



StreetLevel Investments Breaks Ground on Mixed-Use Development at Former TI Campus

The Grid to feature exceptional, first-to-market retail, restaurants, entertainment and more

Houston, TX – September 24, 2018 – Dallas-based StreetLevel Investments and joint-venture partner Provident Realty Advisors, Inc. today broke ground on the much-anticipated, expansive mixed-use development coming to the former Texas Instruments (TI) campus in the southwest Houston suburb of Stafford. Spanning 192 acres, **the Grid** will integrate 350,000 square feet of destination retail and restaurant concepts; 2,400 residential units; 500,000 square feet of creatively-focused office space; multiple hotel brands and concepts; a premier health club; a luxury cinema; a network of pocket parks, jogging and bike trails; and activated public space, together in a walkable urban district.

“The Grid will create a vibrant community gathering place for Stafford residents, office workers and visitors from neighboring communities throughout Fort Bend County,” said Adam Schiller, Managing Principal, StreetLevel Investments. “Strategically located at the gateway to Fort Bend’s Innovation Corridor, the site has a rich history of world-changing innovation and we look forward to building upon that legacy as the Grid sparks new economic growth in southwest Houston.”

The Grid will feature a number of first-to-market brands including:

DRIVE SHACK ▷

Drive Shack

Drive Shack is a premier golf entertainment destination for players of every level, featuring interactive golf games and a full drink and food menu. Drive Shack will have its first Texas location at the Grid.



Whiskey Cake

Whiskey Cake serves craft cocktails and farm-fresh comfort food, sourcing flavors, locally-grown ingredients and ideas straight from the farm. This will be the third Whiskey Cake location in the Houston area.



In-N-Out Burger

Known for being quick, simple and delicious, In-N-Out Burger features fresh, never-frozen burgers, fresh hand-cut fries and real ice cream shakes. The Grid location will be one of the earliest In-N-Outs opening in and around Houston.

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LUMA GROVE



CBRE

Luma Grove

An illuminated outdoor dining destination, Luma Grove will host some of the region’s hottest culinary concepts around communal patios, a beer garden, outdoor games, and lively entertainment. The expansive outdoor dining area is shaded by large heritage oaks and illuminated by dramatic specialty lighting.

Aloft Hotels / Element by Westin

A first-of-its-kind concept in the Houston area, Aloft Hotels and Element by Westin have teamed up to present a co-branded hotel at the Grid. The dual concept hotel will feature 234 total keys.

JLB Partners

The first phase of the Grid’s residential component includes an initial 380 units currently underway by JLB Partners. The urban residences will feature fresh interior design, chef-style appliances and luxury finishes, as well as amenities such as high-tech fitness centers and on-site bike share stations.

CBRE

CBRE has been named the leasing partner for 500,000 square feet of creative-focused office space. The Offices at Grid enjoy direct I-69 access, as well as plentiful and convenient parking. The Offices will also have walkable access to a multitude of amenities.

Designed with a commitment to sustainability, the Grid will repurpose more than 750,000 square feet of iconic mid-century modern buildings from the original TI campus. The center of the project will be anchored by an authentic food hall, where artisan chefs and local purveyors will come together to create a culinary destination highlighting the food and flavors of Houston. The inspired mix of shopping options will include notable brick-and-mortar brands, as well as curated pop-up shops showcasing one-of-a-kind and emerging retail and food concepts. The heartbeat of the development will be The Lawn, a community gathering place activated with live music, seasonal events, movie nights and art exhibits. Wide sidewalks, lush landscaping and abundant patios will create an inviting environment. The development will also preserve heritage oak trees located on the site and incorporate them into the design. The finished product will include public parking garages, as well as ample street-side parking. Additional brands joining the Grid include Pluckers Wing Bar, Outback Steakhouse, Chipotle and Verizon.

“The GRID represents a transformational moment in the life and character of Stafford and Fort Bend County,” said Jeff Wiley, President and CEO, Fort Bend Economic Development Council. “The former TI campus, which was the home of much innovation powering today’s technology, will now be transformed into a tech-savvy, mixed-use development. We have worked on the delivery of this project with the developer, city, county, water district and development authority for quite some time. The day has finally come to let others see the collective vision come to fruition.”

StreetLevel has tapped Houston-based Gensler and TBG as project consultants. The first phase of the \$500 million, multi-phase project is slated to open in 2019.

About the Grid

The Grid is a mixed-use reinvention of a landmark Texas Instruments research and manufacturing campus in southwest Houston. The 192-acre project includes retail, residential, office, dining and entertainment, hospitality and public space components. The project is located on I-69 between West Airport Boulevard and South Kirkwood Road. Connect with the Grid on Twitter @ExperienceGrid and on Instagram @ExperiencetheGrid or visit www.ExperiencetheGrid.com.

About StreetLevel Investments

StreetLevel Investments provides sophisticated investment perspective through its principals' combined more than 90 years of industry experience, extensive retail and capital relationships, market expertise and its affiliation with the EDGE Realty Partners platform. The firm's mission is to develop and acquire exceptional quality properties that benefit communities and its retail partners. Entrepreneurial dealmakers, developers, operators, and investors in real estate; StreetLevel Investments has a reputation for integrity, transparency, creativity and success.

About Provident Realty Advisors

Provident Realty Advisors, Inc. (PRA) is a privately held real estate and investment firm that seeks to provide exceptional risk-adjusted returns to its investor partners through superior execution of opportunistic and value-add strategies. Provident has thrived over the past 27 years by adapting to shifting demands and trends in real estate. Under the leadership of Leon Backes, the company has developed expertise in the following real estate disciplines: land investments, anchored retail centers, positioning of outdated malls and apartments, master planned residential communities, self-storage facilities, multi-family acquisition & development, and infill mixed use development. Since its formation in 1991, PRA has developed or invested in more than \$2.5 billion worth of real estate projects.

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