



UPTOWN HOUSTON

MARKET FACTS &
INFORMATION

U P T O W N H O U S T O N



Uptown Houston.

Dynamic. Diverse. Distinctive.

More than a unique environment of successfully developed commercial, retail and residential opportunities, it is a reflection of what is best in our city. Uptown Houston seamlessly blends business with pleasure, grace with beauty, and style with substance.

We invite you to learn more about us.





UPTOWN HOUSTON

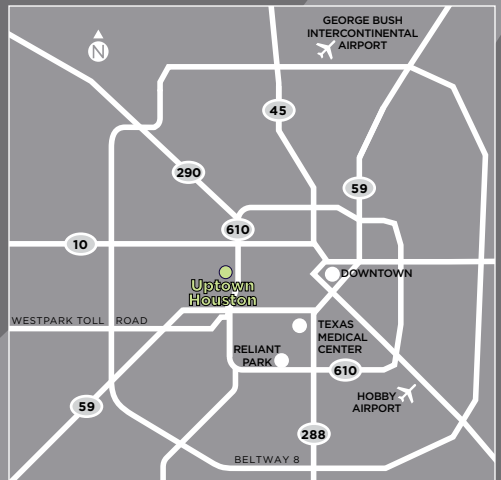
ASK US FOR THE WORLD

When it comes to the most international city in Texas, there's no argument. It's Houston. With its unique sense of style and its enthusiasm for celebrating cultures, Houston embraces the best the world has to offer.

Nowhere is that diversity and energy more evident than in Uptown Houston. A distinctive neighborhood that mirrors the personality and mosaic of its workers, residents, and visitors, Uptown is a prestigious setting for leading corporations, cosmopolitan retailers, fine hotels, and magnificent estates.

Located in the heart of Houston, Uptown is exceptionally convenient and accessible to the city's two airports, key freeways, the Texas Medical Center, and the city's other major business centers.

HOUSTON AREA



The reason we like living in Uptown can be summed up in one word: convenience. Uptown offers incredible restaurants, great shopping, and access to all of Houston in a matter of minutes!

— Twila Grooms & Mark Cady



Uptown is a five-star international community. Why live anywhere else if you can live, work, shop, and be entertained within five to ten minutes of each location.

— Mariana Saldana
Uptown Real Estate Group, Inc.



UPTOWN HOUSTON

THE HEART & SOUL OF THE CITY

Uptown Houston is the very heart of a city that pulses with the energy of its diverse residents and visitors.

Nestled alongside Memorial Park and the world-famous Galleria, Uptown Houston is our boardroom, our playground, our sanctuary, and our home. It is a unique urban environment where international business professionals, fashionistas, city dwellers, and tourists from around the globe all converge for life's amazing moments, and so much more than the daily 9 to 5.

Soaring business towers and elegant high-rise residences designed by renowned architects intermingle with high-end boutiques in a compact and accessible enclave, making for a setting that is nothing less than spectacular.

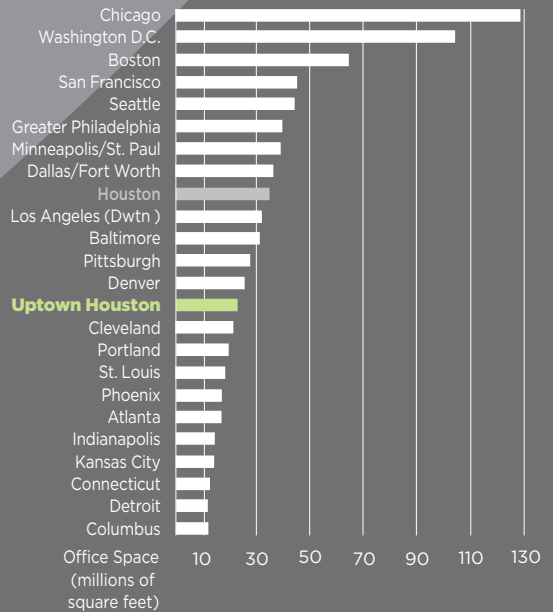
Buzzing with corporate leaders, fashion-savvy shoppers, and residents who enjoy the finer things, Uptown Houston offers the finest of lifestyles to meet those needs. Each day, more than 200,000 people converge in Uptown Houston to work in our prestigious office buildings, stay in our luxurious hotels, dine in our first-class restaurants, and shop in our acclaimed stores.

Bustling with incredible growth and vitality, this urban center is now poised for even greater renown on the world stage. On every level, accessibility to and from Uptown continues to be improved. New green spaces and parks that enhance the area's garden district appeal are taking root. And everywhere...opportunity abounds.

NATION'S LARGEST DOWNTOWNS*

Uptown Houston is the 14th largest business district in the U.S.

Source: Grubb & Ellis; Commercial Gateway



*Excludes New York City: 361,581,343 square feet.



Between the need for convenient access and the presence of all the amenities here in Uptown, I've got to say that it's an awfully nice place to office as well as to live and play.

— Steve Montgomery, Transwestern

U P T O W N O F F I C E

BUILDING BUSINESS

As a business address, Uptown Houston has many advantages and soars above the competition.

With 23.1 million square feet of commercial office space, Uptown Houston is one of the nation's largest business districts. Its silhouette bears the stamp of some of the world's leading architects. Signature buildings including Post Oak Central, Four Oaks Place, Four Leaf Towers, the Galleria, and the post-modern triumph of the 64-story Williams Tower are among the city's most famous architectural landmarks.

Headquarters to some of the most prominent energy, financial, real estate and professional services companies in the world, Uptown Houston is an address that defines success. Companies seek out the area for its more than 70% of Class A office space and broad range of business amenities.

UNIQUELY UPTOWN

- Uptown Houston is one of the largest business districts outside a historic core in the United States
- Uptown's Class A occupancy rate remains at a steady 90% throughout the year
- With nearly 17 million square feet, Uptown accounts for 15% of Houston's total "Class A" office space, second only to Downtown Houston
- Approximately 2,000 companies call Uptown home

A vibrant mixed-use environment, Uptown offers all the support services essential to business life. Full-service financial institutions, world-class hotels, fine retail establishments and excellent dining are all close at hand.

Residential offerings in Uptown suit the needs of senior executives and young professionals alike. As Houston's first designated scenic district, Uptown's high quality of life is evident in its growing number of parks and pedestrian spaces.

MAJOR EMPLOYERS IN UPTOWN

Air Liquide	GDF SUEZ Energy North America
Aon International Energy	Hines REIT
Apache Corporation	Landry's Restaurants, Inc.
Bechtel Corporation	NetIQ Corporation
BHP Billiton	Panhandle Energy
Blue Cross Blue Shield of Texas	Spectra Energy Corporation
Cameron International Corporation	Stewart Title Company
Christus Health	Symantec Corporation
Clear Channel Communications	Weatherford International Ltd.
GE Energy	Williams



Expanding in the most prominent and affluent district in all of Houston was a no brainer. This is one of the busiest street corners in America and the best shopping center in Houston surrounded by pure city life. Uptown is now Noodletown.

— Jenni Tran-Weaver
Jenni's Noodle House



U P T O W N R E T A I L

LIFE. STYLE.

With more than five million square feet of retail space and more than 1,000 stores, Uptown Houston has distinguished itself as the city's elite destination for fashion. It is the shopping mecca of the Southwest.

People from near and far are drawn to the exquisite collection of stores at The Galleria, the fourth largest retail complex in the United States, and to the beauty of Uptown Park, a European-styled retail center whose elegant shops exude Old World charm. In addition, hundreds of other specialty shops, boutiques and restaurants are sprinkled throughout the area, offering shoppers an assortment of options.

Nestled among prestigious neighborhoods, Uptown Houston is also home to the largest number of couture retailers in the city, including Versace, Yves Saint Laurent, Giorgio Armani and Bvlgari, as well as more mainstream brands like Banana Republic, Brooks Brothers and Macy's.

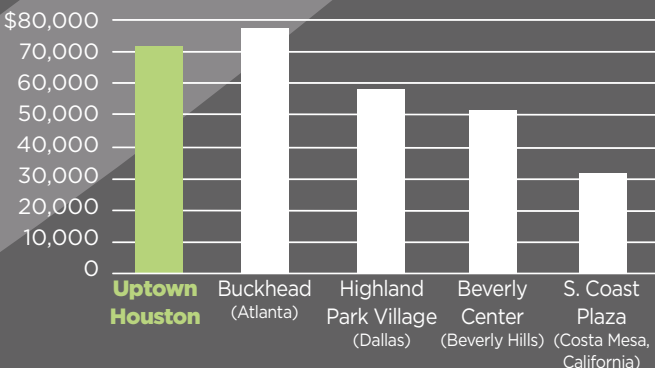
Truly eclectic, Uptown offers its visitors sophisticated international cuisine amid high fashion. A wide variety of cafes, wine bars and premier restaurants highlight an exciting neighborhood where the world comes together for a taste of the best in fashion, food and fun.

UNIQUELY UPTOWN

- More than five million square feet of retail space
- Annual retail sales exceeded \$2.67 billion in 2009, more than 11% of the entire taxable retail sales for the City of Houston
- 55 percent of residents within a three-mile radius of Uptown have an average household income higher than \$75,000
- The Galleria hosts 24 million visitors annually, making it the number one shopping and tourist attraction in Houston

AVERAGE PER CAPITA INCOME COMPARISON

Source: Claritas, Inc.





I appreciate the opportunity to work in Uptown and provide the best hospitality to guests that visit from all over the world.
— Daniel Beleke
Hilton Houston Post Oak

UPTOWN HOTELS

SUITE DREAMS

Each year more than 24 million visitors from around the globe come to Uptown Houston to experience the best in shopping, dining, and business interaction. With more high-quality, full-service hotels than any other district in Houston, Uptown's 31 hotels boast 7,100+ luxurious rooms, with the highest occupancy rate in Houston.

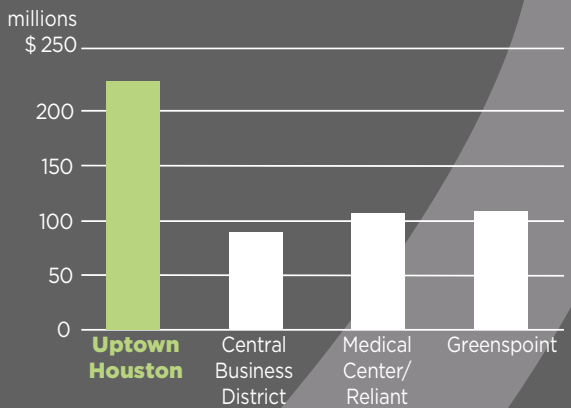
From business class hotels to premier luxury lodgings to extended stay facilities, Uptown Houston provides choices, services, and amenities to suit everyone, from the global traveler to the native Houstonian looking for a weekend getaway.

UNIQUELY UPTOWN

- 24 million visitors per year
- 31 hotels with more than 7,100 rooms
- Over \$230 million in hotel room revenue for 2009
- More than 10% of Houston's total hotel rooms

2009 HOTEL ROOM REVENUE

Source: PKF Consulting



Uptown is one of the nation's largest business districts and a haven for visitors seeking world-class shopping and cuisine. Its central location lies mere minutes away from Houston's largest convention centers, the city's other major business districts, and the Museum District. The Theater District and sports arenas are also easily accessible.

UPTOWN HOUSTON HOTELS

aloft Houston	Embassy Suites Hotel	Homestead Village	Marriott Hotel
Candlewood Suites	Extended Stay	Hotel Granduca	Omni Houston Hotel
Comfort Suites	America	Hotel Derek	Residence Inn
Courtyard by Marriott	Hampton Inn	Hotel Indigo	Sheraton Suites
Days Inn & Suites	Hilton Garden Inn	Hyatt Summerfield	Staybridge Suites
Doubletree Guest	Hilton Houston	Suites	The Houstonian Hotel
Suites	Post Oak	InterContinental	The St. Regis Hotel
Drury Inn & Suites	Holiday Inn	J.W. Marriott	Westin Galleria Hotel
	Homewood Suites	La Quinta Inn & Suites	Westin Oaks Hotel



*After traveling to 125 countries
over the years, we are so glad
that Uptown is home. And,
there is no place like home!*
— Walt and Dot Cunningham



UPTOWN RESIDENTIAL

WELCOME HOME

Uptown Houston is a community where the contemporary mingles beautifully with the traditional and the scenic melds with the serene. This garden district combines the best of city living with the calm, secure, and intimate feeling of a neighborhood. It is elegant yet approachable. Refined yet relaxed.

Walking to restaurants, shopping at the best stores in the city, or finding a place to have a drink with friends nearby, it's all right at your front door in Uptown. The residential choices are high quality and as diverse as the people living here, ranging from newly

built upscale apartment complexes to luxurious high-rise condominiums and lofts, cozy patio homes and spaciouly elegant town homes and houses.

Having an Uptown address means the convenience and vitality that pervade the district are yours to enjoy every day. In addition, this unique central location makes it easy to access the city's major airports, business centers, cultural amenities and sports venues.

Strong home values as well as rental and occupancy rates, reflect the growing demand to call Uptown Houston home.

SNAPSHOT OF LUXURY LIVING

PROPERTY	UNITS
1200 Post Oak Blvd.	356
2400 McCue	200
3000 Sage	324
Alexan Post Oak	390
Dominion	230
Four Leaf Towers	400
Lofts on Post Oak	351
Montebello	112
Montierra	346
The Cosmopolitan	75
The Empire	70
The Manhattan	68
The Mark	300
The Mercer	54
Villa d'Este	100

UNIQUELY UPTOWN

- More than 9,200 multi-family units
- Approximately 3,862 single-family homes and town homes and almost 8,000 multi-family units
- Nearby neighborhoods include Tanglewood, River Oaks, and Memorial
- More than 180,000 residents within a three-mile radius
- Largest number of residents are between the ages of 24 and 44



UNIQUELY UPTOWN HOUSTON

BY THE NUMBERS

Source: Nielsen Claritas. Numbers reflect a 3-mile radius from the intersection of Post Oak Boulevard and San Felipe

POPULATION

2015 Projection	180,968
2010 Estimate	166,390
2000 Census	140,601
1990 Census	116,702

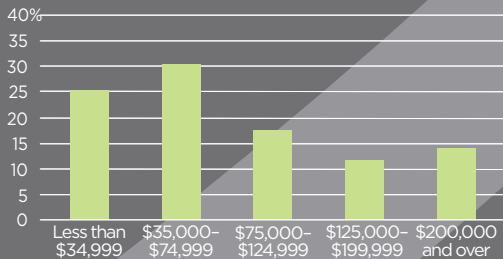
HOUSEHOLDS

2015 Projection	88,006
2010 Estimate	81,275
2000 Census	69,772
1990 Census	58,969

INCOME

2010 Estimated Average Household Income	\$107,617
2010 Estimated Median Household Income	\$64,956
2010 Estimated Per Capita Income	\$52,744

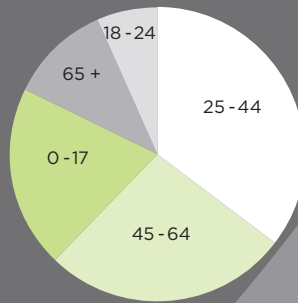
HOUSEHOLD INCOME DISTRIBUTION



43% of Uptown residents have a household income of \$75,000 or higher.

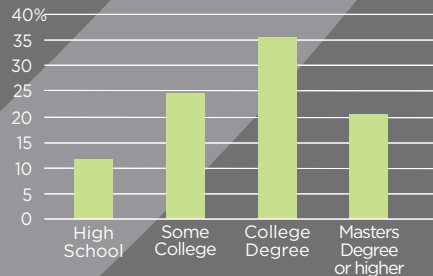
AGE DISTRIBUTION

17 and younger	20.06%
18-44	42.05%
45-64	26.79%
65 and older	11.08%



The median age of an Uptown resident is 37.57 years old.

HIGHEST LEVEL OF EDUCATION



55% of Uptown residents have a college degree or higher.

**UPTOWN HOUSTON DISTRICT
BOARD OF DIRECTORS**

Kendall A. Miller (Chairman)

Tanglewood Corporation

David Anderson

Simon Property Group

Patty Bender

Weingarten Realty Investors

Todd Casper

CB Richard Ellis

Martin Debrovner

Weingarten Realty Investors
(Retired)

Steven D. Lerner

The Redstone Companies

Mary Catherine Miller

Tanglewood Corporation

John D. Mooz

Hines

Lisa Simon

MFT Interests GP, LLC

H. Kerr Taylor

AmREIT

Jim Wilson

Crescent Real Estate Equities, LLC

Ed Wulfe

Wulfe & Company

John R. Breeding

Uptown Houston District

**UPTOWN HOUSTON
DEVELOPMENT AUTHORITY/TIRZ
BOARD OF DIRECTORS**

Martin Debrovner (Chairman)

Weingarten Realty Investors
(Retired)

Dorothy (Dot) Cunningham

Janice Harris

Waste Management

Marvin Kaplan

Legacy Asset Management

Kendall A. Miller

Tanglewood Corporation

Urban (Obie) F. O'Brien

Apache Corporation

Judson Robinson, III

Houston Area Urban League

Lisa Simon

MFT Interests GP, LLC

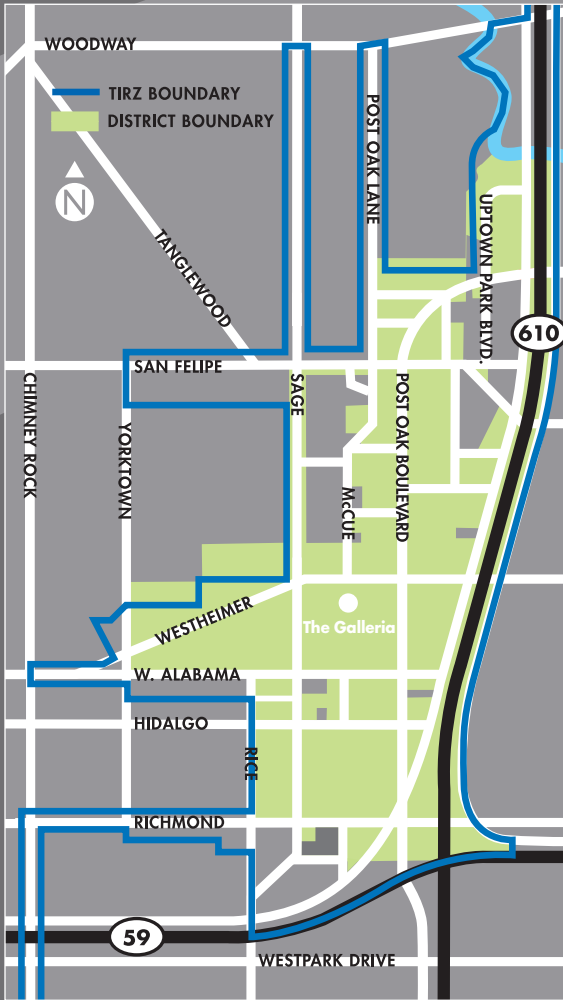
Louis S. Sklar

Hines (Retired)

John R. Breeding

(Administrator)

UPTOWN HOUSTON DISTRICT & TIRZ BOUNDARIES



Created in 1987, the Uptown Houston District occupies 500 acres in the heart of the Uptown Houston/Galleria area. The District provides a variety of services and improvements for the area including traffic operations, public maintenance and beautification, infrastructure improvements, economic development and marketing. The mission of the District is to continually refine and enhance its unparalleled amenities and exceptional beauty by improving accessibility, enhancing identity and sustaining the vibrant community that is Uptown Houston. Visit uptown-houston.com for more information.



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www.uptown-houston.com

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