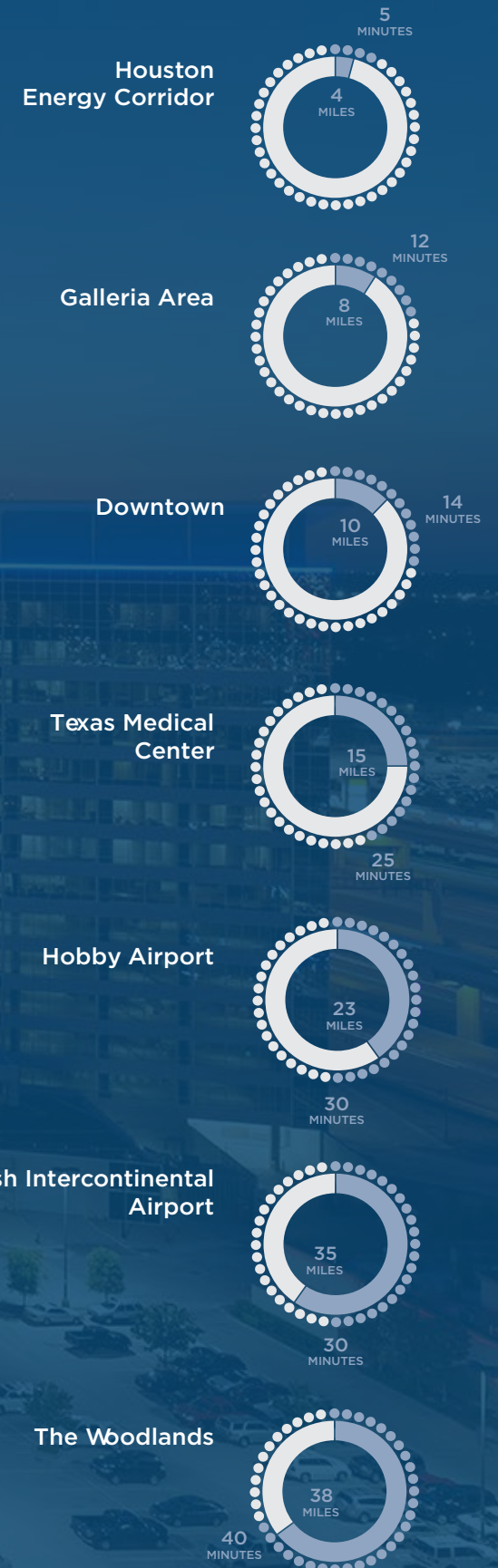


HOUSTON ENERGY CORRIDOR

The Houston Energy Corridor is the third largest employment center in the region, with 75,000 employees. With over 25 million SF of office space, the district is home to numerous prominent energy companies including ExxonMobil Chemical Company, BP America, ConocoPhillips, Shell Exploration, and hundreds of engineering firms.

MEMORIAL VILLAGES

Memorial City, located in the affluent 77024 zip code, borders not only the wealthiest communities in Texas, but also the entire United States. The Memorial Villages, which include the cities of Hunters Creek, Piney Point, Bunker Hill, Spring Valley, Hedwig, and Hilshire, have an Average Household Income of over \$250,000 annually.





KATY FREEWAY RETAIL CENTER

LOCATION

SWC I-10 & Frostwood Drive/Benignus

PROPERTY HIGHLIGHTS

- One story, 215,100 square foot center
- Fully renovated in 2005
- 803 Parking spaces
- Located within walking distance of the Memorial Hermann Memorial City Medical Center and the affluent Memorial Villages
- Co-tenants include Office Depot, Fishing Tackle Unlimited, Goode Company Seafood, Smoothie King, Club Champion, The Vitamin Shoppe, Jason's Deli, Pima Medical Institute, Kabob Korner, Club Champion

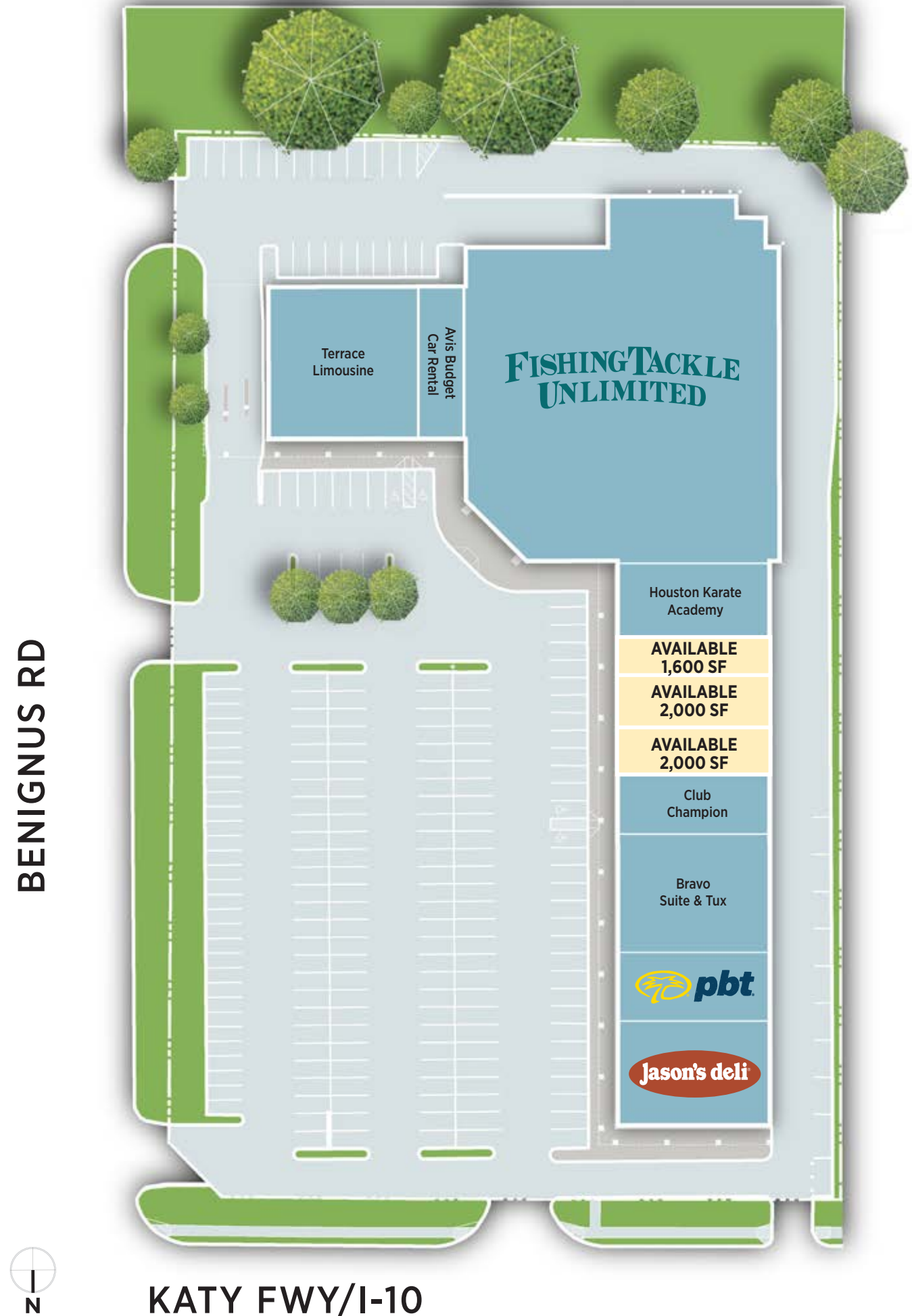
KATY FREEWAY RETAIL CENTER I & II



ADDRESS	TENANT	SF
Katy Fwy		
10201 St. 400	Goode Company Seafood	11,992
10201 St. 350	Kabob Korner	1,750
10201 St. 300	Smoothie King	1,031
10201 St. 200	Kolache Factory	1,750
10201 St. 100	The Vitamin Shoppe	3,875
10217	Office Depot	26,925
10225	Biron's Youth Sports Center	57,284

KATY FREEWAY RETAIL CENTER III

ADDRESS Katy Fwy	TENANT	SF
10301 - A	Terrace Limousine	8,850
10301 - C	Avis Budget Car Rental	1,850
10303	Fishing Tackle Unlimited	27,959
10321 - F	Houston Karate Academy	3,000
10321 - E2	AVAILABLE	1,600
10321 - E	AVAILABLE	2,000
10321 -D	AVAILABLE	2,000
10321 - D2	Club Champion	2,400
10321 - C	Bravo Suite & Tux	4,800
10321 - B	Palm Beach Tan	2,800
10321 - A	Jason's Deli	4,400





CONTACT INFO

METRONATIONAL

945 BUNKER HILL, SUITE 400
HOUSTON, TEXAS 77024
713.973.6400 MAIN
METRONATIONAL.COM

DANNA DIAMOND

VICE PRESIDENT OF RETAIL LEASING
713.984.1001

DANNA.DIAMOND@MEMORIALCITYMALL.COM