

# SUPERB RESTAURANT OPPORTUNITIES



## THE RENAISSANCE AT GREENSPPOINT

HOUSTON, TEXAS 77060

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The Renaissance at Greenspoint offers a highly attractive and lucrative opportunity for qualified restaurants to optimally locate within the heart of this large and untapped office market.

The Renaissance at Greenspoint is an extremely upscale and interactive 15 acre exterior expansion development which will include as its focal point a restaurant plaza with 6-10 restaurant locations surrounded by lush water features, public art, an outdoor stage for free performances, pocket park seating areas and pedestrian walkways leading from Greenspoint Drive to the mall.

The \$32 million project will consist of a new upscale Premiere 20-screen movie theater which is scheduled to open Summer 2009, an amphitheater and entertainment plaza, and an additional 40,000 - 60,000 SF of exterior retail space. The Greenspoint Tax Incremental Reinvestment Zone (TIRZ) will add an additional \$28 million in area beautification around the mall and surrounding area including new landscaping, walk-ways, lighting and cross-walks.



2007 ESTIMATED RESIDENTIAL DEMOGRAPHICS

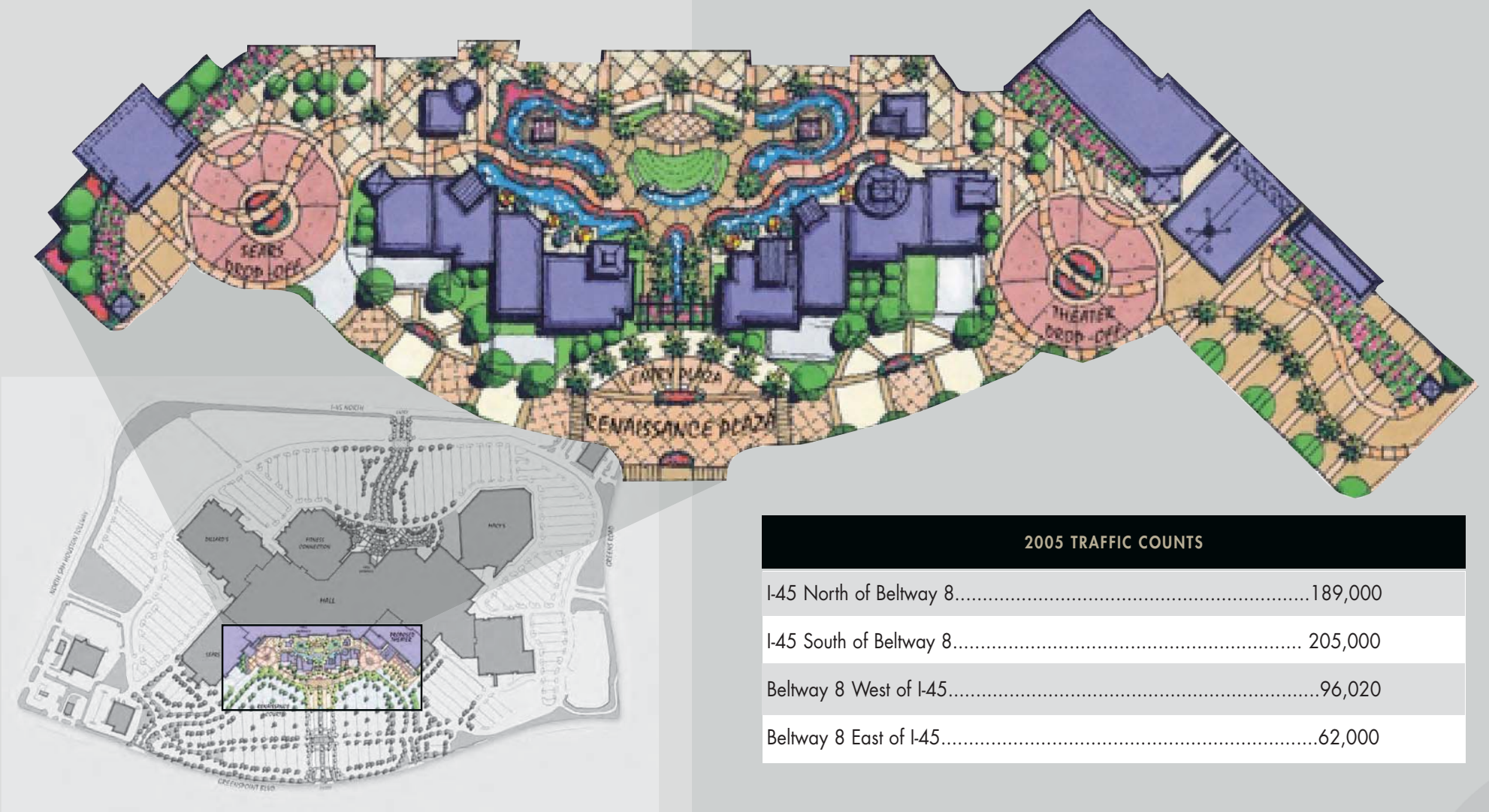
	1 mile	3 miles	5 miles
Population	12,377	95,783	212,622

DAYTIME BUSINESS POPULATION

	1 mile	3 miles	5 miles
Population	30,099	74,892	130,268

BUSINESS OCCUPATION

	1 mile	3 miles	5 miles
Executive & Professional	9,720	22,687	39,750
Service Personnel	3,231	6,033	11,866
Trade & Labor	7,939	25,199	44,375



2005 TRAFFIC COUNTS

I-45 North of Beltway 8.....	189,000
I-45 South of Beltway 8.....	205,000
Beltway 8 West of I-45.....	96,020
Beltway 8 East of I-45.....	62,000

- More than 11 million sf of office space in the Greenspoint Office District
- Strong presence of Exxon-Mobil with 6,500 employees and Continental Airlines with about 1,400 employees.
- Highest concentration of hotel rooms in Houston with over 9,600 rooms
- Minutes from Bush Intercontinental Airport
- Over 70,000 employees within a 5-minute drive, over 15,000 employees within a 5-minute walk



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