

REGENT  
SQUARE





## REGENT SQUARE

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*A new sense  
of what a city  
can be*

Regent Square is an example of what's possible when a new city district is designed from a cohesive master plan, and when our sense of what a city can be aligns with our sense of who we are and how we want to live our lives.





## A new city district

Regent Square will create Houston's premier mixed-use development and its first truly pedestrian-oriented city district.



### Vibrant Mix of Uses

The community combines a blend of 300,000 square feet of shops and restaurants, 200,000 square feet of offices, 1,500 residences, and valet and self-parking spaces for 4,200 vehicles.

### World-Class Public Spaces

Regent Square creates new streets and boulevards, tree-lined sidewalks and promenades, signature parks, and distinctive public spaces.

### Exceptional Architecture

A collection of the world's preeminent architects collaborated to design Regent Square and craft an urban experience that combines traditional architectural styles with elements of contemporary design.

### Social Interaction

Regent Square pulses with energy throughout the day and evening as residents, office workers, shoppers, diners, and visitors experience the diverse array of activities and experiences associated with city life.

### Sustainable Development

Adhering to the principles of new urbanism, Regent Square is the largest sustainable development in Houston, and demonstrates a commitment to smart growth, green building, and environmental consciousness.



300,000

SQUARE FEET

Retail and Restaurants



200,000

SQUARE FEET

Office Space



1,500

RESIDENCES

Rental Units



4,200

PARKING SPACES

Valet and Self-Park



# MASTER PLAN

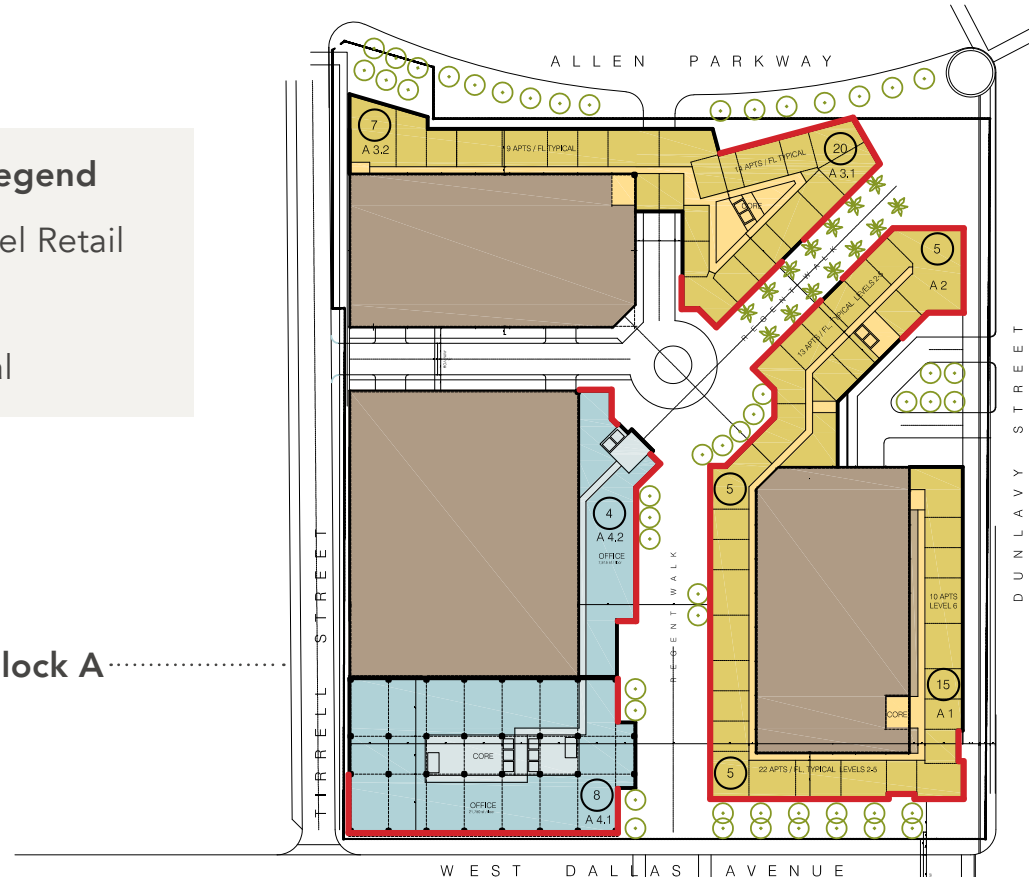
## *Perfectly blended*

The Regent Square master plan represents the most visionary and ambitious approach to community planning in Houston. Regent Square is a sophisticated and forward-thinking community, yet it is woven into the existing urban fabric as though it has always been a part of Houston.

### Master Plan Legend

- Street Level Retail
- Office
- Residential

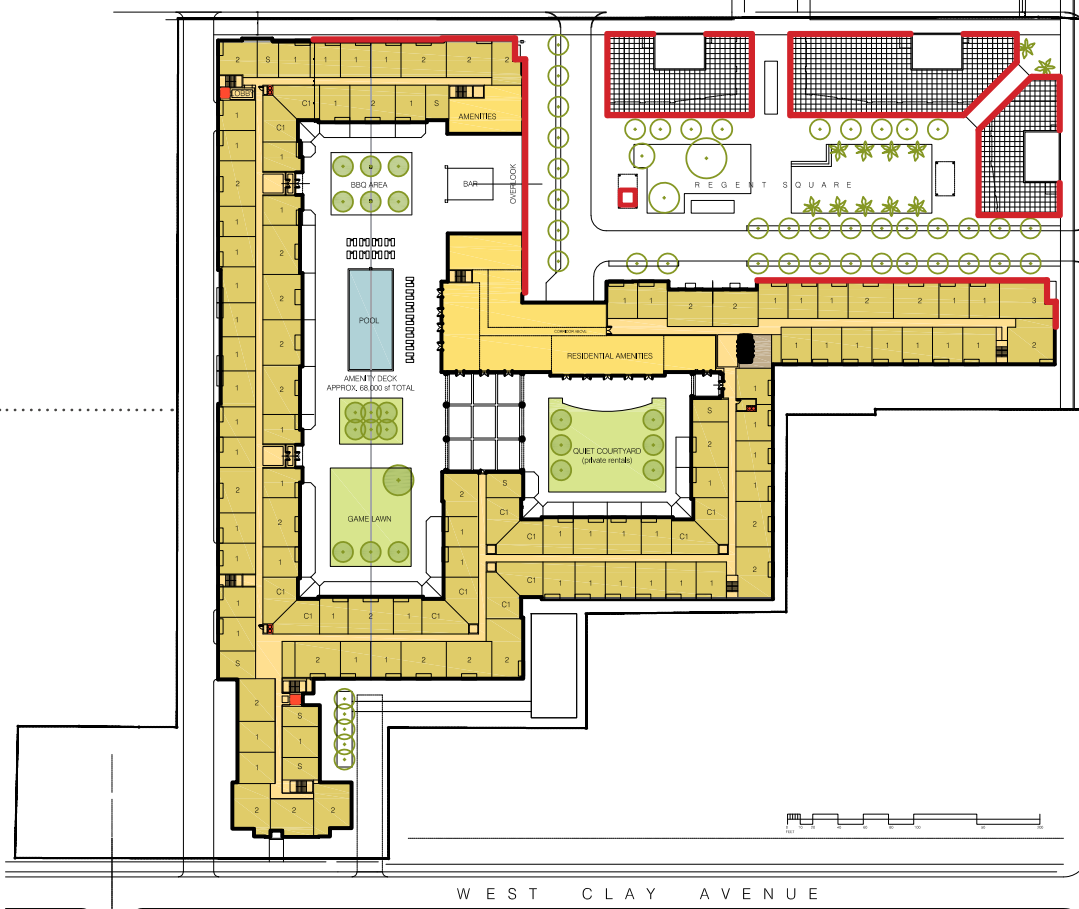
### Block A



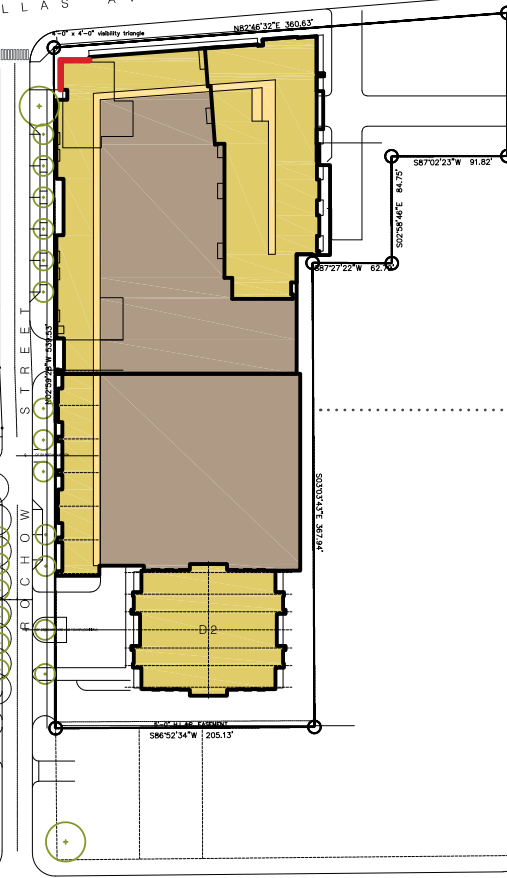
### Block C



### Block B



### Block D





## BLOCK B RETAIL & RESTAURANTS

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### *New urban vibrancy*

Regent Square launches Block B with 50,000 square feet of prime dining and retail real estate for chef-inspired concepts and destination retailers.

Regent Square provides a mix of exceptional retail, restaurant, and entertainment opportunities. A blend of classic and contemporary architecture along tree-lined sidewalks and signature public spaces creates a spectacular backdrop for a day of shopping or a memorable evening out on the town.

Regent Square will be the ultimate live, work, play destination, creating the most dynamic shopping, dining, nightlife and entertainment district in Houston.



#### Shopping

Shoppers stroll among a collection of national brands, specialty retailers, fashion boutiques, and home and lifestyle stores.



#### Health and Wellness

Health conscious consumers frequent an array of fitness, spa, and wellness venues focused on the mind, body, and spirit.



#### Dining and Nightlife

Fine dining, vibrant nightlife, sidewalk cafes, specialty food purveyors and casual restaurants are a non-stop draw.



#### Events and Live Entertainment

Evening concerts, outdoor cinema, fashion shows, farmers' markets, and festivals further enrich Regent Square, making it Houston's most exciting destination for live entertainment.

BLOCK B LEASING PLAN



*Retail & Restaurant Block B*

**Retail A**  
4,591 SF

**Retail B**  
7,947 SF

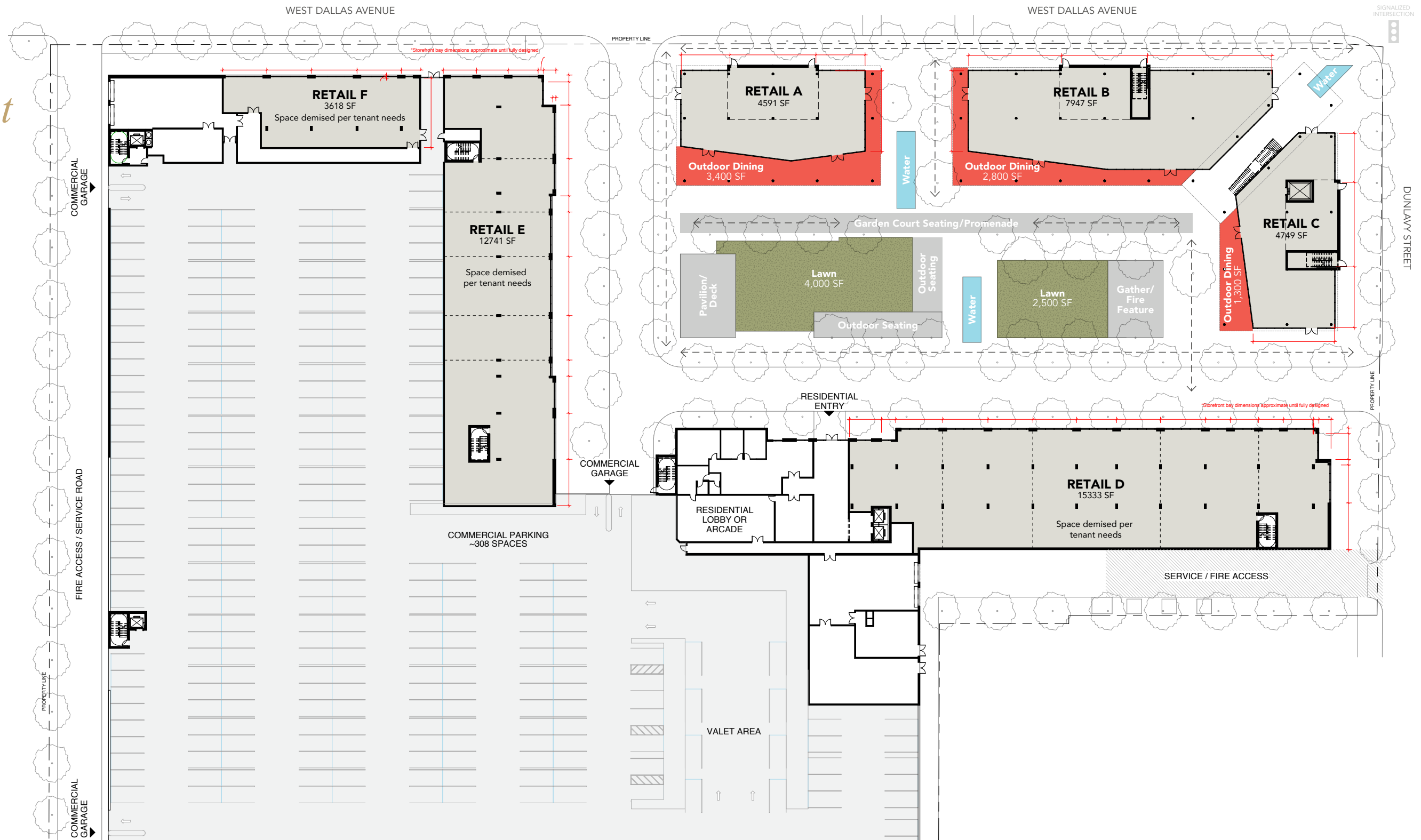
**Retail C**  
4,749 SF

**Retail D**  
15,333 SF\*

**Retail E**  
12,741 SF\*

**Retail F**  
3,618 SF\*

\*Space demised per tenant needs



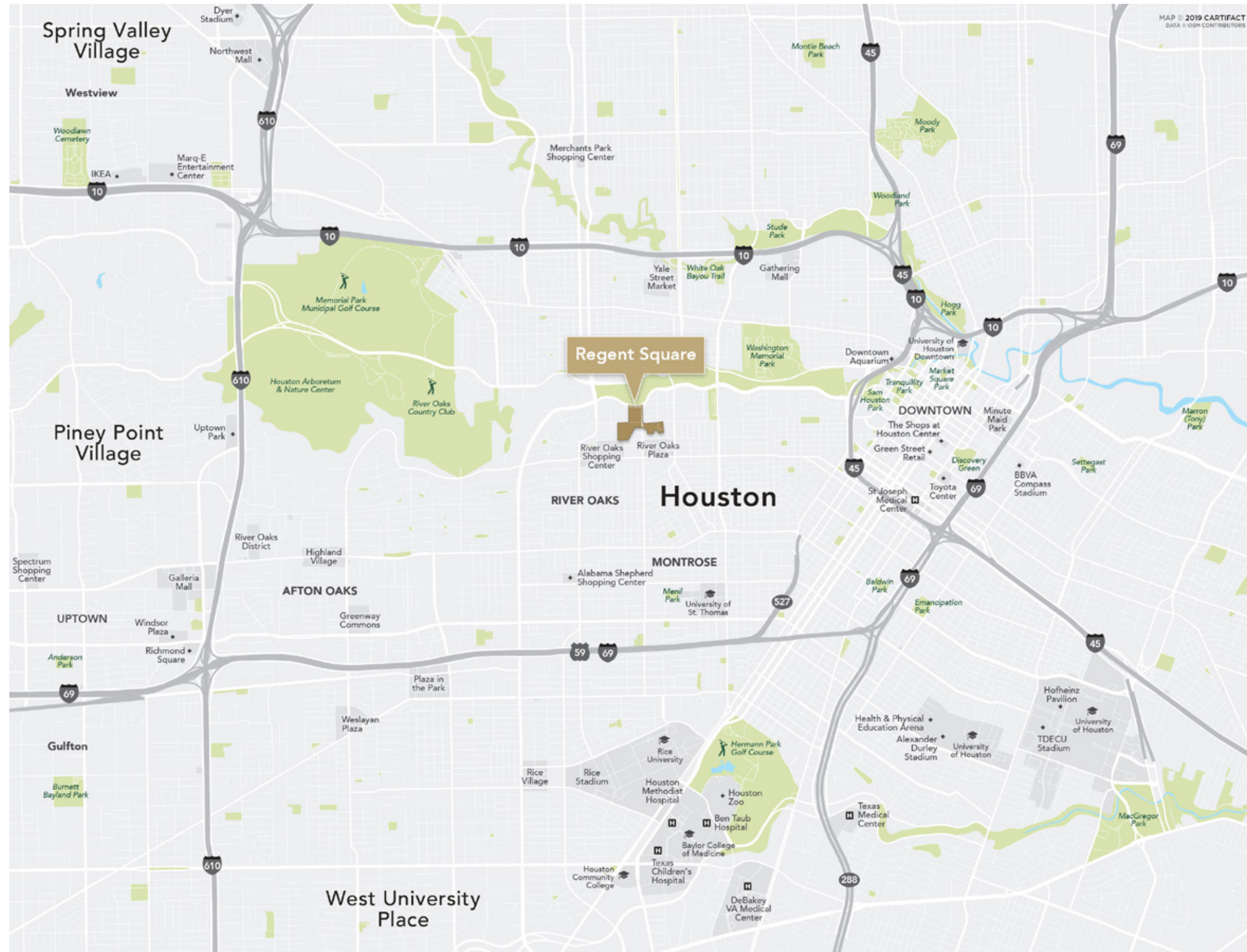


## LOCATION

# *Houston, Texas*

An endeavor with the magnitude and ambition of Regent Square requires a canvas with equal prominence. Houston, the 4th largest city in the United States with a population of 2.3 million, is the perfect setting for a bold new approach to city living—Texas style. Regent Square is a cosmopolitan community that proudly embraces its heritage and is uniquely Houston.

Houstonians are increasingly moving in-town, looking for the density and dynamism of urban living and escaping the blandness of suburban sprawl and long commutes. At the same time, Houston's most dynamic in-town area, the Inner Loop, is starved for a sense of place, a feeling of urban vibrancy, a place to walk, a place to people watch, somewhere to experience street life. Regent Square seizes that opportunity on an irreplaceable site in the heart of Houston's most desirable in-town area.







## HOUSTON, TEXAS

With quick access to the city's best employment, residential, recreational, shopping, dining, museum, and theater districts, the 24-acre Regent Square site is surrounded by the best of what Houston has to offer including:

- Panache of River Oaks, the most affluent neighborhood in all of Texas
- Proximity to the trendy Montrose neighborhood
- Convenience of being in the heart of the Inner Loop
- Direct Allen Parkway frontage and access
- 2-minute drive to the employment and civic center of Downtown, 5 minutes to the Galleria and its major department stores and less than 10 minutes to the 73,000 jobs at the Texas Medical Center
- Direct adjacency to the Buffalo Bayou, Houston's signature waterway experiencing celebrated renovations of the parklands and promenade
- Two minute drive to Memorial Park, the largest urban park in Texas with a top rated 18 hole golf course, numerous athletic facilities, and off road trails for biking, hiking, or running
- Nearby equestrian center facilities, polo field, and the 155-acre Houston Nature Center and Arboretum







## DEMOGRAPHICS

**30,895**  
POPULATION  
within 1 mile

**+2.2%**  
POPULATION  
GROWTH  
within 1 mile

**17,891**  
HOUSEHOLDS  
within 1 mile

**36.6**  
MEDIAN AGE  
within 1 mile

**\$150,840**  
AVERAGE  
HOUSEHOLD  
INCOME  
within 1 mile

**28,149**  
DAYTIME  
POPULATION  
within 1 mile

**202,200**  
POPULATION  
within 3 miles

**+2.35%**  
POPULATION  
GROWTH  
within 3 miles

**99,728**  
HOUSEHOLDS  
within 3 miles

**36.4**  
MEDIAN AGE  
within 3 miles

**\$133,675**  
AVERAGE  
HOUSEHOLD  
INCOME  
within 3 miles

**399,963**  
DAYTIME  
POPULATION  
within 3 miles

**486,115**  
POPULATION  
within 5 miles

**+1.95%**  
POPULATION  
GROWTH  
within 5 miles

**222,577**  
HOUSEHOLDS  
within 5 miles

**35.9**  
MEDIAN AGE  
within 5 miles

**\$118,798**  
AVERAGE  
HOUSEHOLD  
INCOME  
within 5 miles

**738,897**  
DAYTIME  
POPULATION  
within 5 miles

Source: Esri, 2019



## CONSUMER PROFILES

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### LAPTOPS AND LATTES

Households: 1,307,500  
Average Household Size: 1.87  
Median Age: 37.4  
Median Household Income: \$112,200



### METRO RENTERS

Households: 1,911,500  
Average Household Size: 1.67  
Median Age: 32.5  
Median Household Income: \$67,000



### TRENDSETTERS

Households: 1,319,400  
Average Household Size: 2.12  
Median Age: 36.3  
Median Household Income: \$63,100







## DEVELOPER

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# G|I|D

GID Development Group creates sophisticated mixed-use projects and iconic residential developments throughout the United States.

GID is a privately held and fully integrated real estate organization founded in 1960 that develops, owns, and operates a premier portfolio of existing properties and development projects valued at over \$15 billion. During its corporate history, GID has acquired or developed over 79,000 residential units and 16 million square feet of commercial space in 24 states and 3 continents.

With offices in Boston, New York City, Los Angeles, San Francisco, Washington DC, Atlanta, Houston, and Denver, the company employs over 800 real estate professionals and has divisions specializing in development, acquisitions, real estate funds, portfolio and asset management, and property management.





Cities are dynamic places of energy, inspiration,  
opportunity, and choice.

The timeless union of design, commerce, and culture  
creates a blend of aesthetic and social experiences  
that is the lifeblood of our cities.

They have a pulse.

They possess a soul.

And at their heart is the city square.

## REGENT SQUARE





[regentsquareretail.com](http://regentsquareretail.com)

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