



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**.





3

Full-Service Restaurants

1

Fast Casual Restaurants

Waterfront

Dining

20k SF

Retail Space

Indoor/Outdoor

Environment

340

Parking Space

Indoor/Outdoor Environment





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+
TREES SAVED

70
DEVELOPABLE
ACRES



Retail Siteplan



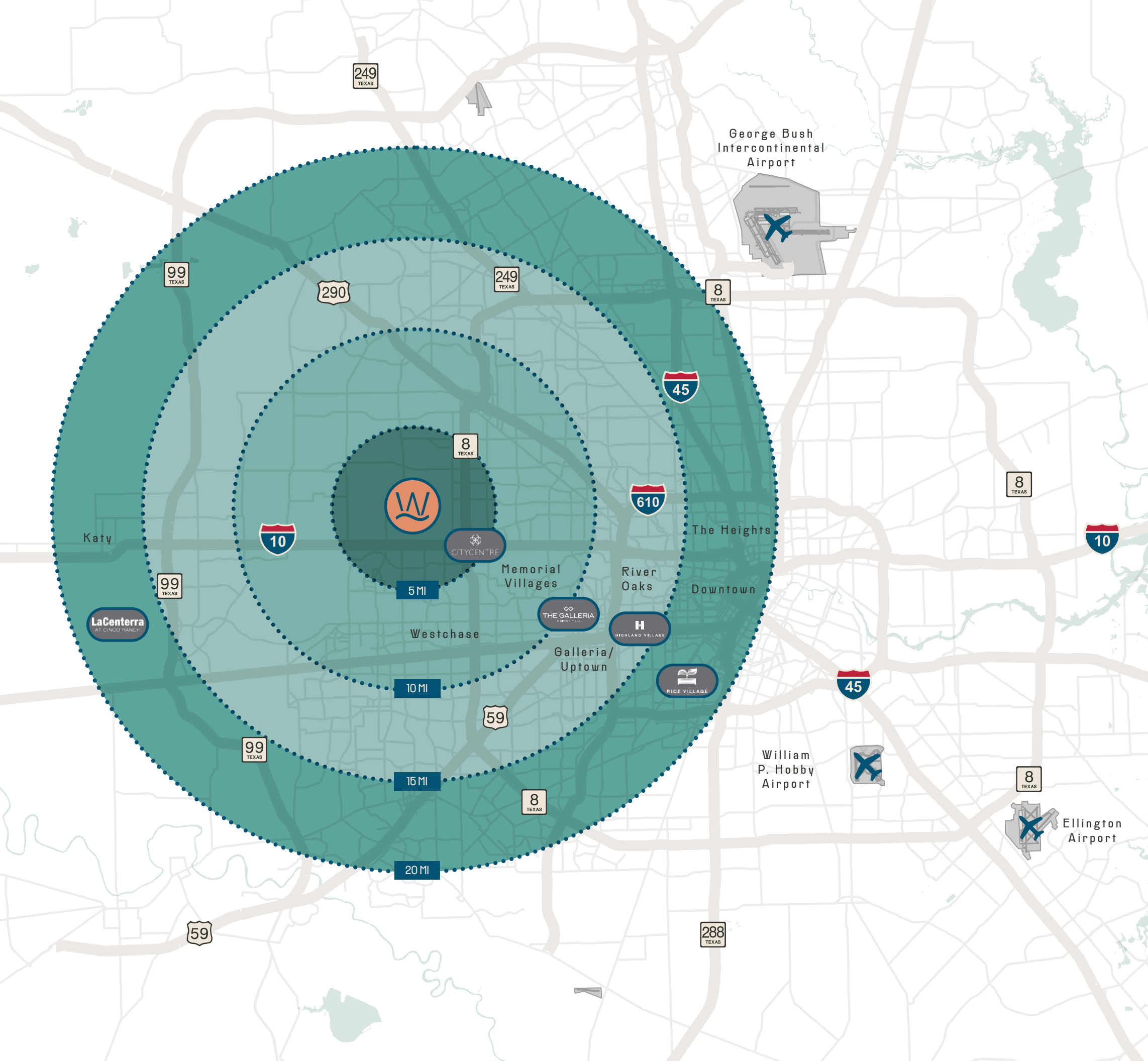
3k SF | 750 SF Patio

5k SF | 800 SF Patio

5k SF | 750 SF Patio

5k SF | 850 SF Patio

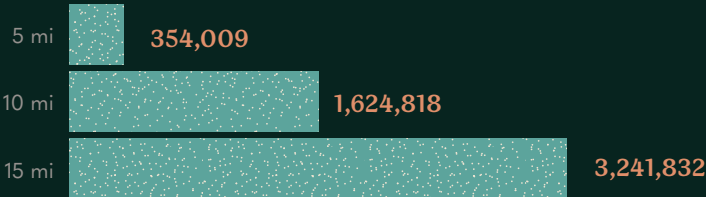
340
Parking
Space



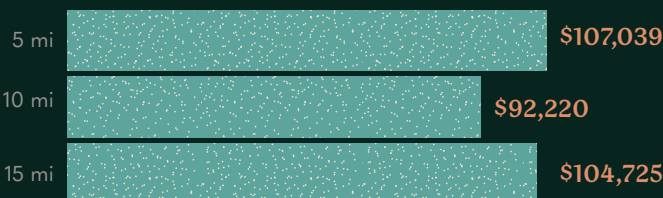
Center of Gravity

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

300,000+
Vehicles on I-10
per day

DAIRY ASHFORD



40,000+
Vehicles on
Eldridge Pkwy per day

← 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

The Whole Vision



Office space
for today



Expand culinary
exploration



A hotel in the
heart of everything



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 on
I-10 per day

40,000+
Vehicles on
Eldridge Pkwy per day

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

fitwel **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.

MIDWAY



retail **BY**
MIDWAY

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