

a master schematic development plan for

5271 Memorial Drive

Houston, Texas 77007

prepared for



11144 FUQUA, SUITE 200, HOUSTON, TX 77089
PHONE : 713.922.6700 FAX : 713.922.6701

17011-00_RENDER_08.05.29.dwg

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IdentityARCHITECTS

8807 W. Sam Houston Parkway N., Suite 111
Houston, Texas 77040
Voice 281.970.5523 Fax 281.970.0382

Demographics *	1 Mile	3 Miles	5 Miles
Population	16,194	130,116	392,281
Growth '90-'00	6.07%	6.93%	8.39%
Households	8,189	65,812	170,591
Growth '90-'00	15.06%	12.75%	11.24%
Per Capita Income	\$58,292	\$49,344	\$38,573
Avg HH Income	\$114,110	\$96,676	\$87,178

* 2007 Estimates

MEMORIAL PARK



Rice Military

Detering St.

Bayou on Bend Apts.

Arlington Court

Wescott St.

112 Units
Memorial Towers

242 Units



5271 MEMORIAL

Memorial Drive



New Office Bldg. '08



Asbury Lane

Left Bank Apts.
293 Units

Bayou Bend Towers

Brener's Steakhouse

Buffalo Bayou

Ima Hogg Bird Sanctuary

Future Development

Lazy Lane

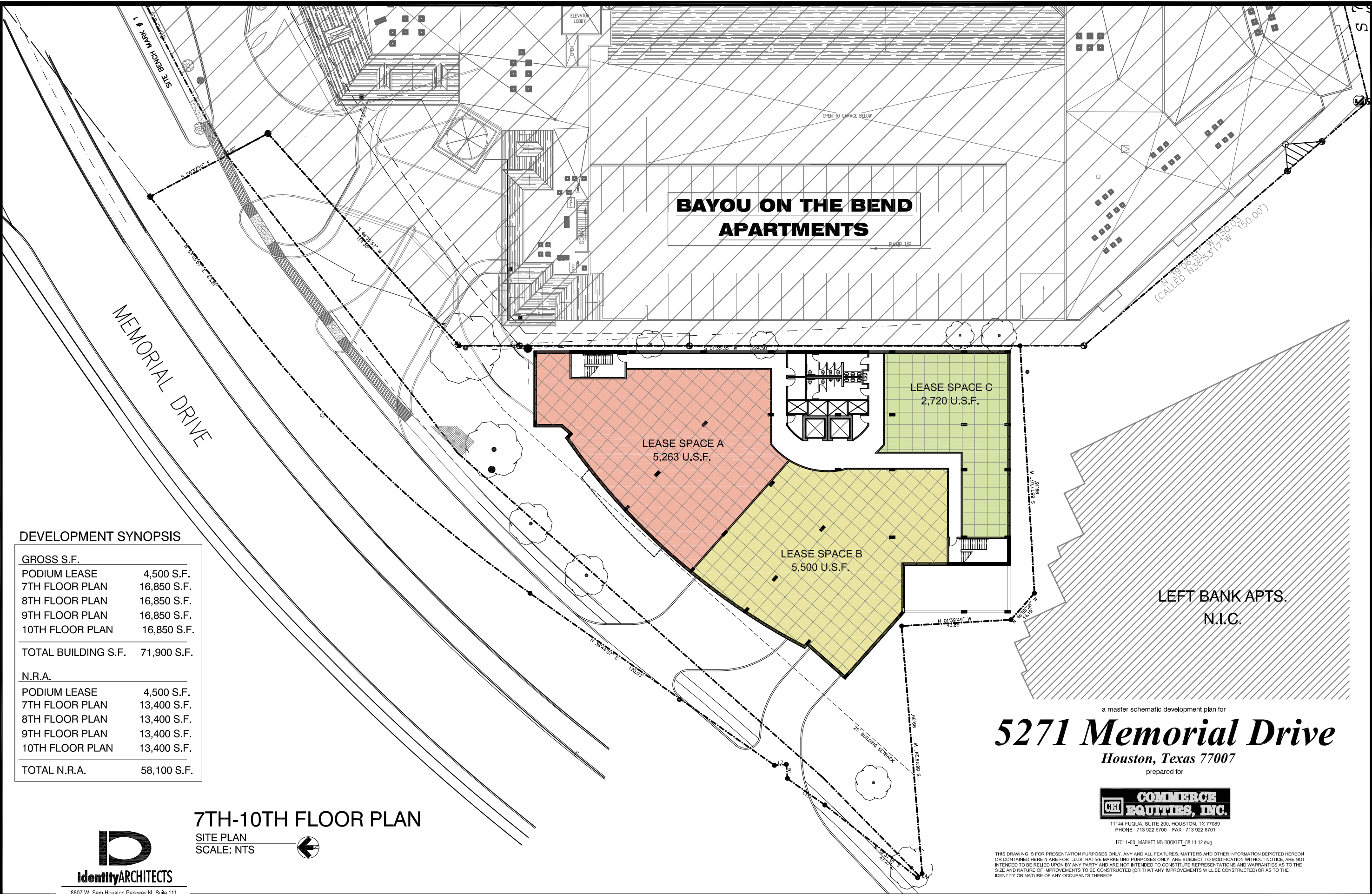
Ima Hogg Estate - Bayou Bend
Museum

Harris Masterson Estate -
Museum of Fine Arts

River Oaks Golf Course

Residence Gerald Hines

Kirby Drive



**BAYOU ON THE BEND
APARTMENTS**

LEASE SPACE A
5,263 U.S.F.

LEASE SPACE B
5,500 U.S.F.

LEASE SPACE C
2,720 U.S.F.

LEFT BANK APTS.
N.I.C.

DEVELOPMENT SYNOPSIS

GROSS S.F.	
PODIUM LEASE	4,500 S.F.
7TH FLOOR PLAN	16,850 S.F.
8TH FLOOR PLAN	16,850 S.F.
9TH FLOOR PLAN	16,850 S.F.
10TH FLOOR PLAN	16,850 S.F.

TOTAL BUILDING S.F. 71,900 S.F.

N.R.A.	
PODIUM LEASE	4,500 S.F.
7TH FLOOR PLAN	13,400 S.F.
8TH FLOOR PLAN	13,400 S.F.
9TH FLOOR PLAN	13,400 S.F.
10TH FLOOR PLAN	13,400 S.F.

TOTAL N.R.A. 58,100 S.F.

7TH-10TH FLOOR PLAN

SITE PLAN
SCALE: NTS



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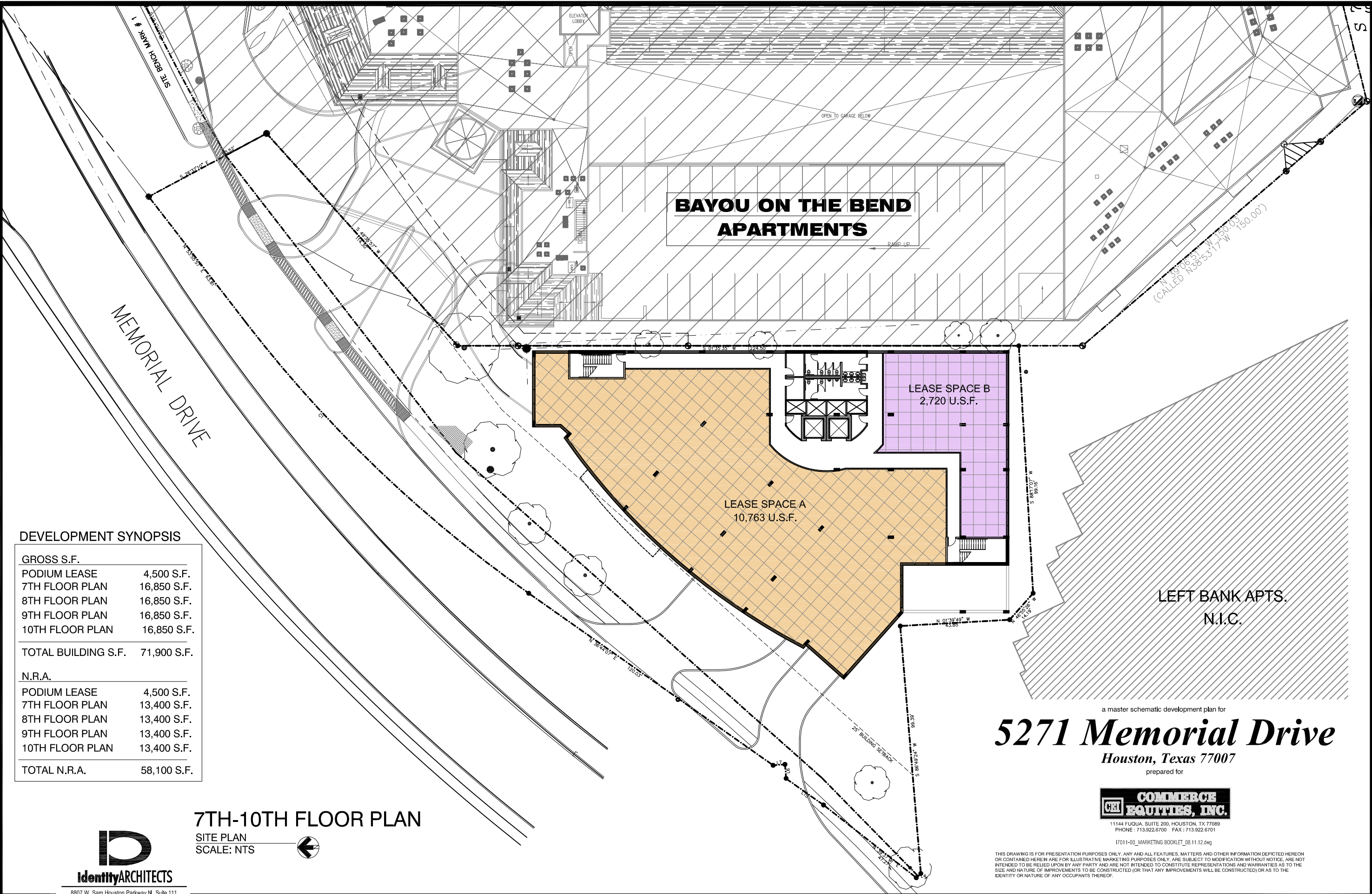
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**BAYOU ON THE BEND
APARTMENTS**

LEASE SPACE B
2,720 U.S.F.

LEASE SPACE A
10,763 U.S.F.

LEFT BANK APTS.
N.I.C.

DEVELOPMENT SYNOPSIS

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7TH-10TH FLOOR PLAN

SITE PLAN
SCALE: NTS



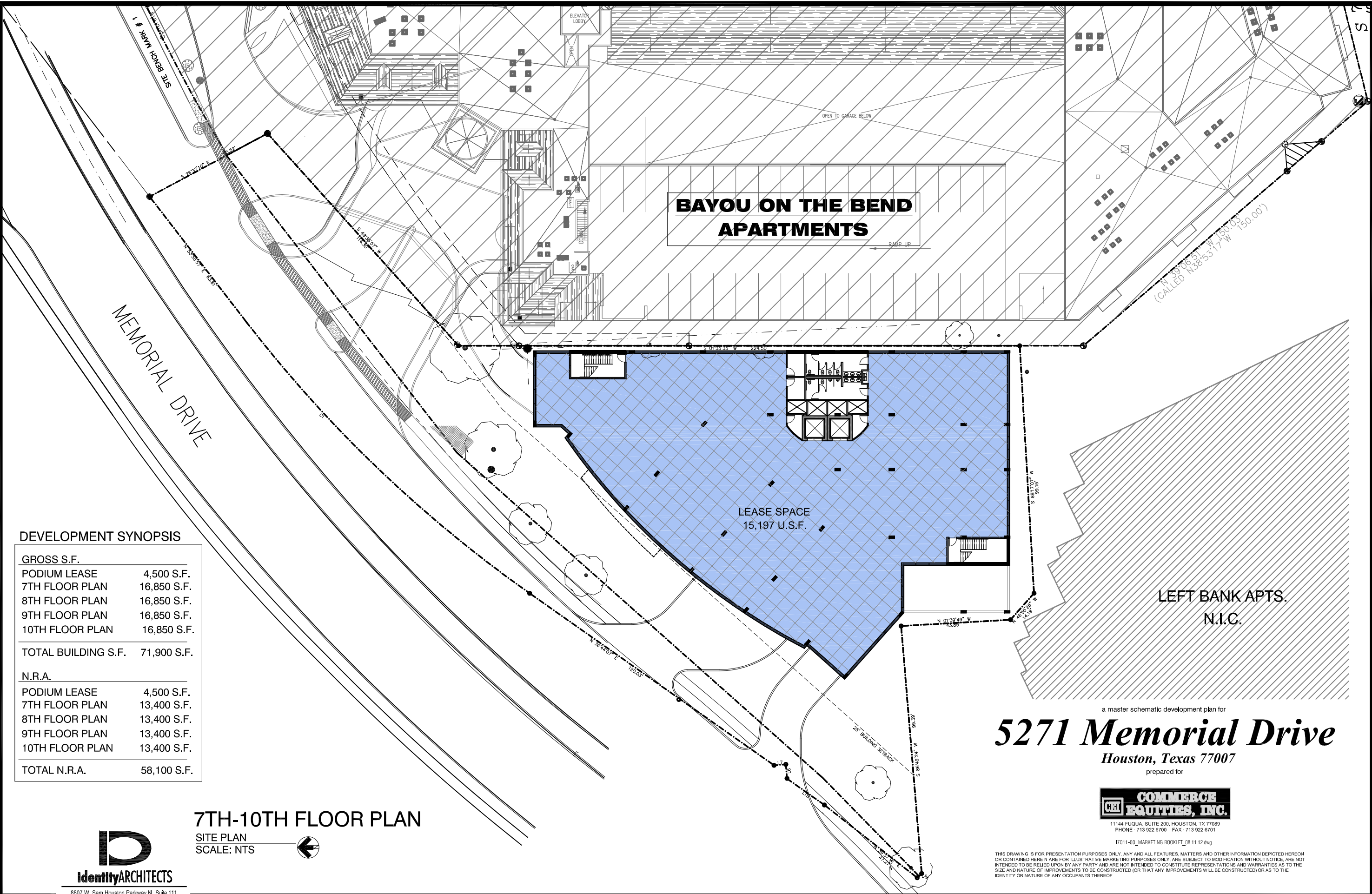
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7TH-10TH FLOOR PLAN

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**BAYOU ON THE BEND
APARTMENTS**

MEMORIAL DRIVE

BANK LEASE
4,500 SF

8 PARKING SPACES

LEFT BANK APTS.
N.I.C.

PODIUM LEVEL 1

SITE PLAN
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MEMORIAL DRIVE

34 PARKING SPACES

LEFT BANK APTS.
N.I.C.

2ND-5TH PARKING LEVELS

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MEMORIAL DRIVE

PARKING SYNOPSIS

PODIUM PARKING LEVEL	8
2ND PARKING LEVEL	34
3RD PARKING LEVEL	34
4TH PARKING LEVEL	34
5TH PARKING LEVEL	34
6TH PARKING LEVEL	36
TOTAL PARKING SPACES	180
2.50 SPACES PER 1,000 SF	
GROUND LEVEL ADTL.	24

6TH PARKING LEVEL

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36 PARKING SPACES

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