

Introducing DistrictWest
**A Bold New
Vision for
West Houston**



RETAIL • RESTAURANT • ENTERTAINMENT • OFFICE • MEDICAL

DISTRICT  WEST

A NEW DEVELOPMENT IN WEST HOUSTON BY FERGUSON FAMILY PARTNERS



Introducing District West...
A Bold New Vision
for **West** Houston





Paloma Court

A collection of distinctive, upscale restaurants paired with complementary retailers, moored by a central plaza.

Paloma Court

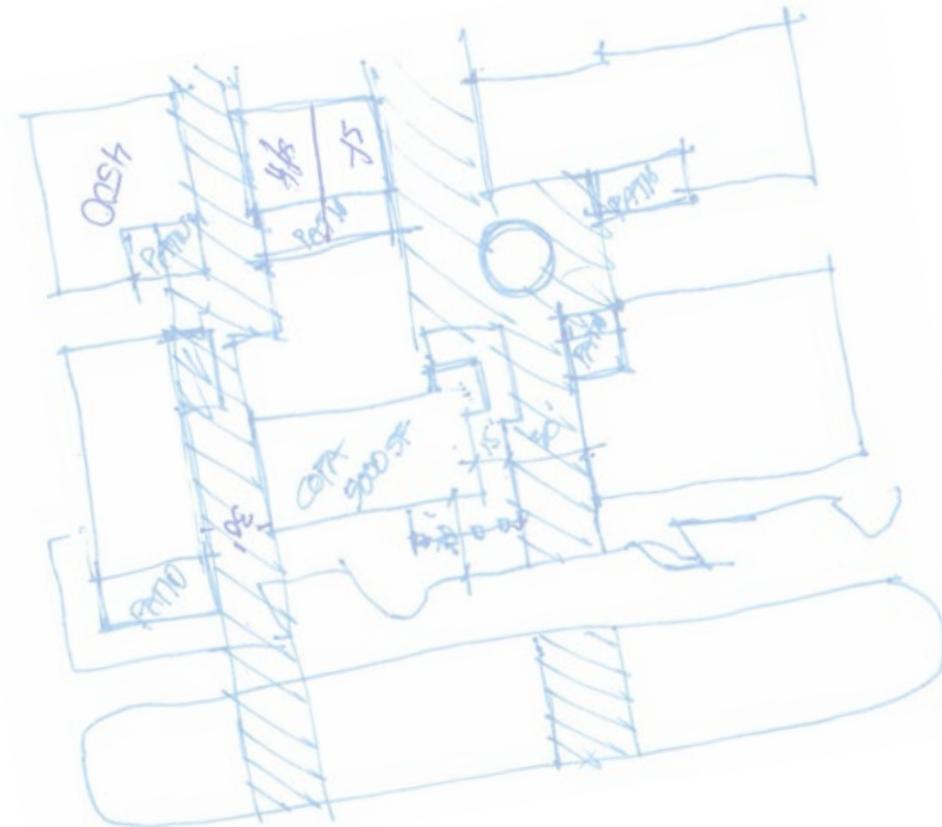
District West's most exclusive address...

For centuries, an array of avian adventurers flocked to the flatlands and wetlands of what is now Katy, Texas to seek sanctuary and nourishment. Noblest of these was the graceful dove, known in literature and lore as "La Paloma" and universally regarded as a symbol of peace and new beginnings.

A stone's throw from this traditional gathering place, at the epicenter of District West, sits Paloma Court: a collection of distinctive, upscale restaurants paired with complementary retailers, moored by a central plaza.

It is here that patrons of District West will find respite as they enjoy the tempting hospitality of some of the finest dining and drinking establishments the southwest has to offer.

And it is here that District West tenants will find an ideal location to connect with their consumers in the profitable expression of their brand.



District West

by the **Numbers**

- **100 acre** mixed-use development
- **83,000+ people** live within **3 miles**...with more arriving each week
- **\$144,000** average household income within **3 miles**
- **45,000 sq. ft.** of greenspace, premium landscaping and fountains
- **6** pad sites
- **7.5 to 1** parking ratio (no parking garages)
- **6 access points** to District West from **3 roads**: Westpark Tollway, Peek Road and Park Westheimer Boulevard
- **12 screen** state-of-the-art Star Cinema Grill
- **42,000 sq. ft.** Kelsey-Seybold Clinic
- **350 unit** luxury midrise apartment complex
- **120,000 sq. ft.** medical complex

2021 Projections:
102,000 residents and
annual household income
of **\$174,000** within 3 miles





EXPENDITURES

Food & Beverage:

Entertainment:

10 MINUTES

\$ 1.15 Bil

\$ 470 Mil

15 MINUTES

\$ 2.3 Bil

\$ 924 Mil

*Sites USA









DISTRICT WEST
District-West.com

- Accessories
- Athletic
- Cafe/Market
- Children's/Baby
- Entertainment
- Financial Services
- Gifts
- Hotel
- Jewelry
- Medical
- Men's
- Restaurant
- Retail
- Salon Services
- Shoes
- Women's/Ladies'





STAR CINEMA GRILL

-  Twelve (12) Screen luxury dine-in theater with seat side service including lounge and bar areas
-  The first **Samsung Onyx P3.3 Cinema LED** in the Western hemisphere...and only the second in the world!
-  Sony 4k Digital Projection and RealD 3D sound system
-  Luxury Recliners with seat reservation options

**NOW
OPEN!**

Drive Times to District West

10 MINUTES OR LESS
15 MINUTES OR LESS

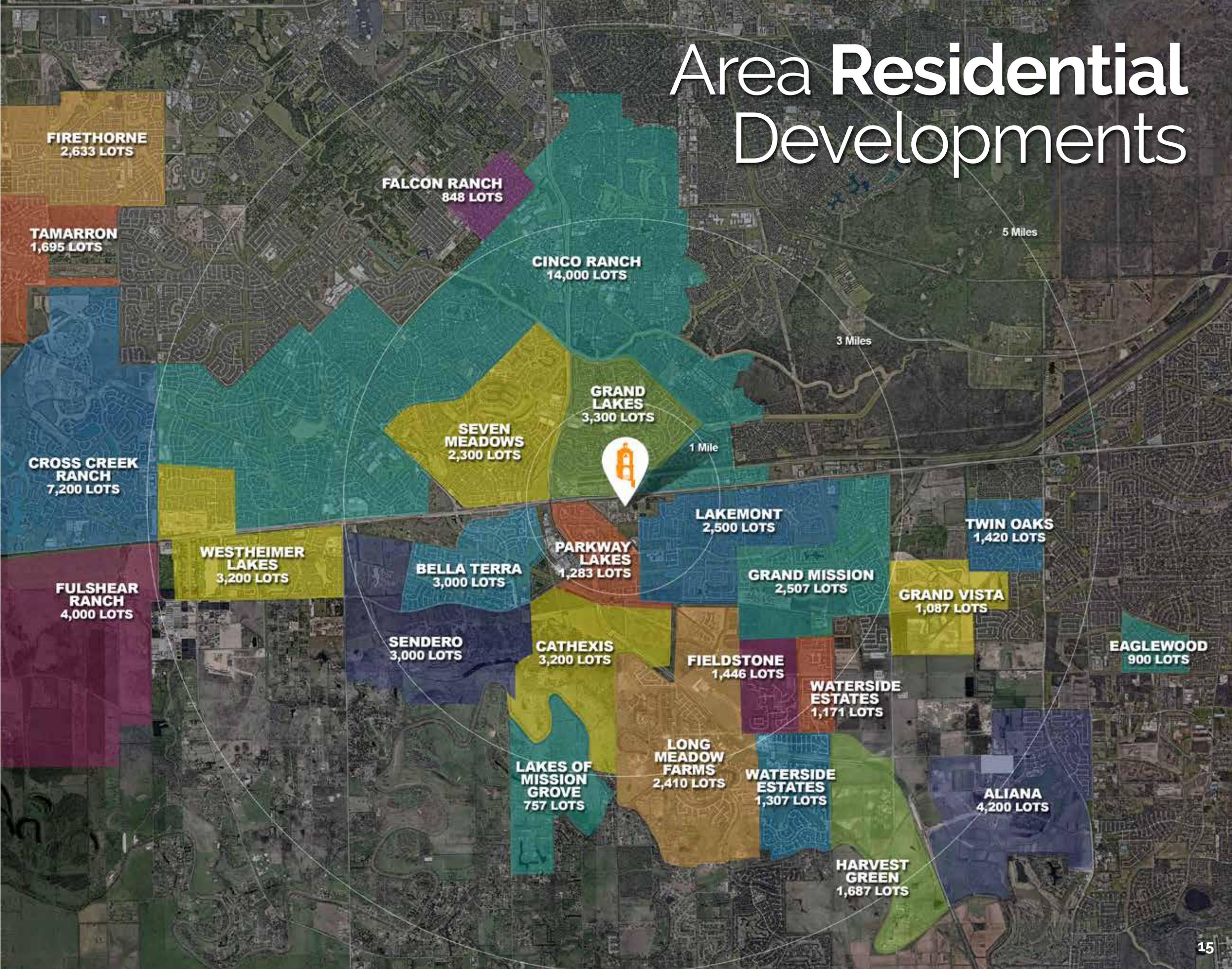
27 Miles / 33 Min to Downtown Houston

13 Miles / 22 Min to Downtown Houston

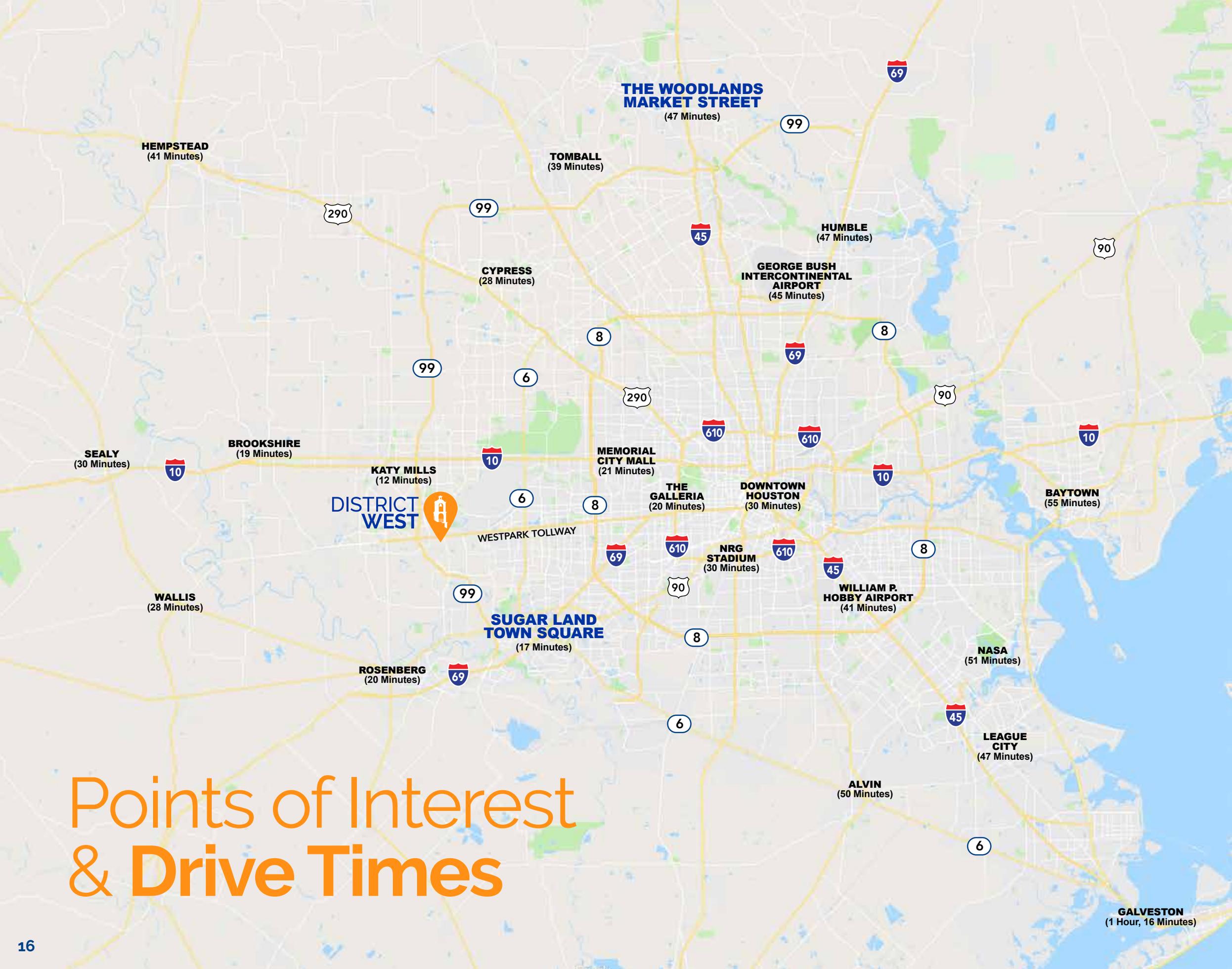
	10 MINUTES	15 MINUTES
Est. Population:	305,500	637,000
Avg. Household Income:	\$ 124,000	\$ 113,000
Est. Daytime Population:	127,677	296,093

*Sites USA

Area Residential Developments



Points of Interest & Drive Times



Demographic Comparison



5 Mile Radius

2018 Estimated Population

2023 Projected Population

2018 Estimated Average HH Income

2018 Estimated Per Capita Income

2018 Estimated Any College

2018 Daytime Population (10 Min. Drive)

2018 Monthly HH Foods & Beverage Expenditure

DISTRICT WEST

231,603

276,885

\$140,062

\$44,563

82.1%

127,677

\$1,034

The Woodlands Market Street The Woodlands, TX

162,662

188,696

\$132,303

\$50,738

78.2%

156,086

\$1,006

Sugar Land Town Square Sugar Land, TX

234,046

276,885

\$140,723

\$46,094

75.8%

274,510

\$1,024

The Colony Frisco/Plano, TX

238,808

277,729

\$137,113

\$55,668

81.5%

258,365

\$1,034



BISTRO

OSTERIA



EVERMOTION



DISTRICT  WEST
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21711 FM 1093 | Richmond, TX 77407
office 281-497-6000 fax 281-201-6509
FergusonFamilyPartners.com



Peter Merwin
711 Louisiana, Suite 300 | Houston, TX 77002
713.884.0000 | peter_merwin@gensler.com
Gensler.com



Kristen Barker, CCIM kbarker@wulfe.com
Bunny McLeod bmcleod@wulfe.com
1800 Post Oak Blvd, Suite 400 | Houston, TX 77056
713.621.1700 | kbarker@wulfe.com
Wulfe.com