



WATERMARK
DISTRICT



There's a new energy coming.

A new district is breaking ground, leaving its mark on Houston's globally renowned West Houston Corridor.

Watermark District will re-imagine how the "Energy Capital of the World" is perceived, with Class A office, retail, and restaurants surrounded by waterfront views and outdoor walkways, providing a calming yet lively environment with countless lifestyle amenities. The district will also include a hotel that's more than your typical "cut-and-dry" business trip and an array of built-in residential opportunities.

By tapping into the fastest-growing region of Houston, this district will set the stage for growth and innovation by attracting the top minds in their respective fields.

This is **Watermark District**.





Preserve & Transform...

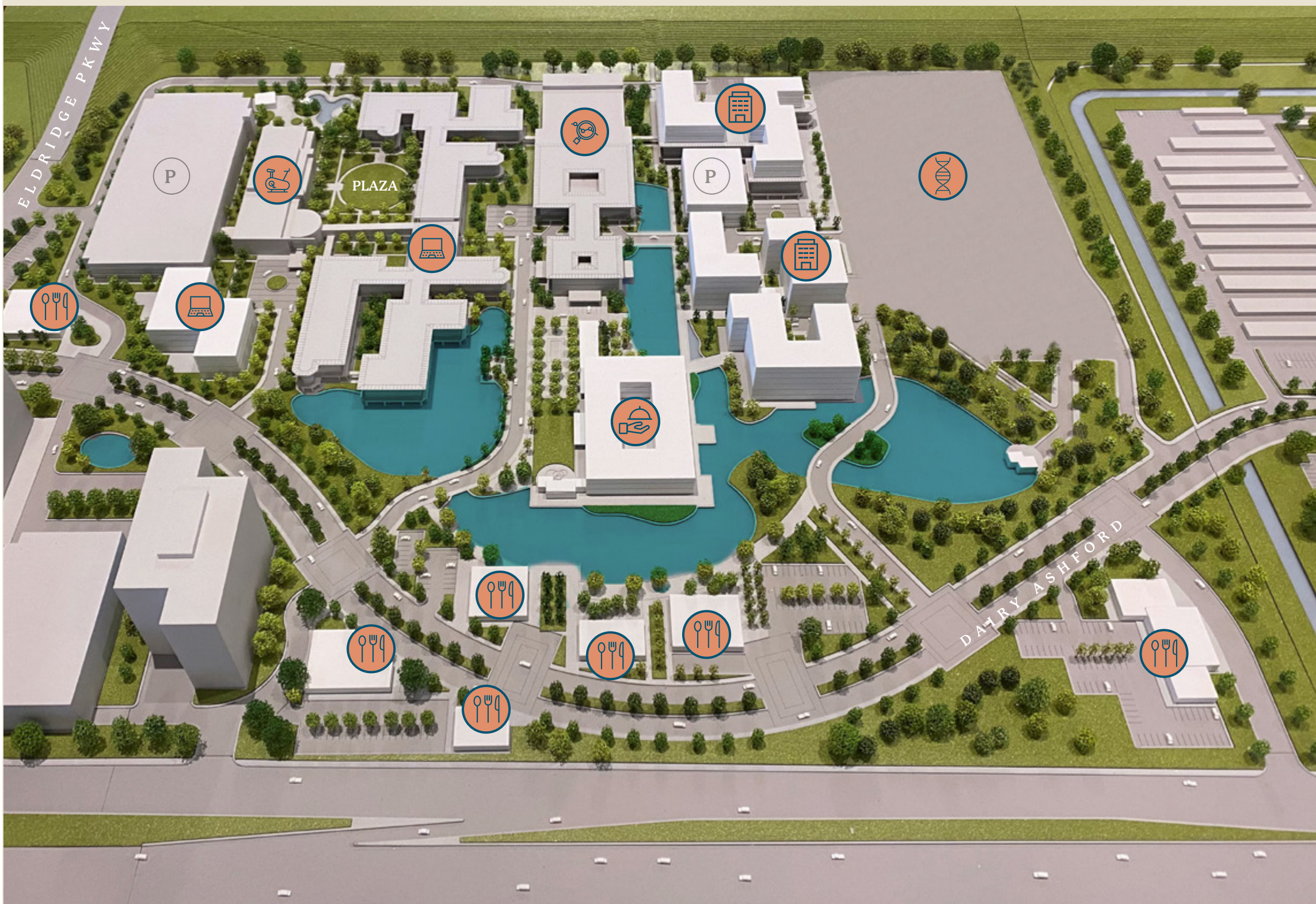
Watermark District will celebrate the nature and water found in the 70-acre destination while preserving the land's elaborate history.

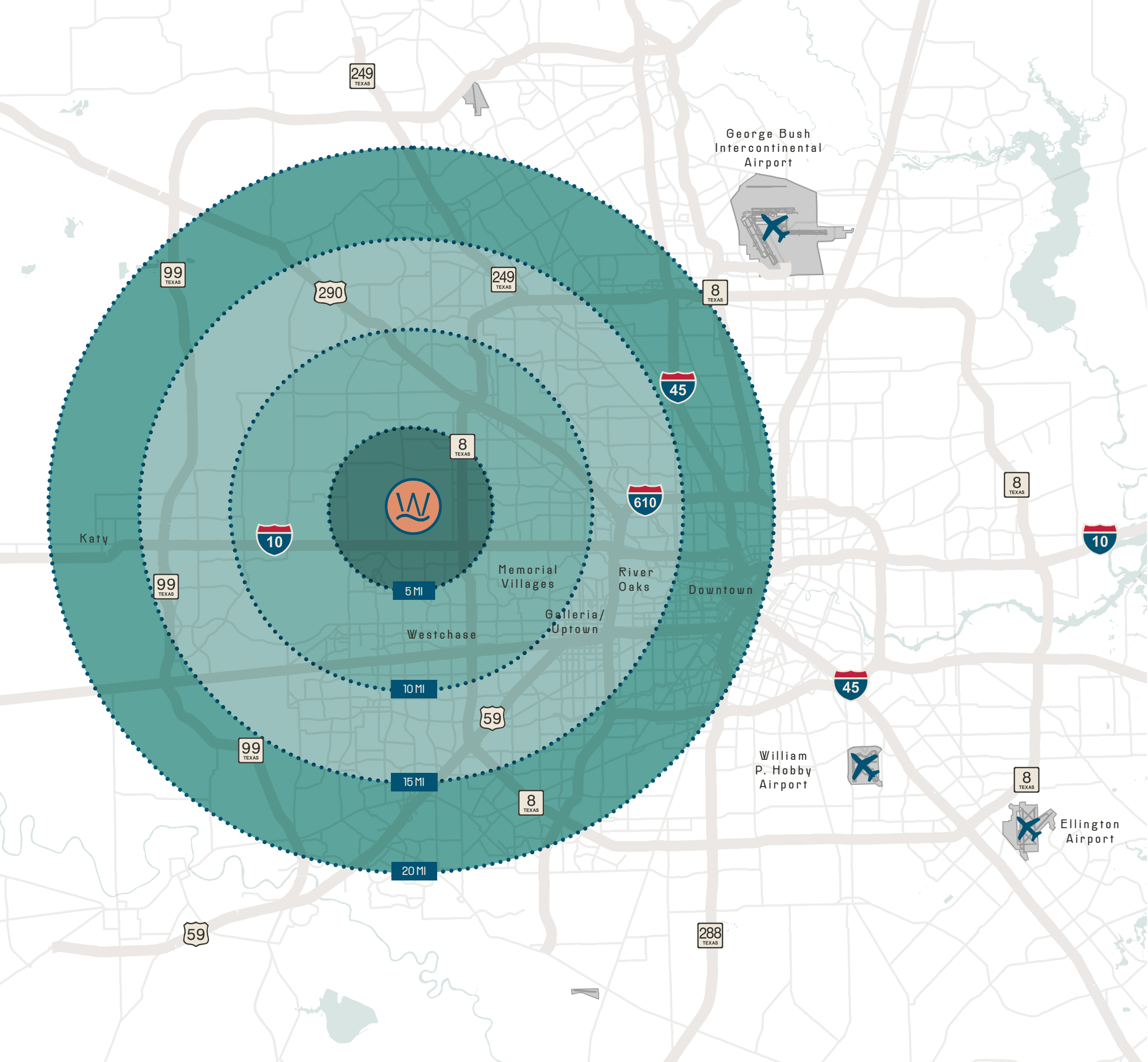
There will be multiple opportunities to tap into abundant natural light throughout the campus, immersing employees in an indoor-outdoor work environment. Also, more than 500 existing trees will be protected on-site, allowing for a serene atmosphere for employees, hotel guests, restaurant-goers, residents, and all who experience the District.

	500 ⁺		70
	TREES SAVED		DEVELOPABLE ACRES

Into A Complete Community.

-  OFFICE
-  RESEARCH + DEVELOPMENT
-  HOTEL
-  FOOD + BEVERAGE
-  WELLNESS
-  MULTIFAMILY
-  PHASE II





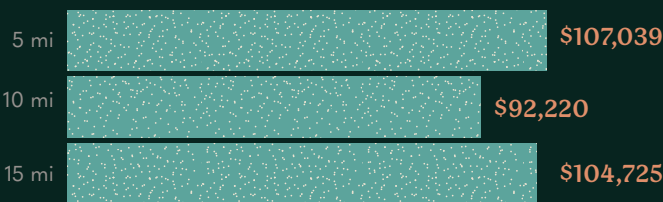
Center of Gravity

Strategically located along Interstate 10 with Beltway 8 in close proximity providing easy access to other major thoroughfares.

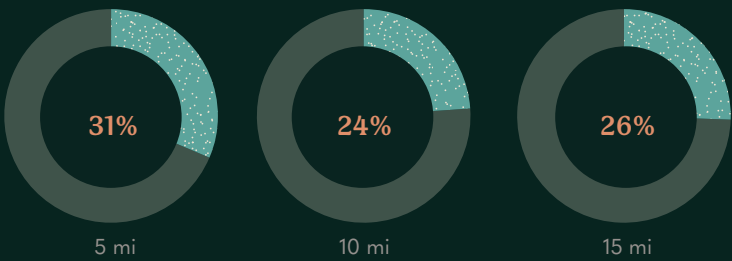
2021 Total Daytime Population



2021 Average Household Income



Ages 25+ With A Bachelor's Degree or Higher



← DOWNTOWN

8
TEXAS

10

DAIRY ASHFORD

N ELDRIDGE PKWY

← INGRESS

← EGRESS

Fueled by Connectivity

CONVENIENT ACCESS TO:



TRANSIT

- + METRO's Addicks Park & Ride offers commuters service to downtown, Kingsland, Addicks, TMC, Northwest Transit Center (NWTC)
- + Commuter bus service between The Woodlands and the Energy Corridor



TRAILS & BIKE LANES

- + Terry Hershey Park | 12.5-mile network of walking and biking trails along Buffalo Bayou
- + 50+ miles and 26,000+ acres of parks and trails



Office Space For Today



A low-rise, low-density
environment



Flexible floor plates that
provide for a variety of
workplace solutions



Abundance of
natural light



Direct access to mixed-use
campus environment



Over one mile of
on-site walking
and biking paths



24 acres of
green space



9 acres of lakes



Waterfront fare in the city.

With a variety of delicious restaurants, cafes and bars with **WATERFRONT VIEWS**, Watermark District becomes a **DINING DESTINATION** for business meetings and happy hours alike.

300,000+
Vehicles pass
on I-10 per day

40,000+
Vehicles pass on
Eldridge Pkwy per day

Business travel doesn't have to be boring.

The hotel at Watermark District serves as a **REFRESHING** respite from the typical mundane business trip. With **TRANQUIL, YET EXCITING** surroundings, your stay at Watermark District will be anything but ordinary.

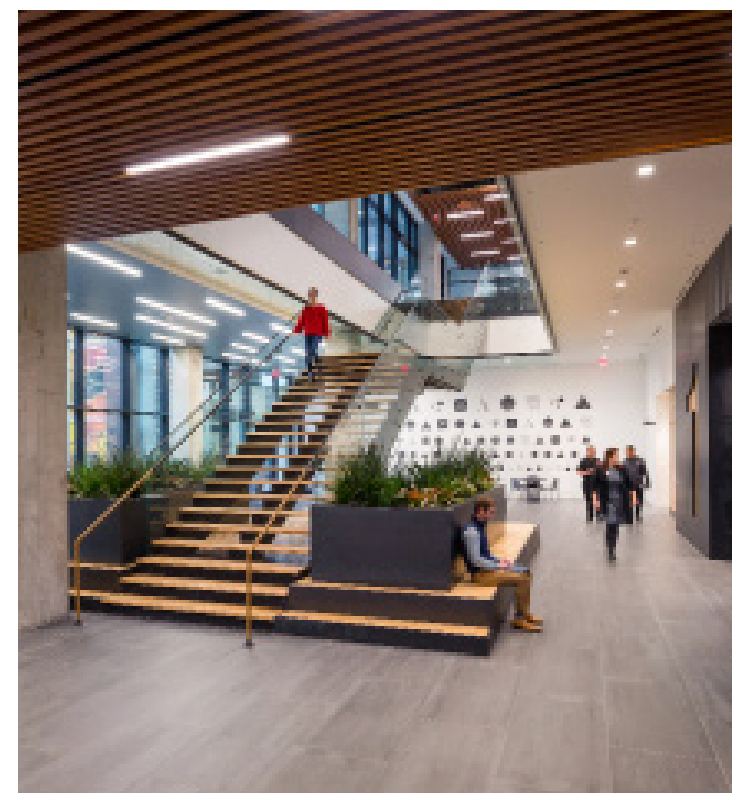


Best-in-class office environment for modern teams.

Guided by the highest standards in workplace design, this **NEW HUB FOR INNOVATION** in Phase II of Watermark District will offer next-generation features that many tenants are looking for **TO CREATE A HEALTHIER AND MORE SUSTAINABLE** work environment.

A **THOUGHTFUL COMBINATION OF FLEXIBLE SPACES**, service-driven amenities, and innovative wellness offerings will promote productivity and help companies attract and retain top talent.

Complemented with advanced technology and renewability, Phase II of Watermark District will be **AN IDEAL ENVIRONMENT** for tenants in creative industries such as technology, research and development, information, and biotechnology/life sciences.





Wellness



Natural and
Recreational Open Spaces



On-site Fitness Center



Olympic-Size Saltwater
Swimming Pool



Direct access to miles
of walking trails



Walking distance to
Terry Hershey Park

Environmental & Social Initiatives

Midway is committed to leadership in sustainability and corporate responsibility in our operations, our developments, and in our social and community relationships. This commitment aligns with our purpose of creating enduring investments and remarkable places that enrich lives. If anything, our purpose is limited if we fail to reach for ESG excellence with our investment executions, operations, and relationships.



“THE GREENEST
BUILDING IS THE ONE
THAT ALREADY EXISTS”

- Carl Elefante, Former President
of the American Institute of Architects

MIDWAY CONSERVATION EFFORTS

 **1,000+**
Trees Relocated
throughout Midway’s
Development Portfolio

 **\$5M+**
Trees Donated
throughout Midway’s
Development Portfolio



275K SF
Green space throughout
Midway’s Development Portfolio



PROJECT HIGHLIGHT A BETTER WAY OF LIVING — AND WORKING

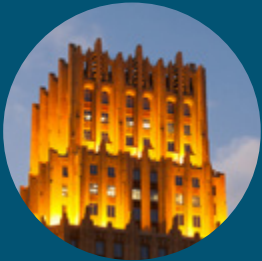
 **3**
Fitwel® Certifications in
the Midway portfolio



CITYCENTRE FIVE




greenstreet




JONES
ON MAIN

PROJECT HIGHLIGHT WATER CONSERVATION + WATER QUALITY



 East River has incorporated certain low impact development features in the design of its infrastructure to help address storm water quality and quantity issues.

 At East River 9 golf course, a permit is in process with the city and state to use water from Buffalo Bayou to irrigate the greens and landscaping throughout the course.



We create communities, not commodities.



MIXED USE
Integrated, comprehensive experience



EXPERIENCE
Unique, urban, natural, authentic public place



INNOVATION
Healthy, sustainable, flexible product



DIFFERENTIATION
Thoughtful, unique branded services



CONNECTIVITY
Multi-modal, walkable, social community



DESIGN
Timeless quality

MIDWAY

What We Believe

Integrity

Authenticity and transparency are central to our conduct; we say what we mean and honor our word.

Passion

Passion is the fuel that drives us forward. A passionate group of people working toward common goals, we can accomplish the unthinkable.

Adaptability

We instinctively look at the world with open eyes and anticipate change. This gives us the resolve to differentiate ourselves from the commonly accepted formula.

Quality

We believe quality is the end result of our high intentions, sincere effort, intelligent direction, and skillful execution; it represents the wise choice of many alternatives.

Initiative

We strive to make a difference, regardless of obstacles and resources.

Teamwork

When we succeed together, without worrying about who gets credit, we succeed with humility.

Urgency

Having a sense of urgency is critical in everything we do. We act promptly and with intention, striving to make things happen efficiently and effectively.

Generosity

Our talents were not given to us solely for our own benefit and success, but also to enable us to give back and make a positive impact in the lives of people in the communities where we live and work.

INTEGRITY
PASSION
ADAPTABILITY
QUALITY
INITIATIVE
TEAMWORK
URGENCY
GENEROSITY



MIDWAY

DESIGNED BY: **midway
creative
group**