

A HOUSTON *Original*

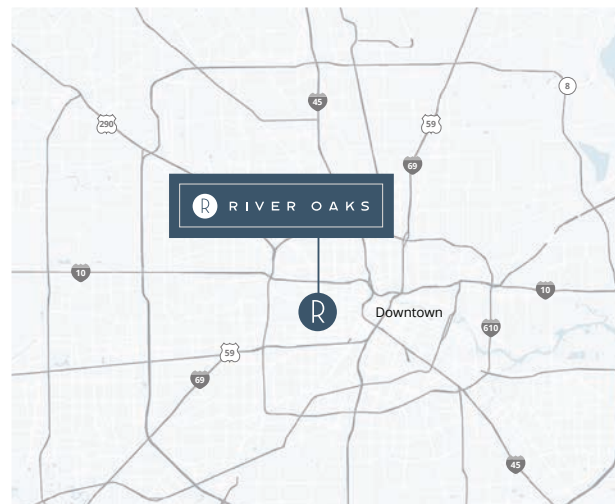


BE AN ORIGINAL

Strategically located at the gateway to the affluent River Oaks neighborhood, River Oaks Shopping Center is the original shopping center in Houston. Opened in 1937, the open-air center still proudly displays original art deco style buildings.

One of the city's most iconic destinations that never goes out of style. River Oaks Shopping Center provides a wonderful balance of over 70 nationally recognized stores, eclectic shops and dining options that showcase unique local and regional flair. Few shopping centers have thrived like Houston's River Oaks Shopping Center.

We are proud to welcome the addition of The Driscoll at River Oaks to the historic center. Accompanying the luxury high-rise community is approximately 11,500 SF of ground floor retail space.



THEN



NOW



CENTRAL TO *everything*

Located along Shepherd Drive, a major north/south thoroughfare in Houston and only two miles west of downtown and easy access citywide with close proximity to three major freeways (I-10, US Hwy 59/I-69, and Loop 610).

3-MILE DEMOGRAPHICS

DAYTIME
POPULATION

465,239

\$169,780

AVG. HOUSEHOLD
INCOME (83% above
national average)

COLLEGE
GRADUATES
(43 points above
national average)

75.18%

DRIVE TIMES

DOWNTOWN 9 MIN GREENWAY PLAZA 10 MIN
TEXAS MEDICAL CENTER 14 MIN GALLERIA 16 MIN

 R I V E R O A K S

Popstats 4Q 2021, Trade Area Systems



**THE DRISCOLL
AT RIVER OAKS**
Luxury Residential Tower

Downtown Houston

Kroger

BARRY'S

BALLARD DESIGNS

J.P.S.A. BANK

HUDSON HOUSE

chico's

Sur la table



TALBOTS

BARNES & NOBLE

GLOSSLAB



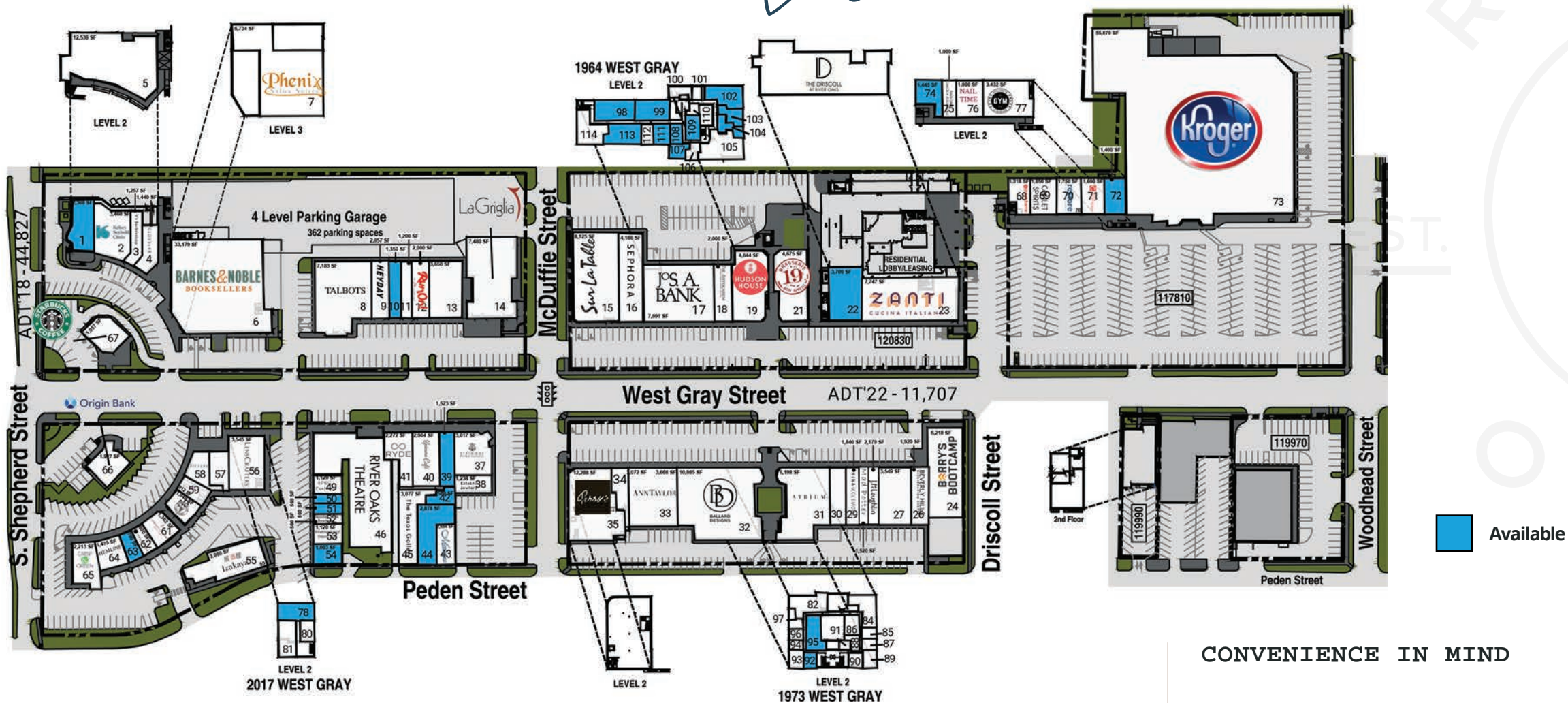
PIZZANA

HEMLINE

**Perry's
STEAKHOUSE & GRILLE**

la Madeleine

PREMIUM RETAIL WITH A *Vision*



CONVENIENCE IN MIND

- Broad customer base shared among the downtown business professionals, the affluent and wealthy surrounding residents, and the densely populated urbanite artsy crowd who live "inside the loop", as well as suburban residents looking for upscale street shopping.
- Our largest anchor, Kroger, is consistently among the most productive Krogers in Houston, offering a high customer count with frequent visits to the shopping center.
- Commonly known for its wide variety of dining concepts which includes Brasserie 19, Perry's Steakhouse & Grille, La Griglia, Izakaya WA, Epicure Bakery, la Madeleine, and Starbucks to name a few.
- Less than 3 miles from the downtown theater district and the prestigious museum district which provides a strong nighttime patronage of River Oaks merchants and restaurants by the arts community.
- Offers over **1,100 parking spaces** of which approximately 850 are convenient grade level parking spots
- Retail parking on 4-level Parking Garage with 350 dedicated spaces

IN GOOD COMPANY

77019 ranks among the top 5% of Texas locations in terms of public schools, cost of living, job opportunities, and local amenities.



HEMLINE

Sur la table

BARRY'S



BARNES&NOBLE

HUDSON HOUSE



∞RYDE

BALLARD DESIGNS

GLOSSLAB



J. McLaughlin

pure barre

Perry's STEAKHOUSE & GRILLE

MACARON by Patisserie

PIZZANA



DEMOGRAPHICS

DETAILED – 5-MILE RADIUS

Population	1 Mile Radius	3 Mile Radius	5 Mile Radius
2021 Estimated Population	27,113	188,249	480,772
2021 Daytime Population	29,003	465,239	946,500
2026 Population Forecast	29,368	206,662	509,988
2010 Census Population	21,917	145,749	405,450
2000 Census Population	19,689	127,124	372,145
1990 Census Population	17,816	119,747	343,846
Historical Annual Growth, 1990 to 2000	1.00%	0.60%	0.79%
Historical Annual Growth, 2000 to 2010	1.08%	1.38%	0.86%
CY Estimated Annual Growth, 2010 to 2021	1.83%	2.20%	1.46%
FY Projected Annual Growth, 2021 to 2025	1.61%	1.88%	1.19%

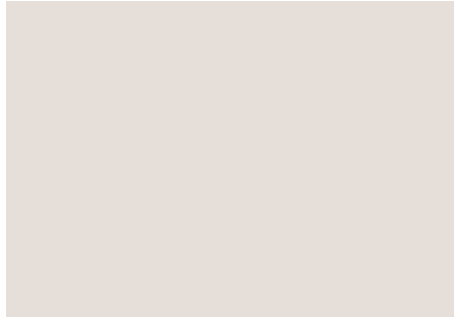
Households	1 Mile Radius	3 Mile Radius	5 Mile Radius
2021 Estimated Households	15,336	99,633	224,661
2026 Households Forecast	16,632	109,856	240,531
2010 Census Households	12,368	76,099	184,578
2000 Census Households	10,983	61,411	160,880
1990 Census Households	9,706	54,104	144,446
Historical Annual Growth, 1990 to 2000	1.24%	1.27%	1.08%
Historical Annual Growth, 2000 to 2010	1.19%	2.17%	1.38%
CY Estimated Annual Growth, 2010 to 2021	1.85%	2.32%	1.69%
FY Projected Annual Growth, 2021 to 2025	1.64%	1.97%	1.37%
2021 % Households With Children	12%	13%	18%
2021 Persons per Household	1.75	1.81	2.02
FY Projected Annual Growth, 2021 to 2025	1.61%	1.88%	1.19%

Education (Adult Population, 25 Years or Older)	1 Mile Radius	3 Mile Radius	5 Mile Radius
Elementary	0.64%	1.65%	4.90%
Some High School	1.70%	1.55%	3.92%
High School Graduate	5.59%	6.11%	11.70%
Some College	11.44%	11.33%	13.11%
Associates Degree	3.99%	4.18%	4.50%
Bachelors Degree	38.97%	39.77%	32.83%
Graduate Degree	37.66%	35.41%	29.05%
% College (4+)	76.63%	75.18%	61.88%

Income	1 Mile Radius	3 Mile Radius	5 Mile Radius
HH Income \$500,000 or more	4.97%	4.44%	3.71%
HH Income \$250,000 to \$499,999	5.98%	5.33%	4.46%
HH Income \$200,000 to \$249,999	13.96%	12.43%	10.40%
HH Income \$175,000 to \$199,999	10.50%	8.67%	6.96%
HH Income \$150,000 to \$174,999	8.22%	7.80%	6.70%
HH Income \$100,000 to \$149,999	16.04%	17.16%	15.67%
HH Income \$75,000 to \$99,999	10.71%	11.60%	11.15%
HH Income \$50,000 to \$74,999	12.61%	12.76%	13.69%
HH Income \$35,000 to \$49,999	6.58%	6.19%	8.37%
HH Income \$25,000 to \$34,999	3.82%	4.14%	5.26%
HH Income \$15,000 to \$24,999	2.78%	3.67%	5.21%
HH Income \$0 to \$14,999	3.83%	5.83%	8.42%
CY Average Household Income	\$190,503	\$169,780	\$149,935
CY Median Household Income	\$128,584	\$115,127	\$94,587
Per Capita Income	\$108,334	\$91,609	\$71,576
2000 Average Household Income	\$99,307	\$86,429	\$73,991
2000 Median Household Income	\$56,990	\$49,217	\$43,423
2026 Projected Average Household Income	\$208,546	\$185,338	\$164,838
2026 Projected Median Household Income	\$160,940	\$134,501	\$109,570

Workplace	1 Mile Radius	3 Mile Radius	5 Mile Radius
Workplace Establishments	1,262	12,211	23,525
Workplace Employees (Full Time Employees)	18,477	286,588	548,372

Unemployment	1 Mile Radius	3 Mile Radius	5 Mile Radius
2000 Census Unemployed (Age 16 and Up)	448	3,623	13,440
2021 Estimated Unemployed (Age 16 and Up)	224	2,833	9,145
2021 Estimated Unemployed Rate (Age 16 and Up)	1.48%	2.61%	3.57%



D THE DRISCOLL
AT RIVER OAKS

THE BEST NEIGHBORS

You could ask for

The 30-story residential luxury high-rise offers over 300 living spaces for lease with spectacular panoramic views of Houston's skylines.

Residents of the tower will have the rare opportunity to live within walking distance of excellent shops, restaurants and a top-performing Kroger in River Oaks Shopping Center.





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