CENTRAL PARK
POST OAK

Uptown Houston
1990 POST OAK BLVD

WELCOME TO *CENTRAL PARK* POST OAK

Introducing Central Park Post Oak, a $350M repositioning of a premier 17-acre infill site into Houston's central gathering place. Central Park Post Oak will include a full 1.2M SF Class-A office renovation and the introduction of 175,000 SF of elevated new retail.















WHY HOUSTON?

Number **01** LARGEST CITY IN TEXAS

Number **04** LARGEST CITY IN THE U.S.

7.8 MILLION

GROWING HOUSTON METRO AREA



04 IN THE U.S. FOR PARK SPACES

30+ MILLION

ANNUAL VISITORS TO THE GALLERIA MALL



06 MICHELIN-STAR RESTAURANTS

15 BIB GOURMAND RESTAURANTS

NUMBER 01 FOR

MOST PHILANTHROPIC CITY IN U.S.

MOST DIVERSE CITY IN THE U.S.

& CITY FOR INTERNATIONAL BUSINESS

2nd

FASTEST-GROWING CITY IN THE U.S.

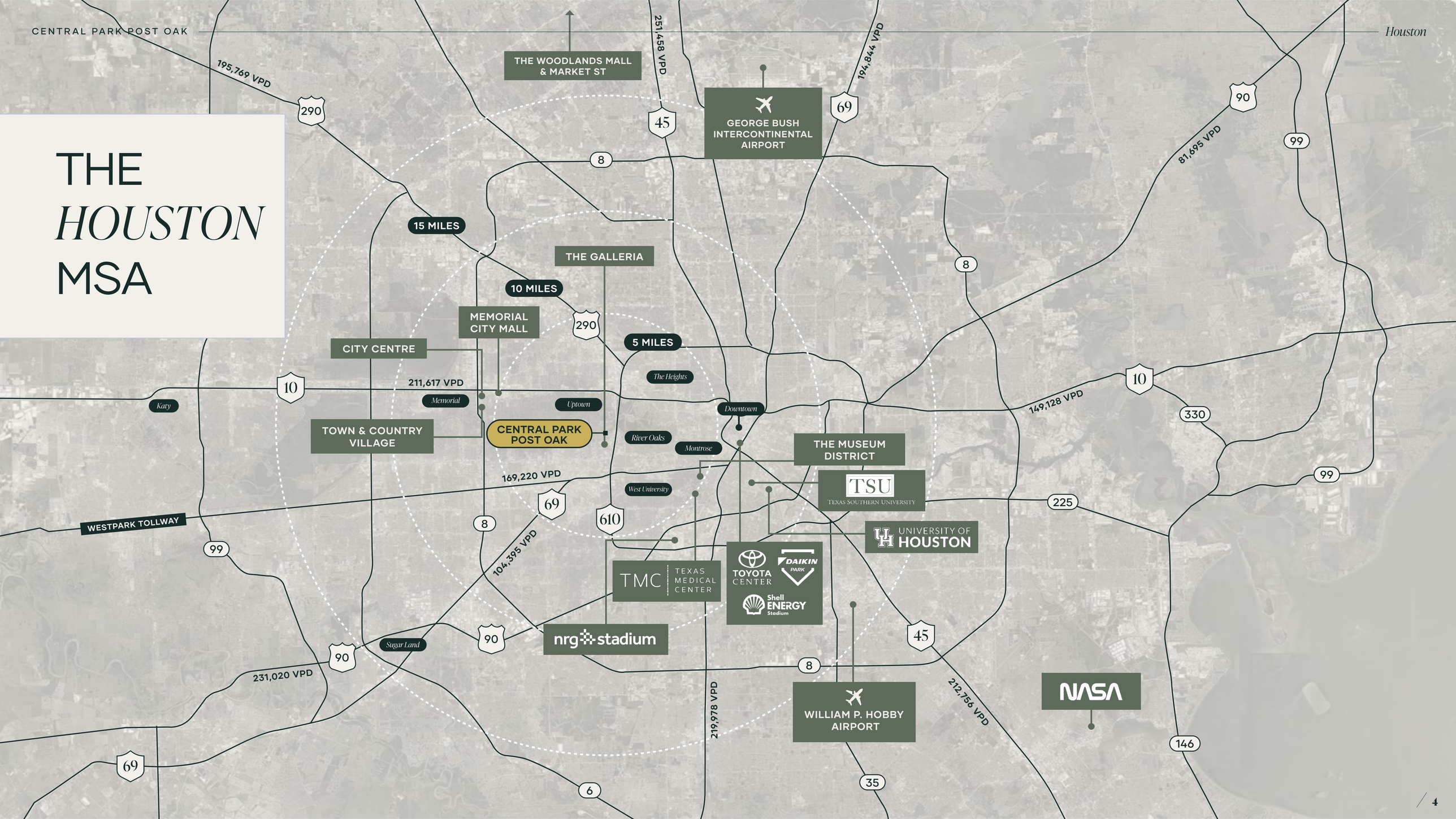


WORLD RENOWNED PERFORMING ARTS

91K MILLIONAIRES RESIDE IN HOUSTON

A DESTINATIONAL HUB FOR MILLIONAIRES

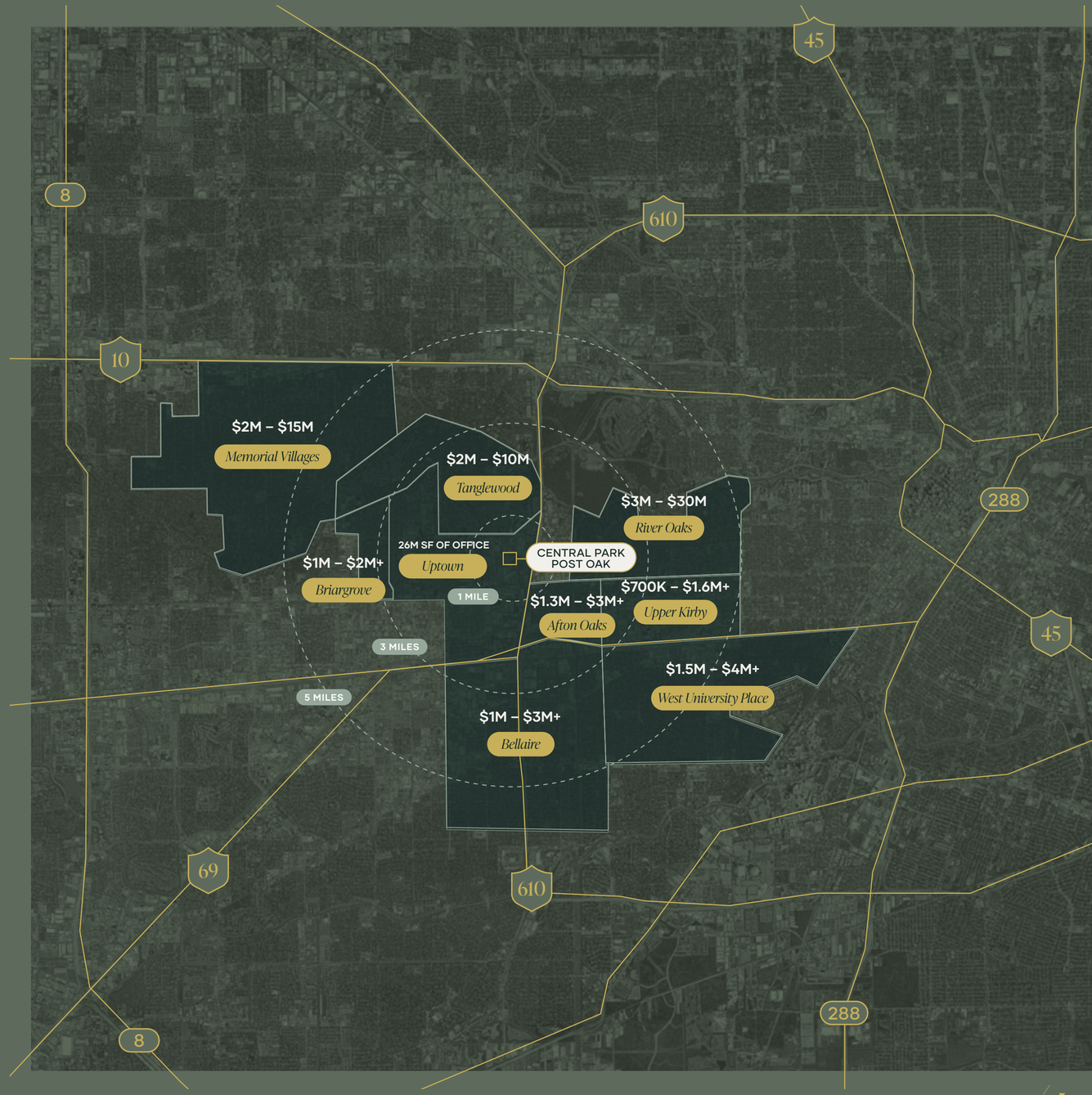
THE *HOUSTON* MSA



HOUSTON
KEY NEIGHBORHOODS

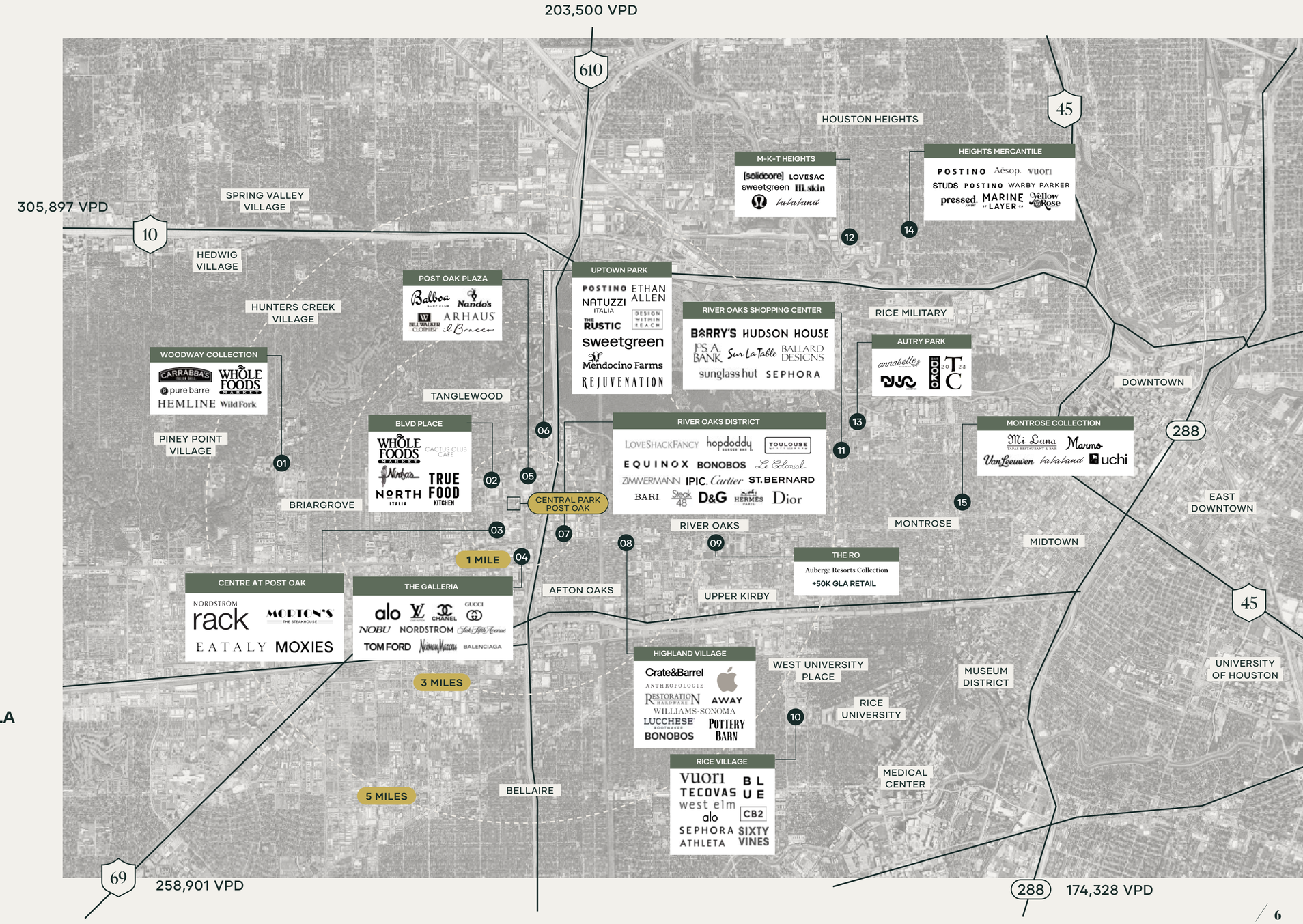
1 MILE RADIUS	Central Park Post Oak	The Domain Austin	Scottsdale Quarter Scottsdale	River Oaks District	Rice Village	Memorial / City Centre
Daytime Population	103,249	28,067	37,219	97,505	30,879	24,331
Bachelor's Degree Plus	72.2%	69.3%	65.1%	70.5%	84.6%	67.7%
Median Age	39.8	32.5	47.4	38.4	37.6	37.5
Total Population	27,609	13,885	8,292	29,038	21,351	14,480
Avg Household Income	$194,296	$123,311	$177,449	$189,644	$266,480	$200,981

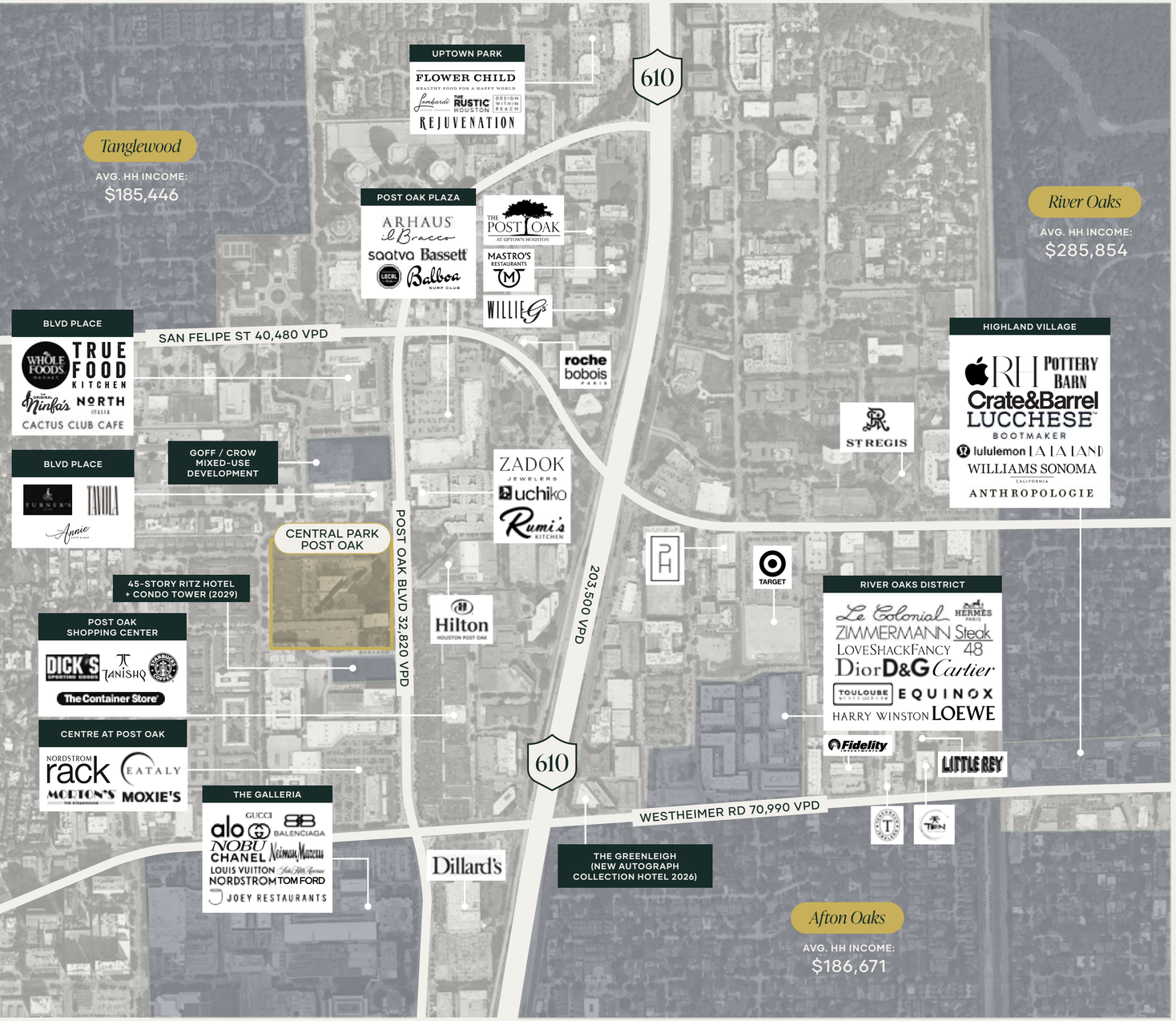
3 MILE RADIUS	Central Park Post Oak	The Domain Austin	Scottsdale Quarter Scottsdale	River Oaks District	Rice Village	Memorial / City Centre
Daytime Population	339,465	178,248	144,161	335,378	243,137	157,856
Bachelor's Degree Plus	60.8%	60.6%	59%	63.9%	74.5%	54.2%
Median Age	36.9	35.4	44.7	37.3	36.0	37.2
Total Population	188,835	121,023	79,027	202,964	196,925	139,026
Avg Household Income	$165,675	$126,141	$173,504	$177,475	$176,111	$159,558



HOUSTON KEY RETAIL

- ☐ *Central Park Post Oak* ± 175,000 SF GLA
- 01 Woodway Collection ± 96,000 GLA
- 02 Blvd Place ± 125,000 GLA
- 03 Centre at Post Oak ± 187,000 GLA
- 04 The Galleria ± 2.4M GLA
- 05 Post Oak Plaza ± 137,000 SF GLA
- 06 Uptown Park ± 166,400 GLA
- 07 River Oaks District ± 250,000 GLA
- 08 Highland Village ± 577,000 GLA
- 09 The RO ± 50,000 GLA
- 10 Rice Village ± 300,000 GLA
- 11 River Oaks Shopping Center ± 338,700 GLA
- 12 M-K-T Heights ± 97,200 GLA
- 13 Autry Park ± 70,000 GLA
- 14 Heights Mercantile ± 42,000 GLA
- 15 Montrose Collective ± 80,000 GLA





WHY UPTOWN?

STRONG *RETAIL* FUNDAMENTALS

- 7M SF of retail
- $6.5BN in retail sales
- AHHI of >$120,000 for 40% of residents within a 3-MI radius
- 30MM+ annual visitors to The Galleria

A *HOSPITALITY* HOTSPOT

- 39 Hotels with ~8,400 keys
- ~$295MM in hotel room revenue in 2019
- 12% of Houston's total hotel rooms
- 42-story, 154 key and 118 Condo Ritz Carlton opening in adjacent site in 2029

HOUSTON'S *BUSINESS HUB*

- 2,000+ companies with 200,000+ employees
- 26MM SF of commercial office space
- 16% of Houston's total Class A office space

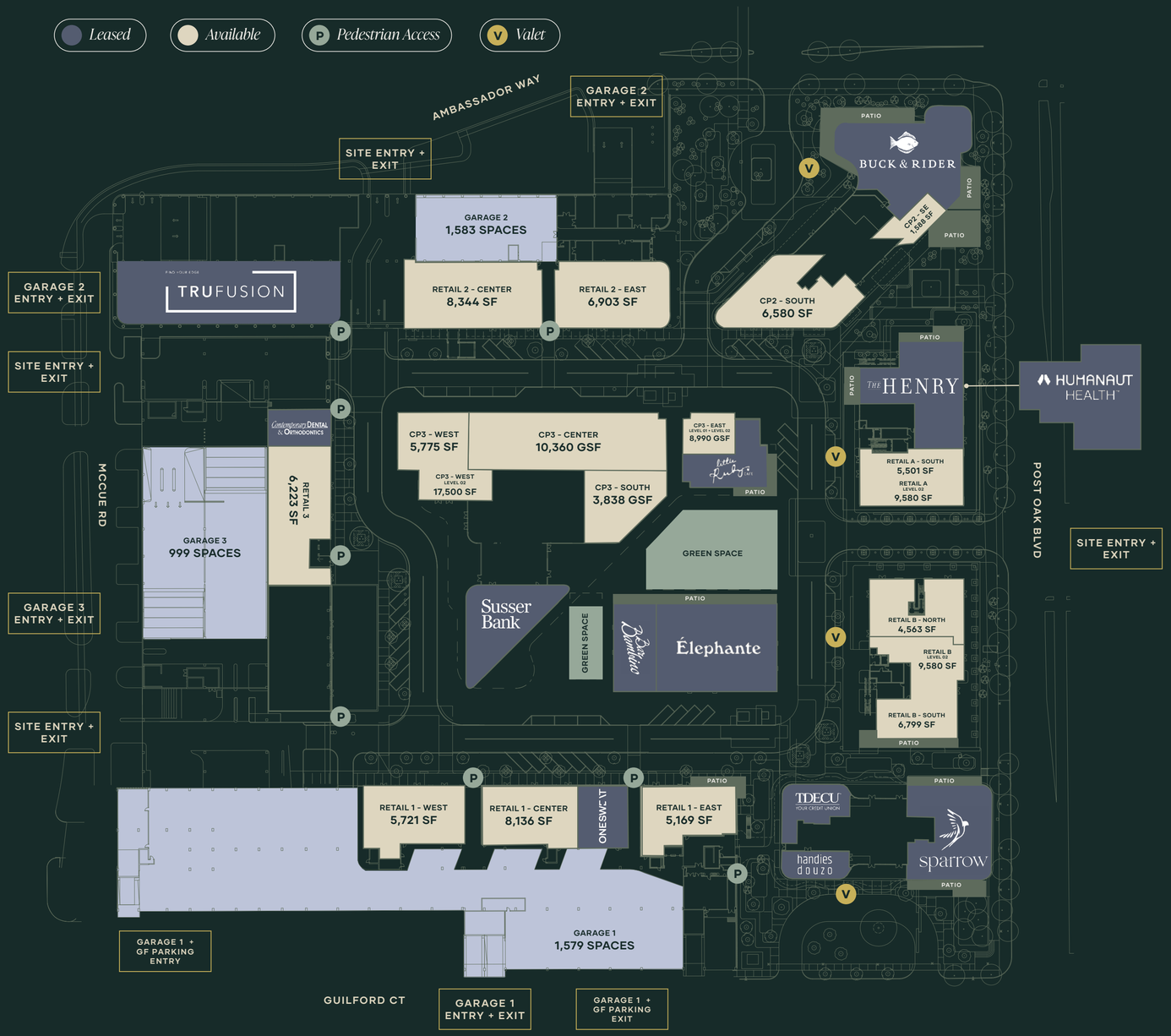
HIGH DENSITY OF *UPSCALE* MULTI-FAMILY

- 0.5 MI radius: 3,420 Class A MF Units
- 1 MI radius: 8,883 Class A MF Units

SITE *PLAN*

$350 MILLION MIXED-USE RE-DEVELOPMENT

17-ACRE	*acres mixed-use redevelopment*
1.2 MIL	*square feet of class A office*
175,000	*square feet of retail*
4,200	*parking spaces*
130	*new trees*
2	*shared green spaces*



PHASING *PLAN*

PHASE ONE — FALL 2026

CP1 — Existing Office Building Ground Floor Retail
A - New Construction
Two-Story Retail

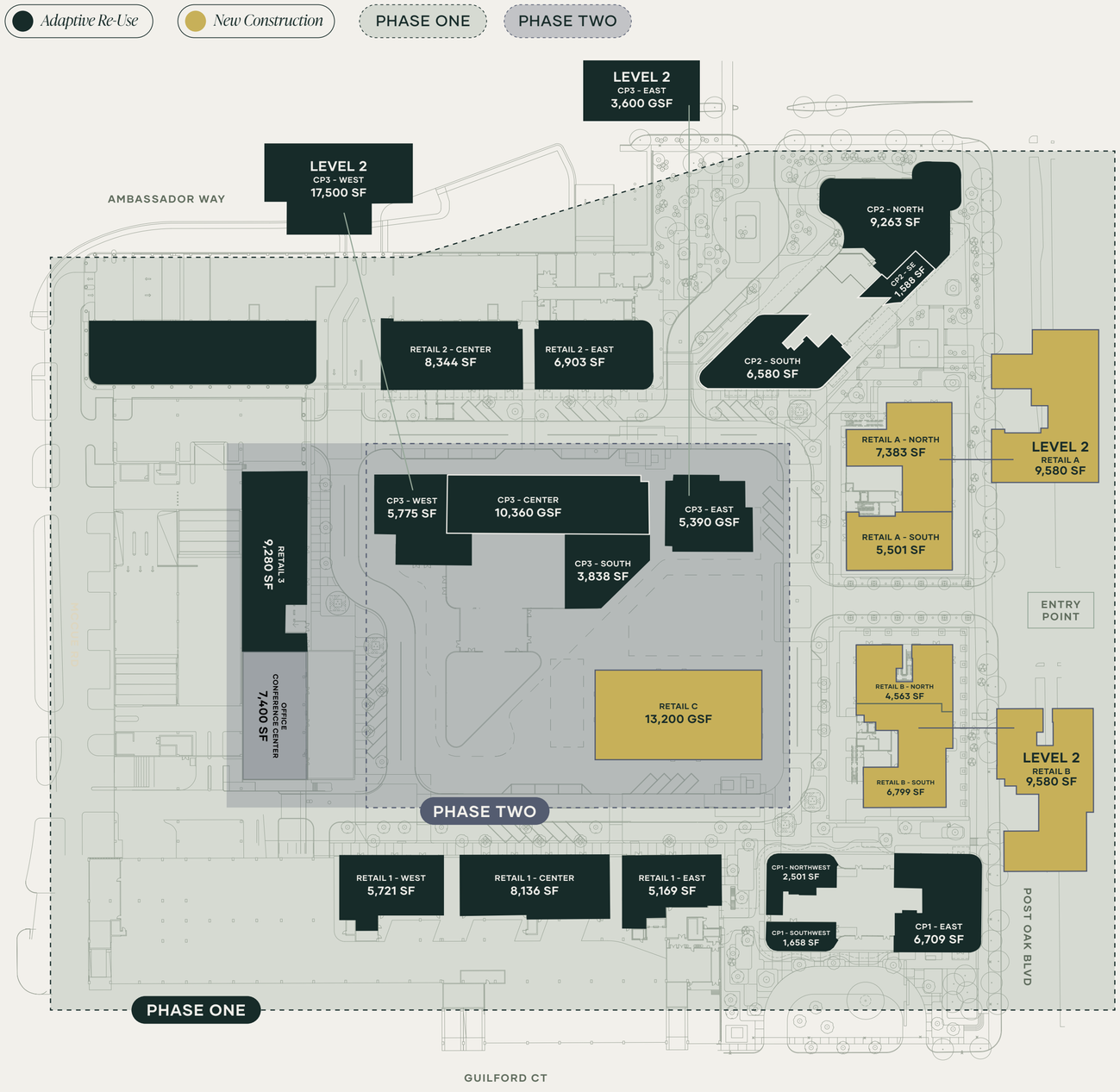
RETAIL B — New Construction
Two-Story Retail

CP2 — Existing Office Building
Ground Floor Retail

PHASE TWO — FALL 2027

CP3 — Existing Office Building
Ground Floor with Second Level Retail

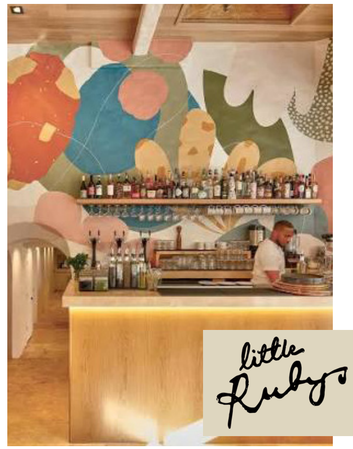
RETAIL C — New Construction
Single-Story Retail



KEY F&B *TENANTS*

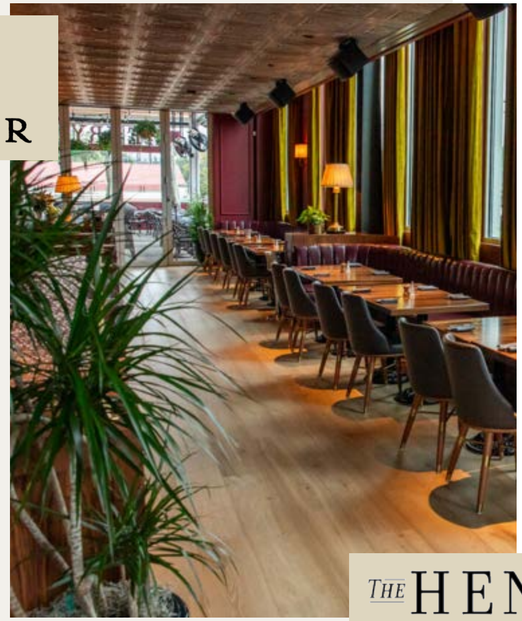




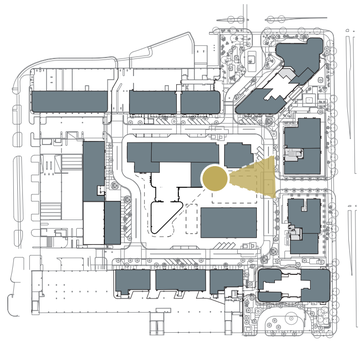




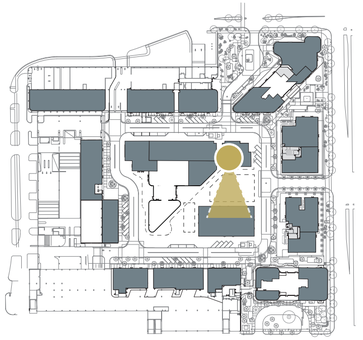


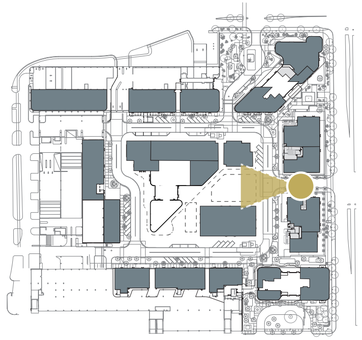




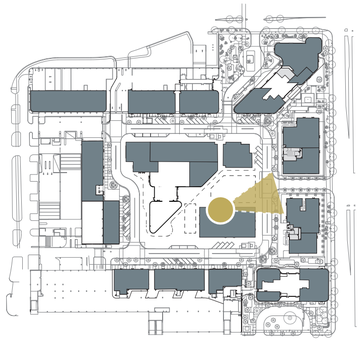


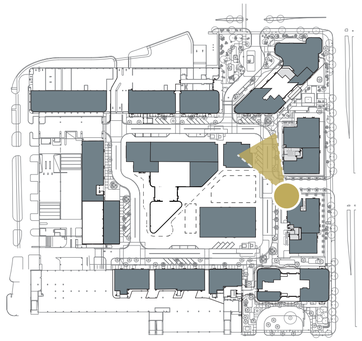




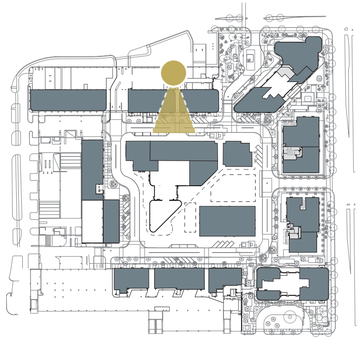



Room&Board
GREYSON

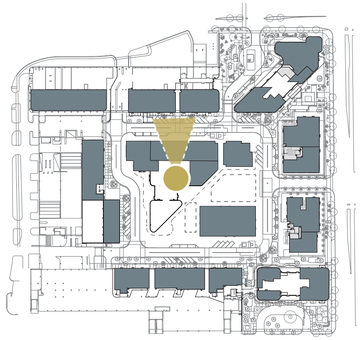




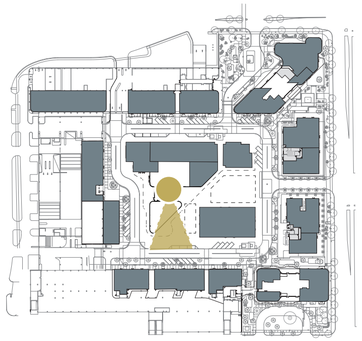

KREWE
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TECOVAS
LIP LAB
goop
MARGAUX
JAMES PERSE
TODD SNYDER




FAHERTY
RHONE
LE LABO
CLARE V.




LALALAND
FACE FOUNDRIE
ONE SWEAT PILATES
PEACHY
corepowerYOGA
corepowerYOGA
SWEATHOUZ
MiniLuxe
MiniLuxe




LALALAND
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