The Grid
Sparking Connections.

The Grid is sparking connections that create an unrivalled energy in Fort Bend's Innovation Corridor.

An innovative mixed-use reinvention of a landmark Texas Instruments campus, the Grid connects past and present by combining world-class planning and design with the adaptive reuse of the site's iconic industrial architecture. The result is a one-of-a-kind experience for shoppers, residents, tenants, and guests, woven into the fabric of the surrounding community.
The Grid
Sparking Connections.

The Grid’s walkable and diverse mix of uses give it a uniquely urban feel. Tree-lined streets work together with its robust dining, shopping and service offerings to create an environment where office workers and residents can leave their cars in the garage for an entire day or evening.

With plentiful public spaces and programmed events, the Grid is connected to the community, creating a new focal point and public gathering place for southwest Houston and Fort Bend County.
Located at the gateway of Houston's Innovation Corridor, the Grid's 192-acres include more than 350,000 square feet of shops, restaurants, and entertainment; 500,000 square feet of creative-focused office space; multiple hotels; pop-up shops; food hall; rooftop dining and 2,400 urban residences.

The heart of the project, Grid Center, incorporates existing components of the site's iconic industrial architecture to create an authentic and memorable urban environment, including an activated public green able to host concerts, festivals, and outdoor movies.
Innovate.
The Grid is reinventing a historic Texas Instruments campus to turn its rich legacy of innovation into a catalyst for a new era. Surroundings that once launched the area’s reputation as a center for advanced technology will now inspire the next generation of innovators.
Reinvent.

The Grid is a new **gateway** and **catalyst** for Houston’s Southwest **Innovation Corridor**, delivering a **world-class** environment that captures and celebrates the aspirations and spirit of the area’s diverse, sophisticated, and affluent residents.
Connect.
The Grid is a new center for community life in southwest Houston and Fort Bend County. The Grid’s pocket parks, green spaces, and programmed events create an inspiring setting for meaningful and rewarding social interactions. It is a place where friends, family, and neighbors can gather to relive old memories and make new ones.
Experience.
Iconic architecture, abundant public spaces, and a carefully curated mix of new and established tenants make the Grid a place for discovery. The Grid's walkable, tree-shaded environment offers something new around every corner, delivering an experience that feels fresh no matter how many times you've been there.
**Demographics**

**10 Minute Drive Time**

- **Total Population**: 465,104
- **Daytime Population**: 367,076
- **Millennial Population**: 139,106
- **Number of Households with Incomes $75,000+**: 54,485
- **Estimated Population Growth from 2016-2021**: 50,621

*Per REGIS Online. Drive-time parameters are 55 mph on Interstates, 55 mph on Freeways & 25 mph on Streets. Updated May 2018.*
Positioned at the Gateway to Fort Bend County

340,000 Cars Per Day on Highway 59, W Airport Blvd, Kirkwood Rd, & Murphy Rd

1,708,051 people living within a 20-minute drive time

148,168 projected annual population growth

$127,363 average household income

Most Educated county in the U.S.

*Per REGIS Online. Drive-time parameters are 55 mph on Interstates, 55mph on Freeways & 25 mph on Streets. Updated May 2018.
Ingress & Egress at the Grid

340,000+ cars access the site each day

North
Southwest Fwy, Kirkwood Rd, Murphy Rd

East
Airport Blvd, Greenbriar Dr

South
Southwest Fwy, Kirkwood Rd, Murphy Rd

West
Southwest Fwy, Hwy 90, Airport Blvd
Incorporating elements of the site’s existing mid-century modern architecture, the Grid’s office spaces and surrounding amenities deliver an authentic and inspiring environment that appeals to today’s most sought-after talent. The Grid’s mixed-use setting encourages collaboration and fosters creativity, and its direct access to Highway 59 puts key Houston business districts within easy reach.
Flagship Retail & Dining

Located in Grid Center, the Grid’s flagship retailers and restaurants include the freshest local, national, and global brands. Shaded sidewalks and abundant patios create an energetic environment that encourages window shopping, allows for unexpected discoveries, and reflects visitors’ interest in active, indoor-outdoor lifestyles.

350,000 SF
Flagship Retail
Patio Dining
& Entertainment

Open-Air
Emerging Brands
National Favorites
Hospitality

The Grid offers hundreds of rooms in multiple formats – including a dual-branded Aloft and Element property from Starwood. Guests at these diverse projects help to energize the urban environment, while the Grid’s walkable, connected, mixed-use surroundings give travelers a remarkably refreshing experience.

223 Rooms
Dual-Branded Hotel
Aloft & Element

200+ Rooms
Future Destination Hotel
The Grid’s 2,400 residences will offer walkable, bikeable access to the Grid’s employers, shops, restaurants, entertainment, and public spaces. Developed by JLB Partners and StreetLevel Investments, these unique urban residences offer market-leading interior design, appliances, and finishes, along with amenities like high-tech fitness centers and on-site bike-share stations.

2,400 UNITS
Urban Residential

1,800
JLB Partners

600 Units
StreetLevel Investments

Walkable Integrated Neighborhoods
Dog Park
Walking / Running Trails
Bike Share
At the edge of The Lawn, the Grid reinvents some of the site’s existing industrial infrastructure as temporary pop-up shops for designers, artists, and craftspeople. These rotating shops offer a chance for talented upstarts to build a following, and an opportunity for shoppers and collectors to score totally unique finds.
The Food Hall.
The Food Hall at the Grid features the cuisine of some of Houston’s most celebrated chefs in a totally unique atmosphere. Diners can choose locally sourced dishes from one of several custom-curated vendors, and then eat at communal tables with family, friends, and neighbors. The hall itself is a one-of-a-kind structure, with a soaring ceiling and glass walls dramatically intersected by enormous industrial pipes left over from the structure’s earlier life.
Located in the middle of Grid Center, The Lawn is a versatile and scenic space that serves as a destination for the entire region. In addition to serving as an inviting place for everyday relaxation, The Lawn will host planned events including concerts, movies, fashion shows, outdoor yoga, and food or arts festivals.
The Lawn

LEGEND
01. EVENT LAWN
02. STAGE
03. WATER FEATURE
04. BEER GARDEN
05. SPILL OUT DINING
06. ROOF GARDEN
07. POP-UP RETAIL PLAZA
08. SEATING WALLS
09. ENTRY BOSQUE
10. CAFE LAWN
11. SHADE STRUCTURE
12. RECESSED CIRCUT SEATING
Luma Grove clusters some of the region’s hottest culinary concepts around a communal patio with a beer garden and live weekend entertainment. The expansive patio is shaded by large heritage oaks, which are illuminated by awe-inspiring specialty lighting once the sun goes down.

Expansive Shaded Patios
Beer Garden
Communal Dining
Live Music
Heritage Oak Trees
Specialty Lighting
Phasing Plan

Grand Opening
Q2 - Q4 2019
- Entertainment: 90,000 SF
- Hotel - 3 Flags: 333 Rooms
- Destination Dining: 60,000 SF
- Retail: 70,000 SF
- QSR: 9,000 SF

Grand Opening
Q4 2019 - Q2 2020
- Office: 80,000 SF
- Cinema: 40,000 SF

Grand Opening
Q1-Q2 2019
- Fast Casual Dining: 11,000 SF
- Casual Dining: 12,000 SF
- Financial Services: 4,000 SF
- QSR: 14,000 SF
Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a sub-agent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a sub-agent by accepting an offer of sub-agency from the listing broker. A sub-agent may work in a different real estate office. A listing broker or sub-agent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:
1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.