

LAKE HOUSTON, TEXAS

AN OVERVIEW OF RECENT ECONOMIC ACTIVITIES – September 2016

Lake Houston Area Economic Development Partnership website - <http://www.lakehoustonedp.org/>

Development in the Lake Houston Area is classified into 7 major categories: Mixed Use Development, Medical Development, Education Development, Commercial Development, Industrial/Technology Development, Public Development and Residential Development. The following information represents just some of the development projects that have occurred in the Lake Houston Area in the past several years that have had a positive effect on the local economy.

MIXED-USE DEVELOPMENT PROJECTS

Redemption Square - (4/2016) McCord Development has begun pouring concrete for the first phase of Redemption Square, an urban mixed-use district at Generation Park that will feature a Courtyard Marriott hotel with 147 rooms and an urban apartment project with 243 units, the developer of which is yet to be announced. In addition, McCord has begun preleasing for a five-story spec building with 85,000 square feet of Class A office space and 15,000 square feet of ground-level retail space. A 1,000-space parking garage is also planned. Eventually, Redemption Square — formerly called S.P.A — will feature 1.5 million square feet of Class A office space, 800 residential units, 650 hotel rooms, 275,000 sf of retail space and 21 acres of parks. Future phases of Redemption Square will also include an extended-stay hotel, fitness centers and a 4,000-seat auditorium.

Main Street Kingwood - (1/2016) The 33 acre retail shopping center development will feature a 98,000 sf H-E-B planned to open late 2016 along with a Memorial Hermann 45,000 sf Convenient Care Center scheduled for mid-2017. The development will add a total of 240,000 sf of commercial retail space to the Lake Houston Area. (4/2016) - Mama Fu's Asian House leased 2,200 sf at Main Street Kingwood, Tenzen Steak Sushi and Bar, Pie Five Pizza Company, VertsKebap, Raising Cane's and Banfield Pet Hospital have also been announced.

Intercontinental Commerce Park - A 190 acre mixed-use project by Skymark Development Company. Early reports project that uses will include 145 acres of Light Industrial/Commercial and 42.76 acres of Commercial Retail and potentially Hotel. Updated information on construction timeline will be provided when information is released. Located along Will Clayton Pkwy and Old Humble Rd. May 2014

Generation Park - Second largest privately owned tract of land in the Greater Houston Area. Located on the northeast corner of Beltway 8/Sam Houston Tollway and W. Lake Houston Pkwy will be a 3,924 acre first-class mixed-use development with five districts serving a variety of uses. Office, Distribution Centers, Rail Served Sites, Manufacturing Centers, High Tech, R&D, Regional Medical and Corporate Campus sites are available and shovel-ready. To access more detailed information and learn more click link http://www.generationpark.com/downloads/GP_FLYER_R6.pdf

Kings Harbor - 20-acre, waterfront mixed-use office, retail and residential development located at 1660 W Lake Houston Pkwy in the Kingwood/Atascocita market in the heart of Northeast Houston. Only commercial property in the Lake Houston Area located directly on the water. Opened in 2010

The Village at Northpark - 240-acre retail center and apartment development at the corner of Northpark Dr and HWY 59 Kingwood. The new Kroger Marketplace is unique because it is a super-sized Kroger which houses a Starbucks, Ashley furniture, Fred Meyer Jewelers, appliances, home goods, fuel center and several other amenities. Opened late 2013

Townsen Landing - Land clearing has begun but no official site plan or tenants have been announced as of the end of 2014. Follow link to view a conceptual land plan of residential, multi-family, retail, and office space proposed. <http://www.lakehoustonedp.org/wp-content/uploads/2014/12/121210-Townsen-Landing-Land-Plan.pdf>. In late 2015 groundbreaking took place on a new Costco along with a tract of land west of Target that is planned for a 350 lot single family home development with homes projected to be in the low \$200's to \$300's.

Valley Ranch Town Center - Valley Ranch Town Center will be located on 240 acres in the north part of Valley Ranch, a 1,400-acre master-planned community in unincorporated Montgomery County, north of Kingwood. "This isn't a neighborhood retail center with a grocery store and 200,000 to 300,000 square feet of retail," Signorelli said. "This is a regional destination for shopping, dining and entertainment." Broke ground April 2015. Valley Ranch Town Center will include 1.8 million square feet of retail, dining and entertainment and is projected to open in fall 2016 that will eventually grow to about 3 million square feet. As of April 2016 Valley Ranch has secured its first three anchor stores: Sam's, Kroger and Academy. Six more retail and dining businesses have signed leases and will be moving into Valley Ranch and will provide businesses currently not available to the residents of East Montgomery County. Chick-Fil-A, Chili's, El Pollo Loco, Freebirds, GNC, Nails of America, Sport Clips, Subway, Supercuts and T Jin's Asian Café are among some of the new businesses. The first phase of 505,000 square feet of retail is ahead of schedule and projected to open by 4Q 2016. The second phase is expected to open in the spring 2017, adding another 275,000 square feet, and the final phase is projected to be delivered by the end of 2017.

HEALTHCARE DEVELOPMENT PROJECTS

Memorial Hermann Northeast Hospital - (6/2016) A 255-bed facility, Memorial Hermann Northeast Hospital Campus in Humble has been caring for families in the Lake Houston Area for over 30 years, offering world-class care close to home. Its affiliated doctors span a wide variety of disciplines. Also serves as the official healthcare provider to passengers traveling through Houston's George Bush International Airport. (6/2016) Construction will begin early in 2017 on a 123,000 sf patient tower. The five-story tower will replace one of the outdated towers located on the southern end of the campus. It will offer 90 patient rooms at build-out with the capability to add 30 more inpatient beds. The new construction nearly doubles the amount of beds at the campus and will house dining services for patients and staff. The previous tower will be repurposed as an administrative building. New entrances will be created.

McMurray Health and Wellness - (5/2016) has leased 1,620 sf for a chiropractic clinic in the Lake Houston Professional Plaza at 18700 West Lake Houston Parkway in Atascocita. Mark Wimberly of Houston Commercial Development represented the landlord, 18700 WLHP.

Calvary Urgent Care - (4/2016) transformed their 33-year-old building, which used to house Kelsey-Seybold Clinic, into a state-of-the-art medical care facility complete with labs for on-site testing and X-rays. The site encompasses 15,000 square-feet, 31 exam rooms, two X-ray rooms and two in-house labs. Their services include occupational health/employer health care, OBGYN, allergy clinic, walk-in pediatric specialty, medically supervised weight loss, immigration processing healthcare services, travel/vacation vaccinations, hormone replacement and accident victim and rehabilitation services with many more services available like nutritional aspects of weight loss, aesthetics and additional service lines being looked at for the future. Located at 8484 Will Clayton Parkway, open Monday through Saturday, 8 a.m. until 8 p.m.

Cole Speech and Language Center - (4/2016) has leased 7,479 square feet in the North East Professional Plaza at 19411 McKay Drive, Humble. Denise Ksiazek of Cypressbrook Co. handled the deal.

Memorial Herman Hospital NE Kingwood Convenient Care Clinic - (8/2015) The \$11.2 million Memorial Hermann CCC will be located at West Lake Houston Parkway and Kingwood Drive. It will feature: a two-story, 44,450 square foot freestanding building, 24/7 emergency room, Specialty physicians, Primary care physicians, Walk-in clinics, Sports medicine and rehabilitation, Full-service imaging including CT and MRI, Screening mammography and Laboratory services.

Visionary Health I - A 14k SF single-story medical office/retail building on Highway 59 in Humble, just south of Kingwood Medical Center. PDC is developing the project in conjunction with Houston Eye Associates, the lead tenant. It'll deliver in early 2015. PDC's got two more buildings tentatively planned for this site that'll also likely be medical/retail.

Kingwood Medical Center - A 374-bed hospital located at 22999 U.S. 59 S underwent an \$80 million expansion completed in May 2014 that included a three-story addition and renovations to the existing hospital which added space for the new state-of-the-art Women's and Children's Center and created several hundred new jobs to the area. Brasfield & Gorrie also built a new central energy plant and 67,000 sf of Class A office space as part of the project which opened in 2014.

Kelsey-Seybold Summer Creek Clinic - Broke ground on a new \$10.8 million multi-specialty medical clinic at 8233 N. Sam Houston Parkway East. The new clinic will open in fall 2014 and will replace the current Humble clinic location 8484 Will Clayton Pkwy.

Memorial Herman Northeast Hospital-Cancer Center - A ribbon cutting ceremony was held June 2013 at the Cancer Center, located at 18960 Memorial North, directly across from the hospital on the Humble campus to celebrate an almost \$4Mill investment in new technology, along with newly formed partnership with University of Texas Oncology Physicians for breast cancer and urology specialists. (6/17/16) The Commission on Cancer (CoC) of the American College of Surgeons (ACoS) has granted Three-Year Accreditation with Silver Commendation to Memorial Hermann Cancer Centers.

Memorial Hermann Convenient Care Center - The first of its kind for the Memorial Hermann Hospital System, the new Convenient Care Center located at 14201 East Sam Houston Pkwy Beltway 8 near Summer Creek High School will deliver a new model of care for patients. Opened in 2013

Emeritus Assisted Living – Opened in May 2013, employs between 50 and 60 full-time employees and occupy 104,000 SF. Emeritus at Kingwood provides Assisted Living, Memory Care and Skilled Nursing services. The Dallas office of South Bay Partners Ltd. is the developer for the projects.

Hearing Aid Express - Opening its sixth Houston-Area location in Kingwood Shopping Center May 2013.

Eagle Springs Professional Center - A 26,000-square-foot medical professional complex developed by the Betz Cos. located on a three-acre site at 5510 Atascocita Road. Opened in 2013

Kingwood Orthodontics - Located across the street from Riverwood Middle School at Kingwood Dr. and High Valley Dr. opened in April 2013.

Humble Surgical Hospital - Opened its doors in August 2010, located at 1475 FM 1960 Bypass Road East. They completed their new medical office building in the summer of 2013.

Foot Reflexology – Opened a brand new location at the southwest corner of FM 1960 Bypass and Whitaker Dr in the Deerbrook Commons in June 2013.

Berkeley Eye Center - Moved its corporate office to Kingwood and opened a new clinic in a new facility located at 22741 Professional Dr that resulted in 17 new jobs to the Area. Opened in 2012

HealthOne 24 Hour Emergency Care - A department of Kingwood Medical Center. There are two locations in the Lake Houston Area. One in Fall Creek located at 9711 N. Sam Houston Pkwy East and a separate office at the Kingwood Medical Center at 22999 U.S. Highway 59 North, Suite 134. Opened in 2012

Kindred Rehabilitation Hospital - Kindred opened a new 46 bed, 56,000-square-foot freestanding inpatient rehabilitation hospital in 2012, located at 18839 McKay Blvd, Humble, Texas. At full occupancy, the hospital will employ about 105 medical, nursing, therapy and support staff.

Humble Pediatrics - An 8,000-square-foot building occupied by an affiliate of Texas Children's Hospital, located at 18350 Timber Forest Dr. Developed by Stryker/Groen Commercial Realty. Opened in 2012

RediClinic - Expanding its clinics which are operated out of H-E-B Grocery Co. stores. Two new clinics in the Lake Houston Area are located at In Houston at 7405 FM 1960 in Atascocita, and 4303 Kingwood Drive. Opened in 2012

MedSpring Urgent Care - Austin-based urgent care center operator opened a clinic at 1450 Kingwood Dr. Opened in 2012

Acadian Ambulance Service - One of the largest employee-owned ambulance services in the country has based its Houston operations in Humble after acquiring NorthStar EMS. Acadian is in the process of setting up an executive structure in Humble and is planning to hire additional employees to manage the growth of the company. Opened in 2012

Neighbors Kingwood Emergency Center - Opened this location at 1120 Kingwood Dr. in Feb 2012.

First Choice Emergency Room - Opened its 8th Houston location 2012, located at 2158 Northpark Dr.

The Fondren Orthopedic Group - Opened a Physical Therapy department in June 2011 at their Kingwood location at 601 Kingwood Dr and has a location in Atascocita at 18411 W. Lake Houston Pkwy.

Texas Emergency Care Center - A full-service emergency room, opened a new 20,000 SF building at 19143 W. Lake Houston Pkwy in Atascocita in September 2011. They have 30 full time employees.

EDUCATION PROJECTS

Primrose School - (8/2016) New Primrose School coming on Northpark Drive in Kingwood, located on Northpark Drive, west of Hwy 59, between Valero and Oakhurst entrance. Planned to open Spring 2017.

The Learning Experience - (8/2016) The Learning Experience is under construction at Loop 494 and Northpark Drive, in Village of Northpark - South. They are a leading provider of early education services and one of the nation's fastest growing academies for children 6 wks. to 5 yrs.

Light of the World Christian Fellowship - (8/2016) Light of the World Christian Fellowship celebrated the opening of their new Worship Center with an open house and ribbon cutting ceremony with the Lake Houston Area Chamber of Commerce Wednesday, Aug. 3, 2016.

The Covenant Preparatory School - (7/2016) Changed their name from the Northeast Christian Academy and broke ground on one of their first new facilities, a new gymnasium to go with the current 120,000 square feet of academic space. Building of new facilities began summer 2016 and will continue into early fall. The new campus features 34 acres just south of Kingwood Park High School on Glade Valley Drive, designed to look similar to a college campus. The new gymnasium will feature two competition courts, which can be divided into four courts for tournament purposes, multiple locker rooms and a three-lane track on the second story and weight room among other amenities. The new facility will alleviate a lack of practice space for all of the basketball and volleyball teams. The school is growing, the high school will add in numbers when the current middle school classes reach that level. When the new campus opens and numbers increase, additional sports may come along with it. A big reason for the new campus is to appeal to families who are currently seeking the college prep atmosphere inside the loop and will seek to attract LHA families who travel inside the loop daily for top private schools so they don't have to leave the area.

Including Kids - (6/2016) A nonprofit organization that works with kids and young adults with autism and related developmental delays, will break ground soon on a new state-of-the-art 2.5 acre treatment center on 7/17/16. Including Kids currently rents 16,000 sf of unconnected space in a shopping center at Timber Forest and FM 1960. The new stand-alone building, designed specifically with the needs of children and young adults with autism in mind, will be an extension of the organization's early intensive therapies and program offerings.

High School #7 - (4/2016) High School #7 land has been secured by Humble ISD and is located just south of Lakeshore sub-division on West Lake Houston Pkwy, 2 miles south of Atascocita High School and 4 miles north of Summer Creek High School.

Lone Star College Process Technology Center - Generation Park - (1/2016) Lone Star College purchased 6 acres of the land along with 2.3 acres donated by McCord Development for a new 50,000-square-foot Process Technology Center to train the downstream oil and gas industry workforce. "We are moving quickly to address the key employment issues facing Houston companies today," said Dr. Katherine Persson, president of Lone Star College, Kingwood, in a statement. "This Process Technology Center will prepare students with the critical skills that are in high demand from the world's leading oil and gas companies." The center is planned to hold a ground breaking in March or April 2016.

San Jacinto College - Generation Park - (1/2016) Has closed on 57 acres at Generation Park, just across Lockwood Road from the 173-acre FMC Technologies Corporate Headquarters currently under construction. The rapid growth of new homes and new businesses in and around Generation Park is creating demand for educational opportunities. Generation Park is at the center of a new commercial and residential boom that is happening in the Lake Houston Area. "San Jacinto College recognized the value of not just our location, but also the benefits of being part of a truly master-planned enterprise park," said Ryan McCord, President of McCord Development. "We can offer them something nobody else can: direct relationships with world-leading companies who want to work together to develop Houston's next generation high-tech workforce - particularly in the subsea and downstream energy industries.

Elementary #28 - (12/2015) A two story school that will be situated in the new master-planned community, The Groves at the intersection of Madera Run Pkwy and Timber Forest Dr. Humble ISD board members approved the designs by PBK Architects at their Sept. 8 board meeting and it will now progress to the construction phase where the architects will put the project out to bid for construction companies. Construction bids are scheduled to go out in January 2016, with groundbreaking ceremony and construction to begin March 2016 and open to students, teachers and faculty in the fall of 2017. Attendance zones for Elementary #28 are scheduled to be established during the 2016-2017 school year. The campus will be designed to house 950 students.

Middle School #9 - (12/2015) Middle School #9 will be located in The Groves. Current plans are to start working on the build-out of the school around April 2016 and it will be open in the fall of 2018 and will be built to house 1,050 students.

Humble ISD - (5/2015) Humble ISD encompasses 91.26 square miles with 34 percent of this land under development or not yet developed. Four new campuses were opened in 2010; Summer Creek High School, Woodcreek Middle School, Lakeshore Elementary School and Atascocita Springs Elementary School, in addition to the newest campus at Ridge Creek Elementary which opened in Aug 2013. There are 42 campuses in Humble ISD. More than 40,000 students and over 5,000 employees, Humble ISD is nationally recognized for the outstanding education it offers to students and was awarded Best Large School District in Texas in 2015. Humble ISD is listed among the fastest growing school districts in Texas. The district averages about 1,000 new students every school year and has seen enrollment grow by 1,300 in 2014-2015. Demographers project Humble ISD's enrollment will grow to 53,000 students by 2023 which would equate to about 13,500 new students over the next decade. Projected future campuses include three new elementary schools, two new middle schools, and a new high school. Current plans project the opening of a new elementary campus, the district's 28th elementary school, in 2017, the district's ninth middle school is targeted for opening in 2018, and construction of a new high school opening in 2022 in West Lake where most of the residential growth is occurring. Elementary School #29 will be in the Woodland Pines area, Middle School #10 will be on the same plat of land where Ridge Creek Elementary currently sits and the 155-acre High School #7 is in the Lakewood Pines area with frontage along West Lake Houston Pkwy, not far from Lakeshore Elementary. If needed, Middle School #11 can be located on the same portion of land where High School #7 will be located since the district purchased extra land to make this a reality.

Ridge Creek Elementary - Newest Humble ISD campus, opened in Aug 2013. Located at 15201 Woodland Hills Dr, Humble, 77396 and will feed into Woodcreek Middle School for grades 6-8 and Summer Creek High School for grades 9-12. Building costs estimated at cost \$15.4 million and will serve 450 with capacity of 960 pupils.

Lone Star College - Kingwood - Lake Houston Area population growth is helping to increase enrollment and prompted the building of two additional structures at LSC-Kingwood. The two new buildings, Student-Conference Center and the Music Instructional Building were completed August 2011. Fall 2013 enrollment at LSC- Kingwood was 11,943. Spring 2014 enrollment at LSC-Kingwood was 11,607.

Lone Star College - Atascocita - LSC also opened a newly constructed 62,000 SF LSC-Atascocita Center located at 15903 West Lake Houston Pkwy and also serves as the home to Humble ISD's Quest Early College High School and the University of Houston Downtown's bachelor in business administration completion degree. At the start of the Fall 2013 semester in August, LSC-Atascocita noted a 52 % increase, which brings its student population to 818.

Quest Early College High School (QECHS) - Located at the new Lone Star Kingwood Atascocita Center campus. QECHS Provides students with a high school choice that enables them to earn their high school diploma and a Lone Star Kingwood College Associates degree upon graduation. Opened in 2012

Children's Learning Adventure - On Atasca Oaks Dr and Atascocita Rd in Humble. Opened in April 2013

Kids R Kids Day Care - Has opened a 15,600-square-foot facility at 18410 Timber Forest Drive. Opened in 2012

Primrose School of Eagle Springs - will open an 11,500 SF facility in August 2013 located at 17979 Eagle Springs Pky and will create 25 jobs and \$3.5 million in project costs.

Humble Area's First Baptist Church - Located at FM 1960 and Townsen Blvd East completed a new 40,000 sq ft Preschool and Children's Building to provide space for young families in the Humble Area. Opened spring 2013

COMMERCIAL DEVELOPMENT PROJECTS

White Lightning - (9/2016) The owners behind Moon Tower Inn and Voodoo Queen will build a 21,000-square-foot country-style bar and lounge at 9506 N. Sam Houston Parkway in April 2017. Main partner Brandon Young says, "We want more of a Vegas-style, really nice (establishment)." He hopes to invite musicians like outlaw country performer Rex Griffith, along with other Texas and big country acts. Young will incorporate some of the Tiki-style drinks from Voodoo, along with some of the carefully chosen local craft beer selections he offers at Moon Tower Inn. "There will be a little bayou lounge with daiquiris, and in the bar and grill we're gonna have a bunch of craft beer, a small cocktail menu," he says. As for the food, it will be "Southern fare. Chicken-fried lamb chops, fried black-eyed-peas, gumbo, burgers." A mechanical bull will also be included.

JLA Realty - (9/2016) Leasing a new space in Kingwood Town Center in order to expand services in the Lake Houston Area.

Escape Room - (9/2016) Opening on Will Clayton Pkwy in Atascocita.

Home2 Suites by Hilton - (8/2016) - Under construction at Northpark Drive and Hwy 59 North Service Road in Village of Northpark - South. Home2 Suites by Hilton provides spacious and stylish suites while our community space offers guests a friendly and casual environment in which to work or play. At each hotel, you'll find services and amenities that emphasize convenience and customization which includes free Wi-Fi, free breakfast, multi-functional lobby, the Oasis, pet friendly, saline swimming pool, integrated laundry and exercise facility, patio grills, walking path, and more.

Home Depot - (8/2016) - Will be constructed in Summerwood in the Summerwood Village Shopping Center at the Northeast corner of Beltway 8 and West Lake Houston Parkway, located to the left of HEB, behind Chase Bank.

Main Event - (8/2016) - Humble city council has approved plats for MAIN EVENT Entertainment to build in Humble, Texas. Main Event will be located near Costco in Townsen Landing. Main Event is considered a top choice for family entertainment destination for bowling, billiards, laser tag and more.

Whataburger - (8/2016) - New Whataburger under construction at 59 and Will Clayton just south of the Shell Station on East side of the freeway, near the new Woodspring Suites.

Nola's Oyster Bar & Patio - (8/2016) A New Orleans-inspired full service restaurant that will deliver traditional Louisiana cuisine. Original from the Crescent City, with more than 30 years of experience, Nola's restaurants plans to open this fall, October 2016 in Kingwood Town Center to the left of Chachi's.

Persona Wood Fired Pizzeria - (7/2016) The first Persona Wood Fired Pizzeria franchise in Texas opened on July 28, 2016 in the Park Lakes Landing shopping center near Wilson and the Beltway 8 (toll road) at 9635 N Sam Houston Parkway E #400 Humble, TX 77396. Persona's Neapolitan-style (thin crust) pizza is modeled after the famous pizzerias in Naples and hand-makes their toppings and sauces every morning from local Lake Houston Area-grown veggies. Persona offers customers the ability to pick and choose from over 30. Once you assemble your pizza, Persona bakes it in one of their imported Italian Marra Forni wood fired ovens at 800 degrees with special flour transported from Naples, Italy and cooked in just 90 seconds or less. Persona currently has locations in Santa Barbara, California; Santa Rosa, California; Columbia, South Carolina; and Chicago.

Insperty - (6/2016) Insperty was founded and still headquartered in Kingwood, Tx by a group of local residents nearly 30 years ago. Today Insperty is one of Houston's premier employers and is one of LHA's largest employers. They are a comprehensive, full service HR company who provides administrative relief, access to better benefits, reduced liabilities and dedicated HR support so that business owners can spend more time growing their business. In 2016 Insperty announced plans to expand at their current headquarter location at Highway 494 and Kingwood Dr. Phase I of the 32 acre expansion calls for a new four story building, four story parking garage that will house 200 employees currently located at offices throughout Houston. Ground breaking took place October 2015 with a planned completion timeline of Q1 2017. The new building called "Center Four" is a 100,000 square foot, four story building with an adjacent three-level garage. Derek Laws, managing director of corporate real estate facilities operation at Insperty said "We wanted something that fits into the campus, but take the next steps in terms of design and providing updated space for our employees; so, very high ceilings, very airy, very bright, very efficient."

Chiron Communications Services - (5/2016) purchased the 4,000 sf office building on 1.5 acres at 1226 Hamblen Road in Kingwood for its headquarters. Mark Wimberly of Houston Commercial Development represented the seller, Aviation & Marketing International.

Atascocita Retail Strip Center - (4/2016) Baker Katz has started to redevelop a retail center at 7140 FM 1960 near West Lake Houston Parkway in Atascocita. Verizon Wireless will open a 4,000-square-foot store in the development, which consists of two buildings totaling 33,000 square feet. The 15 current tenants will remain open during construction. Baker Katz purchased the property last summer. Updates to the parking lot and new signage is planned as part of the renovations.

Schlotsky's - (4/2016) leased 2,740 square feet at 12230 West Lake Houston Parkway. Mark Raines and Matt Parsons of JLL represented the tenant. TPC Real Estate's Peter Licata represented the landlord, West Lake Village, LLC.

Party City - (3/2016) will re-locate to the Deerbook Marketplace (Hwy 59 North, before Townsen Blvd). The new, larger store site will be situated next to the Justice tween and girls clothing store, across the street from the strip center where Ulta, Kirkland's and Pier One Imports is located. The store stated an opening date of October 2016.

Petco - (3/2016) A new and updated Petco location is under constructed in Humble, Texas. The new location will be in the Humblewood Shopping Center and will move into a large retail space vacated by previous tenant Conn's HomePlus. Conn's will occupy the anchor site which formerly housed Kroger's which re-located to a new Kroger Signature Store just a few blocks away on FM 1960 East.

Costco - (3/2016) Located in Townsen Landing, 21802 Townsen Boulevard West, Humble, TX 77338, the site is 18.9 acre with a 148,000 sf facility. A grand opening ceremony was held on March 18, 2016. . Not only does Costco provide savings for products to businesses and consumers the company has been recognized throughout the country for providing its employees with real living wages – the highest in the industry – and for its ethical business practices.

Rooms To Go - (3/2016) The City of Humble announced a new Rooms To Go distribution facility will be constructed in Air 59 Commerce Park at Hwy 59 between Will Clayton Pkwy and Burdom Rd.

Waffle House - (3/2016) the sale of a 0.7 acre tract of land at the northwest corner of Will Clayton Parkway and Vine Forest Drive in Humble was announced in late February. The site will be the location of a Waffle House restaurant. Construction is expected to start by Q4 2016.

Buffalo Wild Wings - (1/2016) Buffalo Wild Wings has signed a lease to move into the Atascocita Plaza shopping center at 6900 FM 1960 East.

Back Pew Brewing - (1/2016) Back Pew Brewing is setting up shop in an old church located at 26452 Sorters McClellan Road in Porter. Houston native and owner Bobby Harl also uses his scientific knowledge to create consistent brews. There are two buildings on the site. Harl is transforming a large metal structure into a production site, the older sanctuary will become a tasting room. The property consists of 14 acres and Harl plans to take advantage of the space, bringing out food trucks and encouraging his customers to bring out chairs and sit outside for a picnic along with Saturday tours of the production facility, complete with beer tastings. Bars all around the Houston area are already interested in setting up taps for Back Pew brews.

Dick's Sporting Goods - (1/2016) General Growth Properties announced a lease to open a new Dick's Sporting Goods in 2016 at Deerbrook Mall.

Westlake Marketplace - (1/2016) Fidelis Partners is building a new retail center on over 65 acres at the northwest corner of the Beltway 8 and West Lake Houston Pkwy intersection, in front of Summer Creek High School. The shopping center will provide 600,000 SF of commercial retail with a proposed movie theater. Construction of the 125,000 sf Kroger anchor began in late 2015. Kroger shared their plans to be "more than just a grocery store" by offering; fresh and organic products, house wares and small appliances, children's essentials and a Baby World section, pet care, a pharmacy with two lanes for prescription pick-ups, fashion and apparel items, chef-prepared items, a Wellness area, an 18 pump fuel center, Murray's Cheese shop, expanded craft beer and wine selection and a sit-down section for guests to enjoy a Pan-Asian bistro and prepared sushi. Kroger plans to employ 350 full-time and part-time jobs. Other confirmed tenants that have been announced (8/2016) include Osh Kosh, Carter's Kids, Famous Footwear, Nails of America, Old Navy – 12,500 sf, Marshalls – 23,000 sf, Ross – 25,000 sf, Ulta, PetSmart – 17,041 sf, Michaels, Burlington – 50,000 sf, Dick's Sporting Goods – 50,088 sf, Five Below, Wendy's, Menchie's, UPS Store, Sports Clips, James Avery, Summer China Diner, GNC, Massage Heights, Amazing Lash, Chick-fil-A, Taco Bell, Freebirds, MOD Pizza, Mama Fu's, T-Mobile, Mattress Firm, UPS Store, Taco Cabana, Signature Smiles, The Pho, and SuperCuts.

FM 1960 Commercial Development - (10/2015) Three separate commercial projects taking place on the parcel of land situated on westbound side of FM 1960 between Deerbrook Park Blvd and Townsen Blvd. One section will be a 50,000 sf Trampoline park featuring a zip line, human hamster ball and more. Another development in this tract of land is a proposed 80,000 sf retail center, of which the particular tenants have not yet been announced. Finally a 228 unit multifamily development with two and three story buildings called Willow Bend.

West Lake Village - (8/2015) 39,000 sf retail strip center located at West Lake Houston Pkwy across from Summer Creek High School, adjacent to Texas Bay Area Credit Union. (4/2016) - Mama Fu's Asian House leased 2,350 sf in Westlake Marketplace at 10373 N. Sam Houston Parkway along with (8/2016) Akashi Sushi and Schlotzsky's Deli.

ShowBiz Cinemas - (8/2015) Dallas-based ShowBiz Cinemas plans to nearly double its number of theaters in Texas, adding three new locations in the Houston area. Two upcoming Lake Houston Area locations include: Beltway 8 and Highway 90, will have 12 screens; a northeast Houston location, at Beltway 8 and Wilson Road, will have 10 screens and 14 bowling lanes. Prior to the expansion, ShowBiz Cinemas only had one Houston-area location, in Kingwood, where construction is currently underway on an expansion to add an SDX auditorium and a bar amenity. SDX auditoriums include floor-to-ceiling, wall-to-wall 70-foot screens and immersive Dolby Atmos sound. See conceptual site map here. <http://edge-re.com/uploads/BW8Wilson/Beltway8-WilsonRdFlyer.pdf>

Kroger Signature Store Humble - (8/2015) The new Kroger Signature store is around 45,000 square feet larger than their previous location along the U.S. Highway 59 feeder and Business FM 1960. The new 104,000 sf store is located at 9475 FM 1960 Humble. The previous Kroger has been serving customers for 36 years; many customers and community agree that it is time for a newer and larger grocery store. The demographics for this particular store are interesting since it is one-third caucasian, one-third Hispanic and one-third African American; there are a lot of products this store will have that none of other stores will have because it is what our customers purchase often at this location.

Hampton Inn Atascocita - (8/2015) a new hotel is being built at the intersection of FM 1960 and Moon Trail Drive in Atascocita, the official name of the property will be the Hampton Inn and Suites by Hilton Houston/Atascocita. "The property will have 73 rooms and expected to open the first quarter of 2017" says Tiffany Wilson, with Hampton Hotels.

Summerwood Veterinarian Clinic - (8/2015) will break ground on a new location on West Lake Houston Pkwy at Beltway 8.

Shops at Breakwater - (7/2015) Located at northeast corner of West Lake Houston Pkwy and Breakwater Path Dr. total 15,000 sf center, 1,200 - 15,000 sf space for lease, and 1.3 acre pad site ground lease or build to suite.

FM 1960 overpass @ railroad tracks - (12/2015) The eastern portion (directly behind Harris Construction) was purchased by a company who shared conceptual plans to build a medical Office Facility. The western portion (near the RR and the Cemetery) has been tentative plans for a storage unit facility.

Neighborhood Wal Mart - The new 38,000 sf Eagle Springs Neighborhood Wal Mart will create 90 jobs and offer added convenience to Eagle Spring and surrounding residents a quick and close place to purchase groceries without having to travel further away through heavily congested residential traffic in the area. Scheduled to open early 2015.

Xcution - In 2014 Xcution, a management consulting firm founded in Kingwood, ranked #10 on the Houston Business Journal's Fast 100 List. In 2013 Xcution made #13.

GHL Worldwide Chauffeured Transportation - Lake Houston Area based business ranked #25 in 2014 by the Houston Business Journal 2014 Fastest Growing Women Owned Businesses. They ranked #20 on that same list in 2013.

Proje Inc - Lake Houston Area based business ranked #28 by the Houston Business Journal 2014 Fastest Growing Private Companies.

Effex Management Solutions - Lake Houston Area based business ranked #59 by the Houston Business Journal 2014 Fastest Growing Private Companies.

Shoppes at Kingsgate - Schreer Partnership recently purchased the 153,000 square-foot Kingwood Shopping Center where Steinmart is located and plan to change the name to the Shoppes at Kingsgate. Long-term contracts with Steinmart, the dry cleaning business and many of the other existing businesses within the new Shoppes at Kingsgate have been secured. They plan to make each of the buildings have a unique look, change the lighting and landscape to transform it into a gated shopping center that is very user-friendly. Renovations will be complete by late-2014.

Best Western Humble - The LHA EDP is working with an individual who purchased a piece of commercial property on FM 1960 just east of Wilson Rd. with plans to construct a medium to small sized hotel. Nov 2014

The Egg And I Restaurant - Opened a 3600 sf restaurant located in the IZZY Plaza at Sam Houston Parkway and Wilson Rd. in late 2014. David Miller, Director of Real Estate for E&I Holdings, Inc. says, "This will be our 1st restaurant in Humble and our 13th in the Greater Houston area". The restaurant will also offer a free private meeting room, free Wi-Fi and a great patio area. Northwinds Commercial Realty says "the four building retail center, Izzy Plaza, is about 70% occupied with lots of strong, interested parties coming out every day.

Cavendar's - Opened summer 2014. Located at 9225 FM 1960 Bypass in Humble, TX.

La Quinta Inn - Located at Atascocita Rd. and Town Center Blvd. Scheduled to open end of summer 2014. Business and leisure travelers will be able to take advantage of free breakfast, free high-speed internet, and a fitness center.

Firehouse Subs - Plan to open a new location in Humble, located in the Townsen Crossing Center on FM 1960 W near Wal-Mart and newly constructed Kroger. This location opened in June 2014.

Valero Corner Store - (3/2014) Big Diamond has purchased two acres on the north side of FM 1960 just west of Townsen Blvd in Humble. Jim Bavaset represented the buyer. The seller, 5P Development, was represented by Todd Edmonds of Colliers International and Mark Davis of Davis Commercial Real Estate.

Kingwood Enclave - (3/2014) Houston-based Davis Commercial Development is currently in the process of securing For Sale, Lease or Build-To-Suit tenants for an office building site located near 19700 Kingwood Drive, just one block west of Kingwood Medical Center. This project features eight individual building sites that can accommodate buildings from 3,000 SF to 6,000 SF and can be combined to accommodate up to 20,000 SF.

Domino's Pizza - (3/2014) Announced it has leased 2,500 SF in the Atascocita Plaza Shopping Center.

APAC Customer Services - a leader in global customer care outsourced services and solutions, has added 1000 jobs in its Humble, TX service center. APAC is a global leader of Customer Care business process outsourcing services and solutions including sales, customer care, technical support, and back-office services. APAC Customer Services' clients include some of the most recognized brands in the world across all major market verticals. APAC operates via a world-class technology and operational delivery platform that spans North America, Latin America, Europe, Africa and Asia. Humble Office located at 3200 FM 1960 West. For more information - www.apaccustomerservices.com.

Mattress One - leased 4,200 SF in West Lake Crossing at F.M. 1960 East near W. Lake Houston Pkwy. Feb 2014

Courtyard by Marriott - Located at the intersection of Northpark Plaza Dr and Eastex Freeway Service Rd. at entrance of Kingwood, opened January 28, 2014. The 115 room hotel features The Bistro, a 200 person meeting room a separate boardroom for conferences and meetings and employs over 35 workers.

Holiday Inn Express - Located at 5616 FM 1960 next door to Spring Hill BBQ. Created over 15 new jobs for the area. Opened March 2014

Parkway Family Mazda - The Kingwood car dealership is undergoing a \$2 million renovation project, which broke ground in August and is expected to wrap up some time in early 2014.

Commercial Pad Sites Available - (1/2014) New commercial property recently went on market on Southside of Northpark Dr & Loop 494 and will soon be occupied by retail businesses. No news on specific future tenants at this point due to confidentiality.

Aldi Discount Grocery - Known for its low prices, sells produce, meat and other grocery items generally sold under its own label, will open one of 15 new Houston stores at 6900 FM 1960 East. Aldi's Humble store at 8755 FM 1960 will open Jan. 23, 2014.

Union Kitchen - After opening their first location three years ago in 2011 in the Bellaire Area and a second in Memorial The Union Kitchen opened their third location in Kingwood at 23918 Hwy. 59 N in October 2013.

CVS Pharmacy - Newly constructed CVS Pharmacy located at 8800 FM 1960 in Humble. Opened November 2013.

Petco - The national chain recently opened a new location in Kingwood at 810 Kingwood Dr. Opened in October 2013

Grand Texas Theme Park - Site work began in July 2013, and ground breaking was scheduled to begin later that year. The park will feature seven theme areas related to Texas history and culture. The 640-acre park will have seven theme areas related to Texas history and culture. Grand Texas will be managed by Innovative Leisure Partners. Brae Burn Construction Company, based in Houston, will serve as the contractor for the first phase of construction. Dallas-based GHA Architects will design the park.

Fall Creek Plaza - Newly constructed retail strip center located on the eastbound Sam Houston Pkwy/Beltway 8 in Fall Creek at 15400 Vantage Parkway West. The Combined 100,000 SF retail strip center opened late 2013.

Dunkin Donuts - Opened a 3,806 SF in the Orleans Shopping Center on West Lake Houston Pkwy. First location in the Houston expansion for DD. Jonathan Hicks of Davis Commercial rep'd the tenant; Janet Maas of century 21 represented the land lord Compass Care Holdings. Opened October 2013

Longhorn Steakhouse - Opened a new facility in Humble on a pad site at Deerbrook Mall in 2013.

Red Wing Shoes - Celebrated the grand opening of new retail location at 9441 FM 1960 West in July 2013.

Gateway Buildings I and II - Lausrus Corp. a private real estate investor/developer has acquired the two Class A, 270k (combined) SF buildings located at 15333 John F Kennedy Blvd Houston, TX 77032. The six and eight story buildings will undergo upgrades and renovations to the lobby, corridors and bathroom facilities. Opened in June 2013

HEB Summerwood - Located at 12680 West Lake Houston Pkwy in Summerwood. An 88,000-square-foot stand-alone with all of the features of a grocery store in addition to a car wash and gas station with regular and diesel gas for customers. Opened in September 2010. A new Carl Jr's was constructed on a pad site at HEB Summerwood and opened in late 2013.

The Overlook - Opened May 2013, located at 20114 Pinehurst Drive Atascocita, TX 77346. The Overlook made significant remodel and improvements on the previous 22 acre Atascocita Country Club and will provide beautiful spaces and dining for weddings, corporate events, private retreats, reunions and more.

Johnny's Pizza House - The new location is at Kings Lake Estates, 20669 W. Lake Houston Pkwy. The establishment will provide a sports bar themed atmosphere serving food and beverages. Opened in April 2013.

Garden Ridge Pottery - Opened a new location at 9450 FM 1960 Bypass Rd. W, Humble, TX 77338 in 2011.

Academy Sports and Outdoors has leased 95,000 SF, and **Burlington Coat Factory** has leased 73,000 SF of the former Kmart store. Cheddar's, Logan's Roadhouse, and Freebird's also built restaurants on pad sites in the front. Opened in 2011

Goody Goody Liquor - Opened their first large scale liquor store in the Houston Area in Humble at 9805 FM 1960 west of Pappasito's.

Commercial State Bank - Opened in June 2011 located at 10203 Birchridge Drive Suite 100 Humble, TX 77338.

INDUSTRIAL DEVELOPMENT

Dynamic Metal Processing - (8/2016) specializes in flame cutting steel plate to customers' specifications. The company also offers value added services such as beveling, machining, rolling, forming, grinding, and other miscellaneous machining. Dynamic Metal Processing has purchased a 20,000-square-foot office/warehouse in the Smith Road Industrial Park located at 14452 Smith Road, Humble, TX 77396.

Conn's Distribution Center - (9/2016) Closed on a tract of land in Air 59 Center located at Will Clayton and Hwy 59/I-69. They will construct a 200,000 sf facility for distribution.

Chaparral Insulation - (5/2016) has leased a newly constructed 12,000-square-foot warehouse at 5816 Hamblen Road. John Ferruzzo and Nick Peterson of NAI Partners represented the landlord, Adkisson Development & Brokerage. George Montes with Cypressbrook Co. represented the tenant.

Roadrunner Transportation Systems - (2/2016) The Lake Houston Area is a prime hub for the transportation, logistics, distribution and warehousing industry. Over just the past several years companies like Amazon, Jetco Delivery, DB Schenker, Geodis Wilson, Aries Freight, Green Tree Transportation, DHL Global and many more have expanded or re-located to facilities to LHA. In the latest development in transportation, logistics, distribution and warehousing industry growth in LHA, Roadrunner Transportation Systems has announced they have leased a newly constructed 97,344 SF facility located at 8411 FM 1960 in Humble. This expansion provides added capacity for less than truck load freight on top of their already 205,608 SF facility in Duke Realty's Point North Cargo Park also located on the same stretch of FM 1960 immediately adjacent to the cargo area of Bush Intercontinental Airport. Roadrunner is a transportation and logistics service provider offering truckload and partial truckload logistics, transportation management solutions, intermodal solutions, freight consolidation, inventory management, expedited services, international freight forwarding, customs brokerage and global supply chain solutions.

International Tech Park Houston - (1/2016) Edge Development have plans to break ground in 2016 on a 72 acre, 700,000 sf class A, tilt wall, crane ready industrial buildings from 25,000 sf to 250,000 sf. offering build to suits and buildings for lease on tracts from 2 to 14 acres.
http://edgedevpartners.com/portfolio_page/international-tech-park-houston-build-to-suit/

IAH Humble Business Center - (1/2016) 1902 S. Houston Ave at Will Clayton Pkwy in City of Humble on 17.5 Acres. The business park is perfect for light industrial and commercial uses with buildings for sale or lease ranging from 5,000-10,000 sf. Developed and constructed by LHA EDP investor member Adkisson Development. For info call 832.413.4475.

Stolt Nielson - (1/2016) The global provider of bulk-liquid transportation, storage and distribution services broke ground in January 2016 on a new 6-acre site in Generation Park. They will re-locate their Port facility workers and operations to their location in Generation Park.

Jetco - (5/2015) Houston-based trucking and logistics company expanded its headquarters in the LHA near Bush Airport in early 2015 on a 20 acre tract of land at 3010 Aldine Bender Dr. Jetco Delivery's new campus includes a 10,000-square-foot office and warehouse facility and a 5-acre storage yard, which it will renovate. In addition, Jetco will build a new facility on the property to accommodate its growth. The multi-building project will include 30,000 square feet of new construction a capital investment of \$6 million and 160 employees.

Halliburton ESI - (2/2015) Purchased a 2.9-acre tract of land on the corner of JFK Boulevard and Aldine Bender in Interwood Business Park from Essex Interwood Investors. Marc Drumwright with Southwest Realty Advisors represented the seller. Richard Quarles and Laura Woodall with JLL represented the buyer.

DeLorean Motor Co. Inc. - Has partnered with Epic Electric Vehicles as the composites manufacturer for the new DeLorean Electric Vehicle in addition to rebuilding, restoring and offering parts for the stainless-steel sports coupe which started production in 2012. Humble-based DeLorean has a medium sized office which holds its worldwide headquarters and an automotive parts service and modification garage for vehicle customization and design. In December 2015, the language from the "Low Volume Motor Vehicle Manufacturers Act" (H.R. 2675), allows small companies to produce a limited number of completed replica motor vehicles was inserted in the federal highway bill (H.R. 22) and signed into law. This legislation allows low-volume manufacturers like DeLorean Motor to build replica vehicles without being subject to all the requirements that a regular automaker would. The company will build new DeLoreans with authentic parts that have been warehoused. The company hopes to build about 300 cars from parts in stock. The first car could be available in 2017. The company is in discussions with a couple of manufacturers to use a modern, emissions-certified V-6 with 300 to 400 horsepower. The cars will also get better brakes, upgraded interiors and amenities such as Bluetooth, navigation systems and heated seats. Originally, they were only in production for two years between 1981 and 1983.

Duke Realty - (1/2015) acquired a brand new 250,660-square-foot building, which is fully leased to K&K Express, adjacent to the company's Point North One and Two buildings and will be known as Point North Four. The company also acquired an adjacent 13.9 acres as the site of Point North Five, a 205,608-square-foot building which is 47 percent pre-leased. Roadrunner Transportation Systems has leased 97,344 square feet in the building, which will break ground this month. Geodis Wilson USA, a global freight forwarder a tenant since 2009, renewed its lease in Point North One, a 158,940-square-foot building at 8210 Humble-Westfield Road last year. "We have increased the size of Point North Cargo Park to more than 850,000 square feet with the ability to expand it to approximately 1.2 million square feet."

DGM (Dangerous Goods Management) - (1/2015) Purchased a 21.5-acre tract at 18727 Kenswick Drive The Urban Cos. will oversee construction of a 150,000-square-foot industrial general packing plant on the site that will house 120 employees. Phase I will break ground in February 2015 with an estimated completion in the summer 2015. Phase II will consist of an additional 100,000 sf of warehouse. The facility will provide general packaging services of non-hazmat freight. DGM's 70,000 sf facility at 1813 Greens Road will continue to operate as the hazmat packing facility. Both operations will initially provide over 220,000 sf of industrial space on 27.5 acres, most of which is concrete used for outside storage and packing large freight projects.

Pondera King Energy Center - (12/2014) Competitive Power Ventures Holdings LLC submitted land plans to the city of Houston for Pondera King Energy Center Dec. 4, 2014. The 900-megawatt natural gas plant will be located north of the intersection of North Lake Houston Parkway and Lockwood Road, near the eastern portion of Beltway 8 and the Union Pacific Railroad. A power plant has been planned for the 203-acre site since about 2007. The first phase of development will consist of a combined cycle natural gas power plant on 88 acres. The timeline for construction is yet to be determined. "Pondera King Energy Center is expected to generate 500 jobs at the peak of construction", said Nathan Rushing, a developer with CPV, The Silver Spring, Maryland-based energy company. Once completed, the project is expected to employ 25 to 30 permanent workers to operate the plant, he said. Pondera King will be a larger project than projects they have elsewhere in Houston, Maryland and New Jersey, and will feature a newer, more efficient technology, Rushing said. <http://www.bizjournals.com/houston/news/2014/12/01/exclusive-plans-for-new-natural-gas-power-plant.html>

Logistics Park at World Houston - (10/2014) The Logistics Park at World Houston development located at off of Lee Road, just inside the intersection at Beltway 8 and Hwy 59, contains 7 free-standing, rear load, dock-high buildings with drive through capabilities. 4 of the buildings are crane-ready. Total development is 8 acres and 80,000 sf of commercial space, by Adkisson Development.

DB Schenker expansion - (10/2014) Construction started in September 2014 of another building in the Kenswick AirFreight & Logistics Centre in north Houston after DB Schenker, the world's second largest transportation and logistics firm, based on revenues and performance recently signed a lease for the entire 150,000 sf office/warehouse. The property sits on 13-acres and includes more than 3 acres of outside storage. The building will be part of a 51-acre business park on Kenswick Drive just north of Will Clayton Parkway. Munson Kennedy Partnership is the project architect and Rosenberger Construction is the general contractor. DB holds top positions in global air and ocean freight and has Europe's densest land transport network and the rail expertise of Europe's largest rail freight company with around 2,000 locations in all of the world's most important economic regions.

AMI - Aviation and Marketing International - (9/2014) Locally owned and operated. AMI constructed a local expansion to a new location in Kingwood at 1903 Russell Palmer Road. AMI was founded in Kingwood in 1991 in a modest 4k sf building in Forest Cove. The newly constructed facility encompasses 16k sf off office and warehouse space with 14 employees. AMI had an open house and ribbon cutting for their new location on October 9, 2014.

Rankin Circle North Business Park/R&P Supply - (9/2014) The Rankin Circle North Business Park features 3 free-standing, metal buildings with an abundance of outside storage. 3 Acres, 23,000 Square Feet. Developer is Steve Adkisson with Adkisson Development.

Rankin Circle East - (9/2014) The Rankin Circle East development features 12,000 square feet of crane-ready, free standing building with outside storage. 1.3 Acres, 12,000 Square Feet. Developer is Steve Adkisson with Adkisson Development.

Greens Road Business Center - (9/2014) Located on the SWC of Greens Road and I-59 (Bender Rd.) Colliers International is developing four buildings: 10,000 SF, 15,000 SF, 17,500 SF, and 13,500 SF.

Kenswick - (8/2014) The Kenswick development is 20-ton crane ready, has 8 dock doors as well as large drive-in doors. It is ideal for freight forwarding companies. Developer is Steve Adkisson with Adkisson Development.

K2 Logistics - (6/2014) A full-service logistics and supply chain management company serving all industries broke ground March 2013 on a 250,000 SF distribution center on the corner of FM 1960 W and Kenswick near George Bush IAH. K2's cross-dock distribution facility represents a \$20 million investment on 18 acres and 50 new jobs. But internal negotiations are ongoing with company stakeholders for consideration of moving its company headquarters from Minneapolis to the Lake Houston Area as well.

Gateway North Houston Business Park - (5/2014) A 113-acre industrial business park located at located at Rankin Rd and I-69 North. A co-development of Conor Commercial Real Estate and Cornerstone Real Estate Advisers, the business park offers convenient access to the Highway 59 and Beltway 8 junction. It is a master-planned and deed restricted mixed-use development. Phase 1 includes a gated industrial component perfect for the relocation or expansion of distribution or light manufacturing operations. The park offers monument signage, outside storage, off-site regional detention and 180' truck courts. The building is a 109,200 square foot rear-load facility featuring 60' staging bays, generous 52' x 50' column spacing, 28' clear, an ESFR sprinkler system, 30 truck docks, two drive-in doors, 20 on-site trailer parking stalls and 102 parking spaces. 10.1.2014 - <http://www.prairiepointe.com/>

Reactive Downhole Tools - (5/2014) The Reactive Downhole Tools development is a fully-insulated, metal building with 2 – 50' bays and a 28' eve height. The development has multiple 20-ton crane capacity and includes extra land. 4 total acres, 30,000 sf. Located at 19945 Aldine Westfield Rd, Houston, TX 77338. Developer is Steve Adkisson with Adkisson Development.

FMC Technologies - (5/2014) Held official groundbreaking ceremony May 2, 2014 at the new location of their corporate headquarters. Within the next 10 years, the company's goal is to consolidate all of its 10 Houston facilities—including its corporate headquarters—to a single, state-of-the-art campus. The new campus sits on 173 acres they purchased at Generation Park below the southwest corner of the intersection of Beltway 8 W and W. Lake Houston Pkwy. Within the next two years, the company will move approximately 1,800 of its 3,700 Houston employees to the new campus. Employees will begin moving to the new campus in 2016.

Amazon Fulfillment Center - (3/2014) Amazon is leasing a newly constructed 250,000 SF distribution located on the 8000 block of Humble Westfield Rd. The operation taking place at this new facility is significant because the company has stated they will be introducing a new service however no exact details have been released at this time. This facility will create approximately 200 new jobs to the area, all with full benefits, stock in the company and opportunities for performance bonuses.

Beltway North Commerce Center - (3/2014) Davis Commercial announced today the acquisition of a 35-acre development site in Houston's North Submarket to build a Class "A" Industrial Facility. Construction will consist of a 352,000-squarefoot state-of-the-art cross-dock industrial building on the site and will be designed to achieve LEED Certification. The building is a very attractive and functional design incorporating 32-foot interior clear height, two-story glass office entries, wide truck maneuvering aprons, plenty of employee parking and freeway front signage opportunities for leasing. The site has over 1,200 feet of frontage on Beltway 8 and lies just east of the intersection with the Hardy Toll Road in Houston's north submarket, one of the healthiest industrial submarkets in the country. The building planned for the site should provide the latest features that Houston's growing manufacturing, distributing, and warehousing companies need to be competitive.

LKQ - (3/2014) For the LKQ development, we were contracted to purchase 30 acres of land for speculative development and ended with a 12-year net lease with LKQ Corporation as the design-build project for the site. 30 Acres 98,850 Square Feet. Developer is Steve Adkisson with Adkisson Development.

Rankin Road Business Center - (2/2014) The Rankin Road Business Center features 7 free-standing office warehouse buildings ranging from 4,400 to 10,000 square feet. Total 4.5 acres, all buildings together total 50,400 sf. Developer is Steve Adkisson with Adkisson Development.

The Airtex Distribution Center - (2/2014) Located at 300 West Airtex Blvd, just west of I-45, broke ground this month and is scheduled for completion later this summer. The site will house a Class A cross-dock 225,360 SF warehouse building which will feature 32-foot clear heights, high truck door, trailer parking and mechanical features including T-5 lighting and ESFR sprinklers. This project is an indication of the north Houston sub-market's continued demand for Class A warehouse and distribution facilities, particularly those with high clear heights.

6201 Rankin Rd. - (2/2014) a 10 acre with existing 82,000 SF metal building site located at the end of Rankin Rd. west of US-59. Buyer recently closed on the site but future business operations at this point have not been announced.

Ligomar and Orinkola Supply - (1/2014) purchased 112 acres at FM 1960 and Broze Road with plans for a new manufacturing facility for drilling rigs. Purchaser stated it is a great industrial site for their manufacturing plant because it is a solid location in North Houston, directly across from Bush IAH with access to both Hwy 59 and I-45.

First Northwest Commerce Center - Being built on 24-acre site at 4800 Greens Rd. on the north side of Beltway 8. The 360,000 SF distribution center can accommodate one single tenant or multiple tenants who require at least 40,000 SF. The building is scheduled to be completed sometime in the fourth quarter of 2014.

M&D Distributors - Leased a building in late 2013 located at 7902 FM 1960 just before Lee Rd. and started business Jan. 2014. The heart of M&D is Diesel fuel injection parts and systems, but along with adding locations and territory, have also added to their capabilities to serve customer's needs for turbochargers, engine parts, filtration, and more.

Kenswick AirFreight & Logistics Centre - A premier business park located just minutes away from Bush Intercontinental Airport on Kenswick Drive. The first phase of the 51-acre park featured two rear-load, dock-high buildings totaling 164,750 sf. Two additional rear-load buildings totaling 133,250 square feet were completed in Spring 2013 and available for lease. Build-to-Suit opportunities are available on the 25 acre (divisible) Phase III land tracts. Located adjacent to the IAH CargoCenter, also known as the "East Cargo Area" all within a Freeport Exemption Zone

Two buildings to be completed in Spring 2013 totaling 133,250 sf:

- Building 3 : 74,880 square feet (divisible) with over 2.5 acres of outside storage available
- Building 4: 58,270 square feet (divisible to 6,760 square feet) with outside storage available

IAH Business Park – Levey Group purchased 17.5 acres situated in between Hardy Toll Rd. (on west) and Bush Airport (on east) on Aldine Westfield Rd., bounded by Richey Rd. (on north) and Rankin Rd. (on south). This development is a 200,000 + SF speculative industrial park shovel ready as of the end of 2013.

Weatherford Production Optimization – Completed a significant expansion at 22001 Northpark Dr. just west of HWY 59 in early June 2013. This expansion allows for continued operations which include; Administration Center, Engineering Center, Manufacturing Center, Operations, Sales Center, Service Center, Stocking Location/Warehouse, Test and Research, Control Systems, Flow Measurement, Gas Lift Systems, Lift Optimization, Progressing Cavity Pump Systems, Reservoir Monitoring, Rod Pumps, Software.

Houston Plating & Coatings – Located at 2622 Wilson Rd., HPC is a specialty metals coating company, who just last year completed building out of an additional 60,000-square-foot space in Humble, expanding on its already existing 100,000-square-foot location. They added new proprietary processes along with 100 employees in the past two and a half years to boost its headcount to 300.

Venture Precision Technologies - recently leased a 5,000-square-foot building at 1809 Humble Place Drive. Robert McGee and Thomas Leger with The National Realty Group represented the landlord, Mullane Interests. Opened in February 2013

Laser Tissue Welding - Humble based bio-tech company. The company has one issued patent; two patents are pending and have exclusive rights via a licensing agreement to the technology. Laser Tissue Welding has completed development of a clinical device and successfully completed a human feasibility clinical study in 2012.

GrowthForce LLC - No. 51 on Houston Business Journal's Fast Growing Companies. Located in Kingwood, GrowthForce Technology Partners started as a sister company to build applications that interface with QuickBooks. 2012

PUBLIC PROJECTS

Atasca Oaks Dr. - (6/8/2016) Harris County Precinct 2 and 4 are partnering on a road project to widen Atasca Oaks Drive from FM 1960 to Atascocita Road. This will expand road capacity from two to four lanes in addition to improved traffic signals. The design phase of the project is expected to be completed by September 2017. If the project goes to bid in early 2018 as expected, construction could be complete before the end of third quarter of 2018.

Atascocita Volunteer Fire Department Station 19 - (4/2016) The new AVFD Station 19 is located at 7642 Farmingham Road and cost an estimated \$5 million, funded through a loan from the Emergency Services District 46, construction began 2012. Though the station was expanded several times to accommodate the addition of Emergency Medical Services such as ambulances, the district's first aerial fire truck, the administrative staff offices and overnight crew quarters; a new station was needed to meet the growing needs of the community. Joiner Architects was hired to handle the design, planning and Brookstone for the construction of the new station. The new station is capable of housing 11 pieces of vehicle equipment, 11 dorm rooms, four offices, two multi-purpose rooms, a day room and a locker room to name a few of the amenities.

Woodland Hills Dr. extension project - (4/2016) Commissioner Jack Morman's office announced a two-phased roadway project to extend Woodland Hills Drive to connect with the northeast corner of Beltway 8. "All you have to do is drive down W. Lake Houston, FM 1960 or Will Clayton in the morning and you can see what explosive growth looks like. Our residents here have made it clear they want relief to the traffic congestion in the area. This is a big step in right direction," said Commissioner Morman. Phase I of the project includes the addition of a 2-lane concrete boulevard section to the existing 2-lane roadway resulting in a complete 4-lane boulevard from Beltway 8 to near Ridge Creek Elementary. Project planners intend to have the estimated \$2 million project complete in the 2nd quarter of 2017. Woodland Hills Phase II improvements include the construction of a new 4-lane concrete boulevard starting near Ridge Creek Elementary and connecting to the existing 4-lane roadway in the Atascocita Forest subdivision. Project includes construction of a 4-lane bridge over Williams Gully. The county anticipates the project will be completed and open to the Beltway in the 4th quarter of 2017.

Grand Parkway (SH99) - (4/2016) Segment G, the newest segment of the Grand Parkway, which intersects US-59 at Community Drive just above New Caney High School, opened to the public March 29, 2016. Segment G runs 12 miles between I-45 and I-69/US Hwy 59. The cost for Segment G will be \$3.01, which will only be payable with an EZ Tag sticker. Segment F, the stretch from U.S. 290 near Cypress to I-45 in Spring, opened Feb. 5, 2016. The next and final segments of the Grand Parkway (Segments H and I) are scheduled to begin construction sometime in 2017 with an expected completion time of 2021. The builder for Segments H and I are scheduled to be named before the end of 2016.

Downtown City of Humble - (4/2016) The City of Humble completed an extensive streets improvement and side walk installation on the two primary streets running through downtown. Main Street and Hingpins Street were completely excavated and re-poured providing a clean look and smooth ride. Most importantly are the new brick crosswalks and new sidewalks running the length of each street on both sides providing increased pedestrian access and safety for residents going to and from work and shopping at the many retail businesses located around Downtown Humble.

Kingwood Drive widening project - (3/2016) Kingwood Drive, considered one of the worst roadways in the city of Houston, has been earmarked for several years for expansion from four to six lanes, as well as for a total resurfacing of the roadway. Kingwood Drive went through a thorough and extensive traffic, roadway and crash analysis from the Kingwood Mobility Study conducted in 2015. If improvements are funded it would come through Houston's capital improvement plan. Kingwood Drive is earmarked for expansion on the CIP for some time in 2018.

Northpark Drive widening project - (2/2016) The Lake Houston Redevelopment Authority announced they will use The Goodman Corporation (TGC) as a contractor for engineering services related to the project. They approved the contract Feb. 11, 2016. TGC will assist the LHRA in pursuing federal and state funding resources for the widening and reconstruction of Northpark Drive. The design phase of the project is already underway. The widening plans show adding an additional lane in each direction from Loop 494 to Woodland Hills and a possible flyover at the railroad tracks. The project calls for a budget of \$54 million. The authority is seeking 80 percent of the funding from state and federal monies; the authority would fund the remaining costs. If approved, the funding for reimbursement would most likely be available in 2019. There is a possibility of entering into an advanced payment agreement with TxDOT to construct the project earlier than that then get the reimbursement at a later date. "At the earliest, we would be able to begin construction on Northpark Drive as soon as we sign the advanced funding agreement with TxDOT, estimating sometime in 2017 at the earliest with the reimbursement in 2019," Jim Webb with TGC said. Truman Edminster III with EHRA estimated the project could get started around second quarter 2017. "We need to do something as soon as possible; I would have started on this project yesterday if that was possible," city of Houston Council Member Dave Martin said. (8/2016) The Lake Houston Redevelopment Authority is in the pre-design phase and seeking funding for the expansion of Northpark Drive in Kingwood. The plan is to make Northpark Drive safer for emergency services and pedestrian crossings and to accommodate future traffic needs.

Proposed FM 1960 Improvement Project - (2/2016) TxDOT Housotn District held a public information meeting on the proposed project February 23, 2016 at Timberwood Middle School. The project's proposed improvement plan would focus on the 7 mile stretch of FM 1960 between Business Farm-to-Market Road (BF) 1960A and Lake Houston. Scope of the proposed project call for the following improvements: widening the existing four-lane undivided roadway to a six-lane divided highway (three lanes in each direction with the outside lanes being shared-use lanes), curbs and gutters, with raised median, the addition of landscaping with local participation along the raised median (based on previous public input), grade separation at Atascocita Road, West Lake Houston Parkway and Farmingham Drive, five-foot sidewalks along both sides of FM 1960, outside of the shared-use lane, the proposed project would require approximately 48 acres of new right of way from commercial and residential owners.

Traffic Signal Construction - (2/2016) Harris County Precinct One Commissioner's office will be installing five new street lights on North Lake Houston Pkwy from Deussen Pkwy to the rail road tracts.

Northpark Drive at Woodridge Parkway/Hidden Pines - Beginning July 1, 2013, the City of Houston's Public Works and Engineering Department will begin constructing a dedicated left turn lane at the intersection of Northpark Dr at Woodridge Parkway/Hidden Pines to accommodate larger traffic volumes and mitigate traffic flow. Kingwood TIRZ #10 announced in late 2015 that they are working with TxDot in the planning phase about and will submit an application for the widening of Northpark Dr. in April 2016.

Traffic Signal Construction - (6/2015) - Precinct Two Commissioner Jack Morman announced construction of two traffic signals eagerly awaited by residents of the Atascocita South and Eagle Springs subdivisions located south of Atascocita Road. The total project costs are over \$500,000. Signals along Atascocita Road at Atascocita Trace and Eagle Springs Parkway should be up and running by the end of July 2015. Precinct 2 says several other safety and traffic improvements for Atascocita in the planning stage that will be announced in 2015.

Business FM 1960 widening- (11/2014) - The Texas Department of Transportation has awarded Texas Sterling Construction company a \$13 million project to widen and improved Business FM 1960 (BF 1960) in Humble, Texas. The 18 month construction project, funded by 20% State & 80% Federal funds began on November 11, 2014. The project will extending turn lanes, overlay BF 1960, add sidewalks to help meet ADA requirements, improve traffic flow and drainage. "The majority of the widening will be done near intersections to provide turning lanes." says Danny Perez, with Texas Department of Public Transportation. Continuous turning lanes will be added at the center where right of way is available for pavement widening, as well as an access management system which will help improve traffic circulation. Some major intersections like Kenswick Drive, McKay Drive, Bender Avenue, North Houston Avenue and Wilson Road are proposed to get right turn lanes on one side or both sides.

N. Lake Houston Pkwy Expansion - (6/2014) Harris County is expanding North Lake Houston Parkway, one of the five Beltway 8 interchanges serving Generation Park, to a 4-lane boulevard with new sidewalks. The project broke ground late late 2013 and is budgeted to cost \$16.5MM. The expansion provides companies locating in Generation Park even better access to Beltway 8 and Lockwood Road. In addition an announcement is expected for an even larger infrastructure investment in June 2014.

Widening of Townsen Blvd. - The City of Humble approved the expansion to four lanes, two in each direction from where Townsen meets U.S. Hwy. 59 to F.M. 1960. This expansion will help ease a portion of the congestion issues and the future development.

Northpark Extension opening – Northpark Dr. was expanded to four lanes from W. Lake Houston to Mills Branch in 2011.

Beltway 8 Expansion – In February 2011, the Northeast section of Sam Houston Tollway/Beltway 8 opened 13 miles of tollway that completes the Outer Loop and connects to the Houston Ship Channel industries and the Port of Houston.

George Bush Intercontinental Airport - One of the premiere global gateways with; five terminals, nonstop flights to 122 destinations in the U.S. and nearly 70 international destinations. IAH has connections to 165 airports and 40 million passengers came through IAH in 2013. Terminal B's renovated south concourse includes 225,000 square-foot facility — nearly four times the size as the previous south concourse — to be dedicated to United Express regional flights. The first 15 gates of the \$97 million south concourse became operational in May 2013. United Airlines will add 15 more gates by the start of 2014. In addition, Terminal D (for international flights) will undergo a complete renovation from 2014-2015. The airport recorded a record-breaking 8.9 million international passengers through the terminal in 2013 which is an increase of 2.5 percent from 2012. The airport itself employs approximately 35,000 jobs.

RESIDENTIAL DEVELOPMENT PROJECTS

Balmoral At Canyon Gate - (6/22/2016) Land Tejas, developers of Houston area communities like Canyon Gate at Cinco Ranch, Park Lakes and Cardiff Ranch has broken ground on a new master planned community located outside Beltway 8/Sam Houston Tollway at Woodland Hills Dr.

Trails at Lake Houston - (11/2015) A new Class A 304 unit multifamily development is under construction in West Lake at Sam Houston Pkwy/Beltway 8 North and Woodson Park Dr.

Willow Bend - (10/2015) The Humble 228 unit multifamily development will be a ten building gated community with vehicle access gates and key fob remote controls. Exteriors will feature a combination of stone, brick and fiber cement siding and trim. The two & three-story apartment buildings will be situated on approximately 10.5 acres.

Echelon Apartments – (9/2015) The Garrett Cos., a multifamily developer based in Indianapolis, purchased a 17.7 acre parcel on West Lake Houston Parkway, on the western shore of Lake Houston, just north of Lakeshore Elementary and about six miles north of Generation Park. The Garrett Cos. plans to build a luxury garden-style apartment complex. The two- and four-story buildings will feature 280 Class A units, a pool and surface parking as well as detached and attached garages.

Watercrest Kingwood – Senior villa and apartment housing located at 24025 Kingwood Pl Dr Kingwood, TX 77339. Construction is currently underway and is scheduled to be completed and ready for move in Summer 2015. Will include 170 units integrated to current Emeritus at Kingwood and specialty care facility, creating a campus like development tying each building together.

Stillwater on Lake Houston - (6/2015) Located on West Lake Houston Pkwy, just north of Summerwood. Taylor Morrison's Chateau, Grande, Legacy, and Inspired Series are all currently expected to be featured giving the opportunity to purchase some of the most popular floor plans. Stillwater will be a gated community consisting of 191 home sites, some of which will actually back to Lake Houston. There will also be a small lake in the center of the community. And, although all of the community amenities have not been finalized we are anticipating a Rec Center, Pool with an Open Air Pavilion, and a Playground.

King's Landing - (4/2015) A 327-unit Class A multifamily community on 12 acres located at 331 Forest Center Dr. will include attached garage parking, 12 two and three story garden-style buildings and an average unit size of 989 sf

KG Residential - (2/2015) 120 unit 55+ senior only independent living facility, currently awaiting completion of approval process from local elected officials. Proposed development has been reviewed by the LHAEDP. This project will provide quality affordable housing opportunities to the 55+ population. Developers are local with a proven successful track record with similar types of developments in residential areas throughout the Greater Houston Area.

KB Homes Rivergrove – New development, groundbreaking and land clearing began July 2014. Entrance located at West Lake Houston Pkwy and Upper Lake Dr. Kingwood, TX. Amenities include a neighborhood park and walking/biking trails, nearby shopping and entertainment at Kings Harbor, Kingwood Town Center and Atascocita Commons. Rivergrove is located in Kingwood and will be a single-family home community with 246 single family homesites,” Cara Kane with KB Home said. “Homes will range from 1,800 to 3,200 square feet. The community will also feature a neighborhood park, walking/biking trails and an amenity lake. It is projected to open in December 2014

KB Homes Lakewood Pines Estates – Land clearing and pre-development began June 2014. Entrance located at 15298 West Lake Houston Pkwy. Approximately 75 acres, *200 single-family homes with Lakefront lots available. Close to shopping at H-E-B Summerwood Market and Atascocita Town Center. Located in close proximity to multiple employment centers, including the the Houston Ship Channel and upcoming Generation Park. Amenities include a park area, pavilion, trails, pond, lake fountain, pool and recreation center. (<http://www.kbhome.com/new-homes-houston/lakewood-pines-estates-lakefront>)

KB Homes Riverpoint Village - A new subdivision located on Mills Branch Road in Kingwood near Shadow Forest Elementary named Riverpoint Village completed construction on 49 single-family lots on Dec. 31, 2013. Entry landscaping for the development has been completed and 11 of the 49 lots in Riverpoint Village have been sold as of July 2014. Brighton Homes, the homebuilder for the project, is currently working on completing their model home; there are no occupied residences within the community at this point. Brighton projects that the Riverpoint Village homes, once completed, will range from 2500 to 4100 square feet and will cost \$275,000 to \$375,000.

KB Homes Brookwood Forest Springs – Located West of Hwy 59 along Sorters McClellan Rd, just North of Northpark Dr. KB Homes Single Family Residential development. Easy access to Hwy. 59; convenient to downtown Houston. Minutes from George Bush Intercontinental Airport. Nearby recreation at Lake Houston and Lake Houston Wilderness Park. Future amenities include a lake and recreation center. Grand Texas Theme Park opening in Spring 2015. Opening Winter 2014. No further details at this time as of August 2014. Over 100 acres will be developed which should total approximately *600-700 homesites at full buildout.

Ravella at Kingwood Apartment Homes – (8/2014) Stanmore Partners broke ground on its first multifamily development in the 24-acre master-planned Village at Northpark. Stanmore project coordinator Darci White says the Class-A community will sit on 13 acres. The upscale retail center includes the largest Kroger in Texas. Ravella will have 264 units ranging from 709 to 1,689 SF. It'll feature a dog “spaw” where residents can groom and pamper their pets, and an on-site bike repair and storage shop. It's designed by Steinberg Design Collaborative with interiors by Moore Design Group. Hoar Construction is GC.

Woodridge Forest – (2014) The 296-acre Woodridge Forest community property is located at the front of Kingwood on Northpark Dr, between Loop 494 and Woodland Hills Dr. The development has been designed to house 800 single-family homes.

The Groves – Entrance will be 4 miles north of W. Lake Houston Pkwy & Beltway 8. Groundbreaking will happen December 17, 2013 and initial spec homes will be available by the 4th Q of 2014. In all The Groves will feature; a mixed-use community on 993-acres, 2,200 single-family homes, 540 apartment homes, a 10-acre community center with neighborhood retail, commercial uses, pool and 2 sites for future schools in Humble ISD. Six different builders will be featured, preliminary home prices will range from \$250,000 - \$400,000.

The Bridges of Lake Houston - The Bridges of Lake Houston will develop approximately 332 acres with about 1000 housing units. One portion of ±53.64 acres of mixed-use commercial land along W Lake Houston Pkwy which will feature retail, office and/or multifamily uses. The eastern portion is ±278.79 acres of residential land. Construction scheduled to begin 2Q 2014.

Oakhurst at Kingwood – Oakhurst boasts everything from luxury patio homes to custom designs and golf-course as well as lake-view homesites. As of November 2013 - 200 lots are currently available, about 1 and 1/2 years left of construction until capacity is maxed out, 222 homes sold in 2013.

Royal Shores - (10/2013) 53 lots available. Currently facing environmental delays due to bald eagle nest located on the property.

Tavola - 1,560 acres located in New Caney, seven miles north of Kingwood on Highway US 59. Acquired 1 year ago, 3 different lot sizes available for sale May 2014.

Royal Brook - 700-800 homes on 330 acres located to the east of Mill Branch Dr. at the end of West Lake Houston Pkwy. WLH Pkwy will be extended and widened to four lanes.

*This information is provided by the Lake Houston Economic Development Partnership 110 W. Main St. Humble, TX 281-446-2128
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