



MEMORIAL CITY

PRESS RELEASE

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METRONATIONAL REVEALS NORTHWEST CORNER MASTER PLAN

Mixed-Use Development Catalyst for Expansion of Memorial City North of I-10

Houston, TX – March 2019 – MetroNational, the Houston-based privately-held real estate investment, development, and management company, revealed plans today for the development of an 18-acre tract on the northwest corner of Gessner and the Katy Freeway, across from Memorial City Mall. The northwest corner mixed-use development marks the initial significant expansion of Memorial City north of I-10.

Kirby Ice House, eager to replicate its popular Upper Kirby concept to Memorial City's coveted location, has signed on to build a 7,000 square-foot patio bar serving beer, cocktails, and wine with an expansive courtyard. Mia's Table, the Johnny Carrabba-owned family-friendly casual restaurant, known for its burgers, BBQ and country sides, plus homemade malts and shakes, will open a 5,830 square-foot restaurant. Torchy's Tacos, the Austin-born casual taco chain that has a cult-like following, has committed to 4,550 square feet. Both Mia's Table and Torchy's Tacos will share a 7,000 square-foot courtyard.

Kirby Ice House is being designed by Energy Architecture and is slated to break ground Summer 2019, with an anticipated opening Fall 2020. Heights Venture will serve as architect for both Mia's Table and Torchy's Tacos. Both will break ground Spring 2019 and are expected to open Spring 2020.

"Our customers have been requesting a Mia's Table in their Memorial neighborhood for quite some time," said Houston restaurateur Johnny Carrabba. "We decided on Memorial City because it is such a dynamic location and a natural fit for this family-friendly concept."

In addition to these restaurants, Memorial City's future mixed-use development will include Class A office buildings and MetroNational is exploring the site for a future hotel.

"This master plan exemplifies the health of the West Houston corridor," said Jason Johnson, President of MetroNational. "Our company began assembling this 18-acre tract in 2005 as part of our strategic master plan. This major expansion illustrates our continued commitment to developing and redeveloping the 265 acres that comprises Memorial City."

The mixed-use development already includes 10100 Katy Freeway, a 240,000 square-foot, six-floor LEED Silver building where CEMEX USA's headquarters occupy 80,000 square feet. Opened in 2017, 10100 Katy Freeway was the first new building on this site, which was initially a strip center. In addition to CEMEX, current tenants include Chicago Title, David Weekley Homes: Build on Your Lot, Results Physiotherapy, and Leibman's, an eatery, market and gift store.



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In the Fall of 2019, McGriff, Seibels & Williams, Inc., the nationally regarded insurance brokerage firm, will be relocating from 818 Town & Country Blvd. to Memorial City to occupy two floors, totaling 69,448 square-feet at 10100 Katy Freeway.

Josh Jacobs and Brooks Shanklin at EDGE Realty Partners represented the landlord, MetroNational, in the transactions for Kirby Ice House, Mia's Table and Torchys Tacos, while Jamie Weaver at EDGE Realty Partners represented Mia's Table and Torchys Tacos.

MetroNational's Brad MacDougall represented the landlord, in the transaction for McGriff, Seibels & Williams, while Lucian Bukowski and William Padon represented the tenant.

ABOUT METRONATIONAL

MetroNational is a privately-held real estate investment, development, and management company headquartered in Houston, Texas. Each MetroNational property, spanning office, retail, restaurant, hospitality and healthcare, fully integrates MetroNational's best-of-class services, providing the highest quality and enduring value. The company, which was founded in 1954, owns and manages more than 9.9 million square feet of commercial real estate properties primarily located in Greater Houston. MetroNational's largest development is Memorial City located in West Houston. For more information, visit www.metronational.com

ABOUT MEMORIAL CITY

Memorial City, the city within a city, is a 265-acre mixed-used development located in the heart of thriving West Houston. Owned and managed by MetroNational, Memorial City contains 9 million square feet of developed real estate incorporating a blend of Class A office space; retail including Memorial City Mall; luxury midrise apartments; chef-inspired restaurants; upscale hotel accommodations including The Westin Memorial City and Hotel ZaZa Memorial City; the Memorial Hermann Memorial City Medical Center, the second largest medical campus in the Houston Metropolitan area; and The Square and The Lawn at Memorial City, two state-of-the-art green space for events, concerts and festivals. For more information, visit www.memorialcity.com.

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