

SPRINGWOODS VILLAGE III



MEDIA KIT

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PRESS KIT TABLE OF CONTENTS

- 03 About Springwoods Village
- 04 Fast Facts
- 05 CityPlace
- 06 Employment
- 07 Retail
- 08 Residential
- 09 Hotels
- 10 Nature and Recreation
- 11 Medical and Emergency Services
- 12 Images



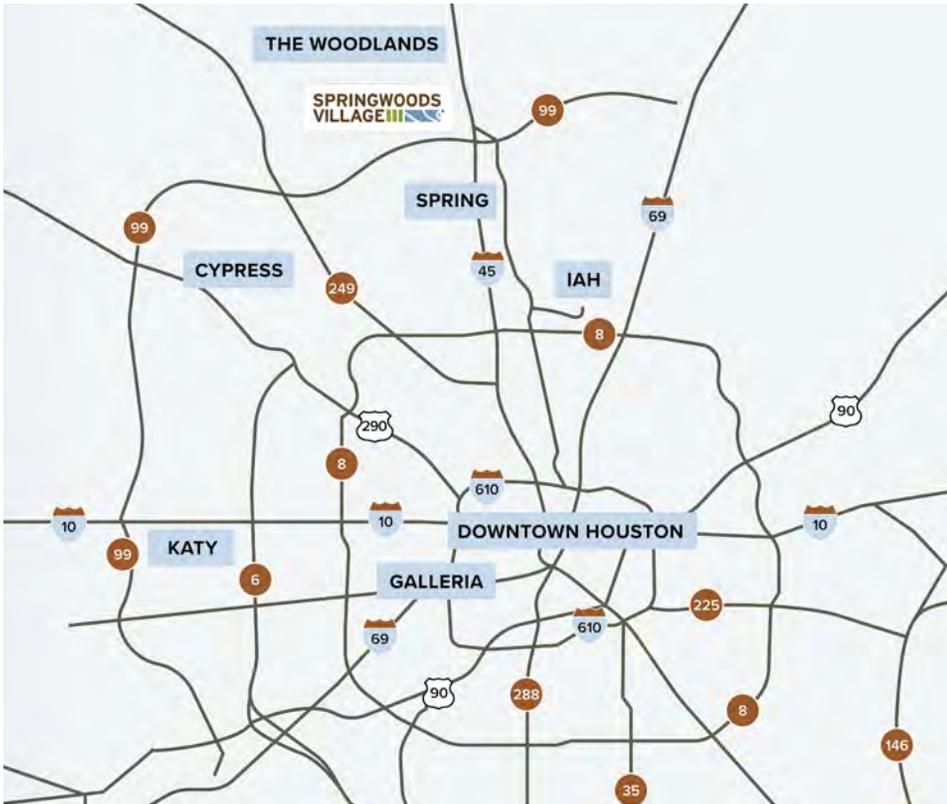
ABOUT SPRINGWOODS VILLAGE

Spanning 2,000 acres, Springwoods Village, north Houston's most forward-thinking and sustainable mixed-use community, is situated just 20 miles north of downtown Houston where I-45, the Grand Parkway and the Hardy Toll Road meet -- the ideal location for easy employee access from every major residential center in the Greater Houston area and just 15 minutes from Bush Intercontinental Airport. Enter off I-45 and Springwoods Village Parkway, or at the Grand Parkway and Holzwarth Rd.

Major corporate campuses, three hotels, a full-service hospital, joint EMS and fire station, as well as convenient retail, grocer, restaurants, entertainment and services supply the daily needs of the community's 18,000 employees and 750+ residents.

At the heart of the community sits CityPlace, a 60-acre mixed-use gathering place, and the region's most exciting new urban destination.

An array of residential options, parks and trails, and a commitment to sustainability makes Springwoods Village thoughtful and complete.



FAST FACTS

UNPARALLELED ACCESS

Nestled between I-45, the Grand Parkway and the Hardy Toll Road, Springwoods Village is at the most important new crossroads in Houston.

STRATEGICALLY LOCATED

- Three Frontage Road Connections from I-45
- Two Interchanges from the Grand Parkway
- Quick Connections to the Hardy Toll Road
- 10 minutes to 249 & Grand Parkway
- 11 minutes to 59 & Grand Parkway
- 12 minutes to The Woodlands
- 15 minutes to Bush Intercontinental Airport
- 20 minutes to 290 & Grand Parkway
- 24 minutes to Downtown Houston



BY THE NUMBERS

- 2,000 acres
- 12,000,000 SF of commercial/office space planned
- 600,000 SF of retail space
- 700 hotel rooms
- 5,000 homesites and multifamily units at buildout

THE LOCAL DRAW—5 MILE RADIUS

- Population of 220,000+
- \$109,000+ average household income
- 81,000+ households
- 218,000+ daytime population



CITYPLACE

CityPlace is the premier mixed-use commercial district of Springwoods Village, with the amenities, services, and vitality to make North Houston more dynamic than ever before. Gorgeously appointed alongside the CityPlace Park and lake system, the mixed-use urban destination spans 60 acres, and features a blend of luxury residences, future-forward office buildings, dining and shopping.

ABS headquarters are located in CityPlace, with CityPlace 1 and 1401 Lake Plaza Drive multi-tenant, mixed-use buildings offer additional office space and ground-floor retail.

CityPlace offers an outdoor public plaza with frequent public events; the full-service Houston CityPlace Marriott with 337 guest rooms, flexible indoor/outdoor meeting and event spaces, full-service restaurant and bar—SwitchHouse; as well as the recently opened Star Cinema Grill, and soon-to-open 24 Hour Fitness and Island Grill restaurant. Common Bond, Sushi Rebel and Bread Zeppelin recently announced their new locations in CityPlace as well.

From early morning to late in the evening, CityPlace is a dynamic, vibrant gathering place within the community.

EMPLOYMENT

Springwoods Village will ultimately build out about nine million square feet of commercial space for office, retail, medical, and civic facilities. The pace of development will match the needs of the community and economic demand. Every office building and corporate headquarters located here will be LEED certified or the equivalent to support its sustainability mission. Corporate campuses and office buildings are connected to other neighborhoods and community amenities via paths and trails—encouraging all who work here to take advantage of this vibrant, healthy environment.

An impressive group of regional and international corporations have already chosen to locate in Springwoods Village for the accessibility, connectivity, high-quality modern urban facilities, and natural amenities employees crave. ExxonMobil and Southwestern Energy, CHI St. Luke's Health, ABS and HP Inc. have all made their homes here, while Hewlett Packard Enterprise will start construction on its new campus in early 2020. Numerous new office tenants are planning their ideal workplaces in leased-spaces in CityPlace 1 and 1401 Lake Plaza Drive—from full-floors for growing businesses to modern, efficient spaces for boutique firms. By 2021, Springwoods Village will be home to 20,000 employees.



RETAIL

Springwoods Village offers a diverse mix of retail, including the Kroger-anchored The Market at Springwoods Village retail center, a selection of shopping, dining and entertainment options in CityPlace and other necessary services, such as CVS Pharmacy and an Exxon fuel station complex – Speedy Stop. It includes a Subway, Taco Frescos, a convenience store, a Mobil 1 Lube Express and a Speedy Wash, all conveniently located along Holzwarth Road between East Mossy Oaks Road and Springwoods Village Parkway.

CITYPLACE

CityPlace offers 162,200 square feet of retail space, with 50% devoted to restaurants, 25% to entertainment, and 25% for services. 65,000 square feet of retail space are still available for leasing.

CityPlace is home to Star Cinema Grill, SwitchHouse Plates N' Pours, soon-to-open Island Grill, Common Bond Café & Bakery, 24 Hour Fitness, Focus Optical, Sushi Rebel, Bread Zeppelin and more.



THE MARKET AT SPRINGWOODS VILLAGE

The Market brings a fresh collection of shops and restaurants to Springwoods Village. This easy-access, 170,000 square foot retail center is a LEED Silver-certified project by Regency Centers in joint venture with CDC Houston. A signature 100,000 square foot Kroger grocery store anchors the center that offers more than 20 restaurants, shops, and services, including:

Restaurants & Specialty Foods: B. GOOD; Torchy's Tacos; MOD Pizza; Tarka Indian Kitchen; Zoës Kitchen; The Big Salad; Cold Stone Creamery; Chick-fil-A; Jinya Ramen Bar; Lemon Shark Poke; Edible Arrangements; and Carney Liquor.

Services: Kroger grocery store and fuel station; PostalAnnex; Regions Bank; and Frost Bank.

Health & Beauty: Cherry Blow Dry Bar; Hidden Beauty Retreat; Nails of America; SuperCuts; and Spendid Dental Care.

Pet Care: Banfield Pet Hospital, and Natural Pawz.



RESIDENTIAL

Springwoods Village offers a range of residential product types and price points in small-scale neighborhoods to support community walkability, diversity, and maximum choice for residents depending upon their life stage needs, including luxury apartments, urban-style compact housing, and single-family homes with yards. Approximately 1,000 residents call Springwoods Village home.

The Belvedere is a 342-unit, multi-family development including a variety of 1-, 2- and 3-bedroom apartment homes, with first-class amenities and interior finishes, developed by Fein. The Mark at CityPlace is another luxury rental apartment community by Fein. The six-story, 268-unit luxury community offers a variety of floor plans and a rich mix of amenities.

The now sold-out Audubon Grove neighborhood was built by Taylor Morrison. The neighborhood is a secluded collection of 51 single family luxury homes on large home sites, nestled in the forest near the Springwoods Village Nature Preserve.

Bordering Spring Grove Park, Harper Woods neighborhood features a mix of single family homes and townhomes, starting in the mid-\$300s, constructed to LEED Gold standard. Of planned 88 residences, 35+ have been built.

The community will have approximately 5,000 residential units at build-out accommodating 12,000 to 15,000 residents.





NATURE AND RECREATION

More than 290 acres within Springwoods Village are dedicated to a system of parks and natural corridors that connect to a network of smooth paths and natural trails. All major roadways are lined with a forest preserve in order to provide air cleansing, shade, habitat, and essential buffering. There are more than 100 native species of trees in our protected forest, including American Elm, Pecan, Redbay, American Holly, Sassafras, and Bald Cypress.

The 150-acre Springwoods Village Nature Preserve is an ecologically-rich experience with a forest habitat, wetlands and pond. This Preserve will become part of the greater 46-mile Spring Creek Greenway.

Spring Grove Park, the community's central amenity park, is conveniently located adjacent to the Harper Woods, The Belvedere, and Audubon Grove neighborhoods. A "Bark Park" dog park with fenced small and large dog areas, a shade structure, and agility/play equipment gives pet families a fun play place.

CityPlace Park is located along Energy Drive in the burgeoning CityPlace heart of the community. It features landscaped paths and a lake system, lake and its front plaza hosts community events and festivals throughout the year.

A children's playground adjacent to the Audubon Grove neighborhood provides fresh-air fun for families.

A new, 38,000 square foot 24 Hour Fitness is under construction, and will provide Springwoods Villagers with a lap pool, free weights, cardio equipment and fitness areas, group exercise rooms and locker rooms, among other amenities.



SUSTAINABLE DESIGN

Springwoods Village balances nature, urbanism, and diversity. The carefully considered master plan blends homes, retail, offices, schools, and parks, while still protecting the natural ecosystems. The existing forest and Spring Creek is protected and preserved utilizing best practices in sustainable design and infrastructure. Additionally, the 2,000 acre community design includes plans for schools, civic and recreational facilities, and libraries.

Springwoods Village will ultimately be home to 12-to-15,000 people, within a series of intimate neighborhoods that provide a wide variety of single family and multi-family homes. It is also home to hundreds of acres of forest habitat, wetlands, ponds, and all of the animals and birds native to these ecosystems. The community is designed not only to support all of its inhabitants, but to help them thrive.

Our community infrastructure is being executed with a number of sustainable design approaches including bioswales for natural drainage, drought-resistant landscaping for parks and streetscapes, and LED street lighting. Future plans include utilizing reclaimed water from the Springwoods Wastewater Plant for non-potable uses.



HOTELS

The new Houston CityPlace Marriott at Springwoods Village pool overlooks the sparkling community lake and serves corporate travelers with well-appointed rooms, meeting facilities, outdoor spaces, dining and bar. Together with the Courtyard by Marriott and Residence Inn by Marriott at Springwoods Village extended-stay properties, the three brand new community hotels provide 590 hotel rooms as well as more than 26,000 square feet of meeting and event spaces within walking distance to corporate offices and residences via beautifully landscaped community paths.

SCHOOLS

There are many public and private schools in close proximity to Springwoods Village as well, including the new Springwoods Village Middle School, located just outside of the community, featuring the renowned International Baccalaureate program. Also just across I-45 is the Northgate Crossing Elementary. Both schools are within the Spring Independent School District. As the western portions of the community are developed, they will be served by Klein ISD.



COMMUNITY AMENITIES & SERVICES

MEDICAL & EMERGENCY SERVICES

CHI St. Luke's Springwoods Village medical campus is an integrated community healthcare provider, focused on healthy living, wellness and preventative care, bringing in physicians from across the Houston region, including specialists from the Texas Medical Center rotating through the Springwoods Village campus. The LEED-certified facility offers the latest in diagnostic and surgical expertise, imaging, and outpatient surgery.

Station 70—a joint fire and EMS station built by Spring Fire Department and Cypress Creek EMS—on Springwoods Village Parkway provide immediate access to emergency services.

