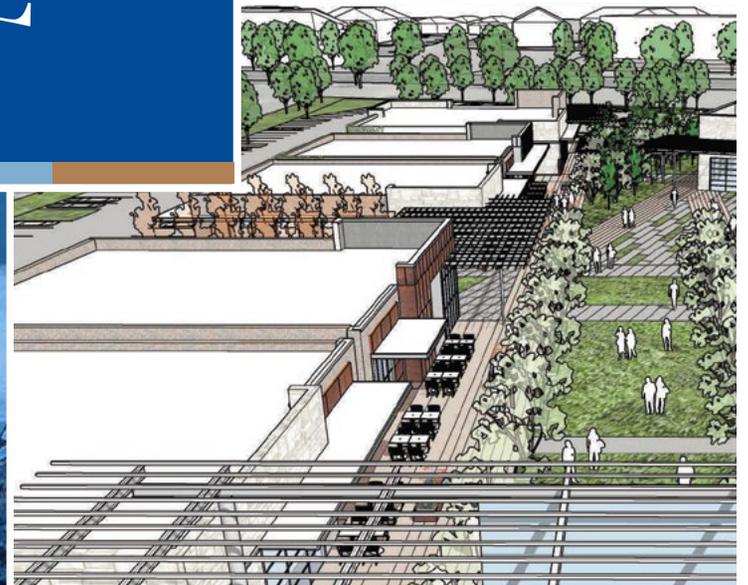


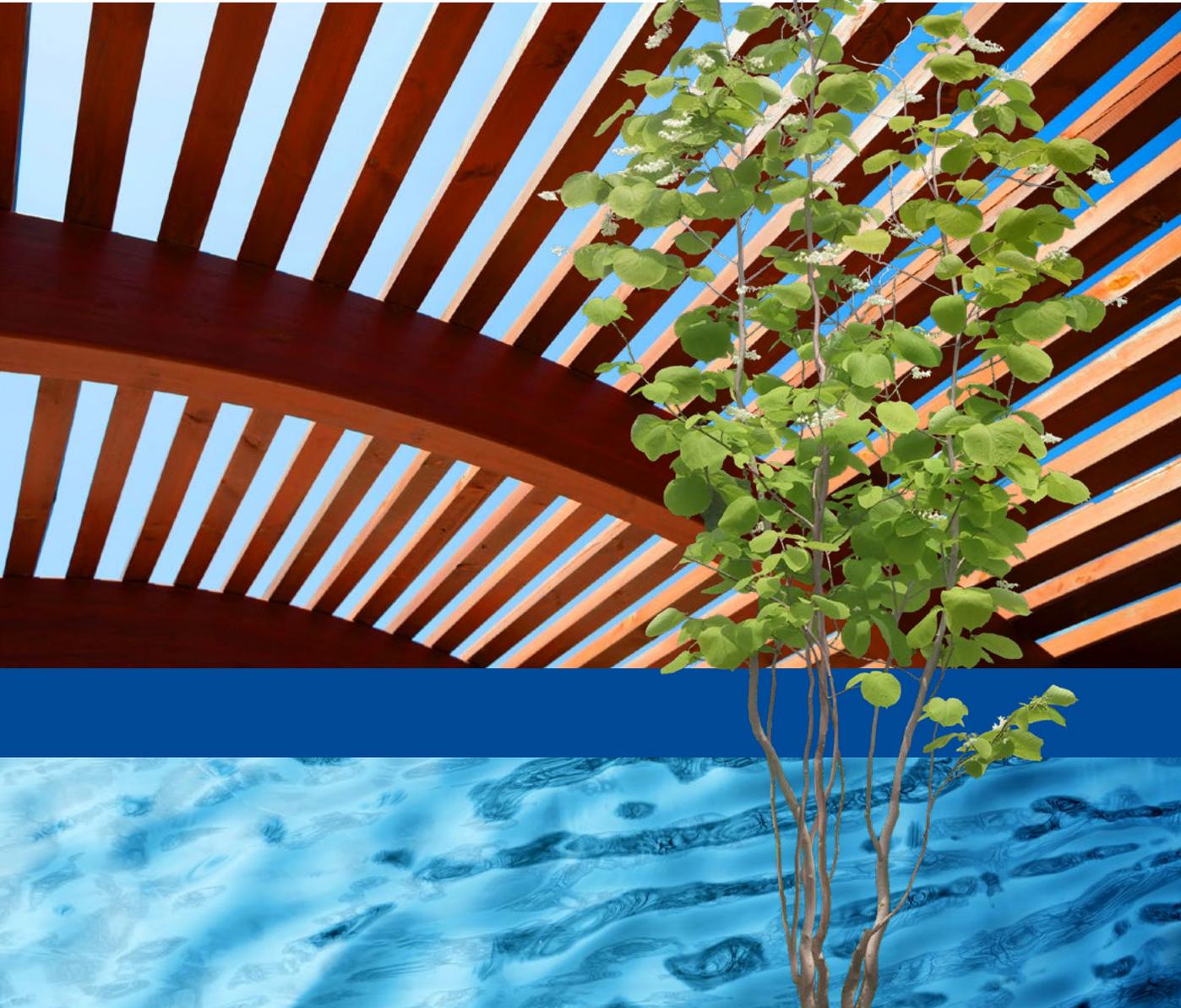
MARCEL DISTRICT



MARCEL IS AN INTEGRATED COMMERCIAL REAL ESTATE FIRM
SPECIALIZING IN THE DEVELOPMENT, CONSTRUCTION, AND
MANAGEMENT OF SUPERLATIVE DESTINATIONS.

01

RIVERSTONE AND SURROUNDING COMMUNITIES



DEMOGRAPHICS SHOWN ARE WITHIN A 3 MILE RADIUS

LEGEND

- Sienna Plantation | 9,850 Acres
- First Colony | 9,700 Acres
- Riverstone | 3,700 Acres

RIVERSTONE

- Ranked fastest growing Master-Planned Community in Houston, #2 in Texas
- Approx. 4200 homes sold
- Over 6,000 homes and approximately 18,000 residents expected in four years
- Ranked the nation's top 20 bestselling Master planned community in 2017





- ▶ POPULATION 64,822
- ▶ AVG. HOUSEHOLD
- ▶ INCOME \$164,726
- ▶ AVG. RIVERSTONE HOME PRICE \$575K

FOR MORE INFO CALL 281-363-1336



03 ABOUT MARCEL DISTRICT



A PLACE TO
GATHER

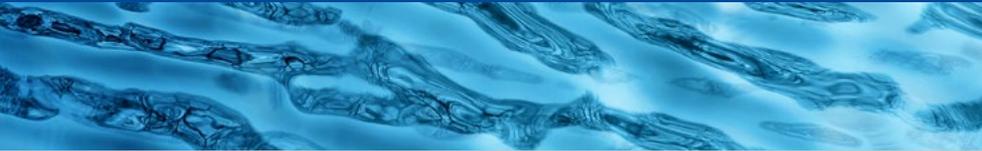


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▶ Marcel District represents a new kind of suburban development, one that integrates creative lifestyle amenities and offers a fresh take on the community retail experience.

A canopy of trees spreads over shops and restaurants, providing visitors a cool escape from the sun to walk, interact, and discover. Purposeful signage and wayfinding elements accentuate the open-air experience, which includes a special event and entertainment space.

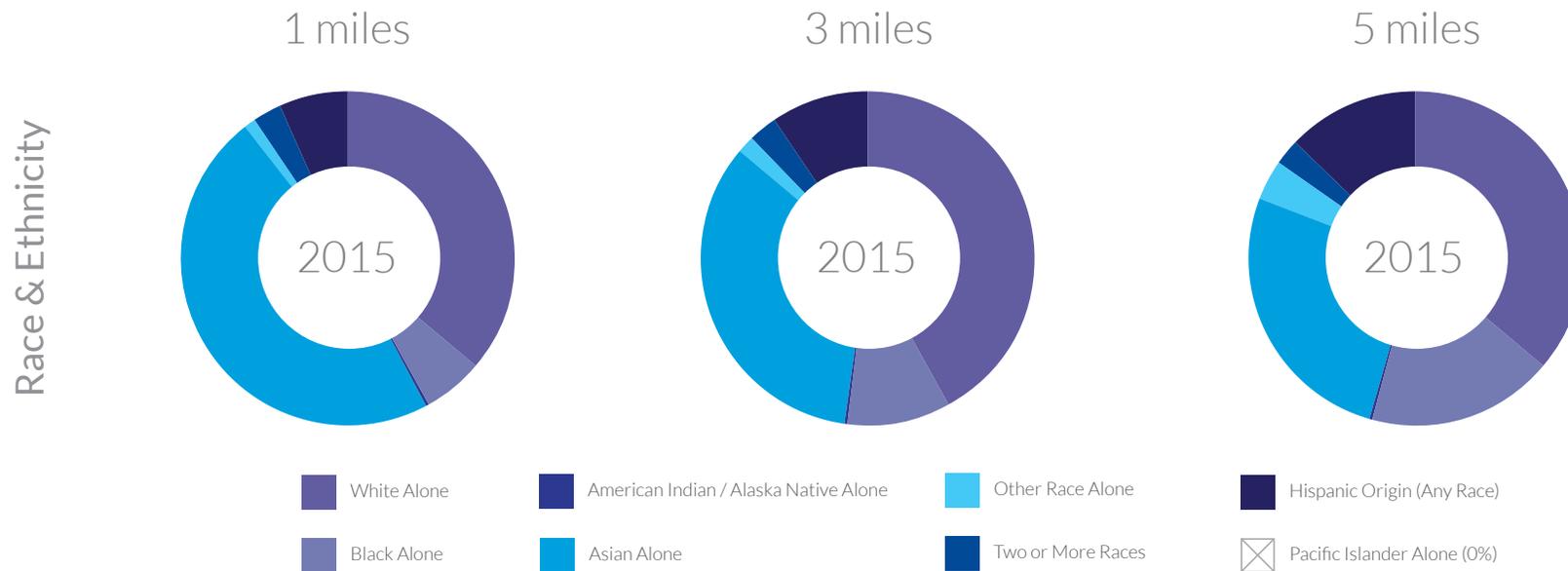


Population	1 Miles	2 Miles	3 Miles
2000 Population	1,048	43,612	105,691
2010 Population	2,350	53,913	138,489
2015 Population	4,683	64,822	156,377
2020 Population	6,367	75,925	177,835
2000-2010 Annual Rate	8.41%	2.14%	2.74%
2010-2015 Annual Rate	14.04%	3.57%	2.34%
2015-2020 Annual Rate	6.34%	3.21%	2.61%
2015 Male Population	49.2%	48.7%	48.5%
2015 Female Population	50.8%	51.3%	51.5%
2015 Median Age	39.7	41.6	39.3

Households	1 Miles	2 Miles	3 Miles
2000 Households	295	13,544	33,931
2010 Households	672	17,768	46,705
2015 Households	1,350	21,457	52,933
2020 Households	1,847	25,111	60,209
2000-2010 Annual Rate	8.58%	2.75%	3.25%
2010-2015 Annual Rate	14.21%	3.66%	2.41%
2015-2020 Annual Rate	6.47%	3.20%	2.61%
2015 Avg. Household Size	3.47%	3.02%	2.95%

The household count in this area has changed from 46,705 in 2010 to 52,933 in the current year, a change of 2.41% annually. The five year projection of households is 60,209, a change of 2.61% annually from the current year total. Average household size is currently 2.95, compared to 2.96 in the year 2010. The number of families in the current year is 43,107 in the specified area.

In the identified area, the current year population is 156,377. In 2010, the Census count in the area was 138,489. The rate of change since 2010 was 2.34% annually. The five-year projection for the population in the area is 177,835 representing a change of 2.61% annually from 2015 to 2020. Currently, the population is 48.5% male and 51.5% female. The U.S. median age is 37.9.



Persons of Hispanic origin represent 14.3% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Median Household Income

2015
[median income]



- 1 mile / \$172,552
- 2 miles / \$129,432
- 3 miles / \$104,980

2020
[median income]



- 1 mile / \$185,690
- 2 miles / \$149,272
- 3 miles / \$117,081

2015-2020
[annual rate]



- 1.48%
- 2.89%
- 2.21%

Household by Income

- Current median household income is \$104,980 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$117,081 in five years, compared to \$60,683 for all U.S. households
- Current average household income is \$134,015 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$151,697 in five years, compared to \$84,910 for all U.S. households
- Current per capita income is \$45,575 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$51,585 in five years, compared to \$32,501 for all U.S. households

Average Household Income	1 Miles	2 Miles	3 Miles
2015 Household Income	\$212,201	\$164,726	\$134,015
2020 Household Income	\$234,461	\$185,334	\$151,697
2015-2020 Annual Rate	2.21%	2.38%	2.51%

Per Capita Income	1 Miles	2 Miles	3 Miles
2015 Income	\$63,380	\$54,820	\$45,575
2010 Income	\$71,208	\$61,659	\$51,585
2015 Annual Rate	2.21%	2.38%	2.51%

Currently, 75.5% of the 55,396 housing units in the area are owner occupied; 20.0%, renter occupied; and 4.4% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 48,837 housing units in the area - 76.8% owner occupied, 18.9% renter occupied, and 4.4% vacant. The annual rate of change in housing units since 2010 is 5.76%. Median home value in the area is \$326,460, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.87% annually to \$358,193.

	Housing	1 Miles	2 Miles	3 Miles
2000	Total Housing Units	316	13,916	35,015
	Owner Occupied Housing Units	285	12,342	28,478
	Renter Occupied Housing Units	10	1,202	5,453
	Vacant Housing Units	21	372	1,084
2010	Total Housing Units	712	18,308	48,837
	Owner Occupied Housing Units	644	15,952	37,495
	Renter Occupied Housing Units	28	1,816	9,210
	Vacant Housing Units	40	540	2,132
2015	Total Housing Units	1,433	22,225	55,396
	Owner Occupied Housing Units	1,281	18,962	41,827
	Renter Occupied Housing Units	69	2,494	11,106
	Vacant Housing Units	83	768	2,463
2020	Total Housing Units	1,964	26,008	62,935
	Owner Occupied Housing Units	1,747	22,170	47,606
	Renter Occupied Housing Units	100	2,941	12,603
	Vacant Housing Units	117	897	2,726



Site = 7.3 Acres

Office

A Office Building ————— 27,000 ft²

Restaurant / Retail

B Restaurant ————— 3,780 ft²

C Surf Restaurant ————— 5,850 ft²

D Marquee Restaurant ——— 5,050 ft²

E Retail ————— 3,050 ft²

F Retail ————— 3,050 ft²

G Retail ————— 3,050 ft²

H Retail ————— 3,050 ft²

I Grocery ————— 10,805 ft²

J Retail ————— 2,050 ft²

K Retail ————— 2,050 ft²

Total Retail ————— 41,785 ft²

Total Design Area ——— 68,785 ft²

Parking ————— 422 Spaces

OFFICE
AND RETAIL
OPPORTUNITIES





FOR MORE INFO CALL 281-363-1336 or MARCELGROUP.COM



09

MARCEL
DISTRICT



GREEN SPACES
AND OUTDOOR
VENUES



ABOUT
MARCEL

- ▶ MARCEL is an innovative small cap commercial real estate firm. We focus on creating unique, transformative experiences in CRE development that improve the quality and richness of retail shopping, business, entertainment, and community living for our customers, partners, and tenants. Our specialty is smaller, neighborhood destination centers that create a transformational experience for the people who visit them.

We create exciting new opportunities with every project. MARCEL always considers the CRE experience through the eyes of the people, families, and communities who shop, work, and live in the spaces that we create.



MARCEL





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