



THE MARCEL GROUP

An integrated commercial real estate firm specializing in architecture, construction, engineering, leasing, master planning and property management.

ORLEANS SQUARE



A 28 acre mixed use development located at West Lake Houston Parkway and Will Clayton Parkway in Atascocita, Texas.

PHASE I

- Pre-leased at 94% occupancy
- 73,496 square feet of Retail/Restaurant space
- 464 on site parking spaces
- 8.08 acres

PHASE II

- 126,000 square feet of Retail/Office space
- 12.6 acres
- Beginning pre-construction leasing
- Ground breaking planned for Spring 2008

DEMOGRAPHICS

Estimated Population of Area: 83,100 (5 mile radius)

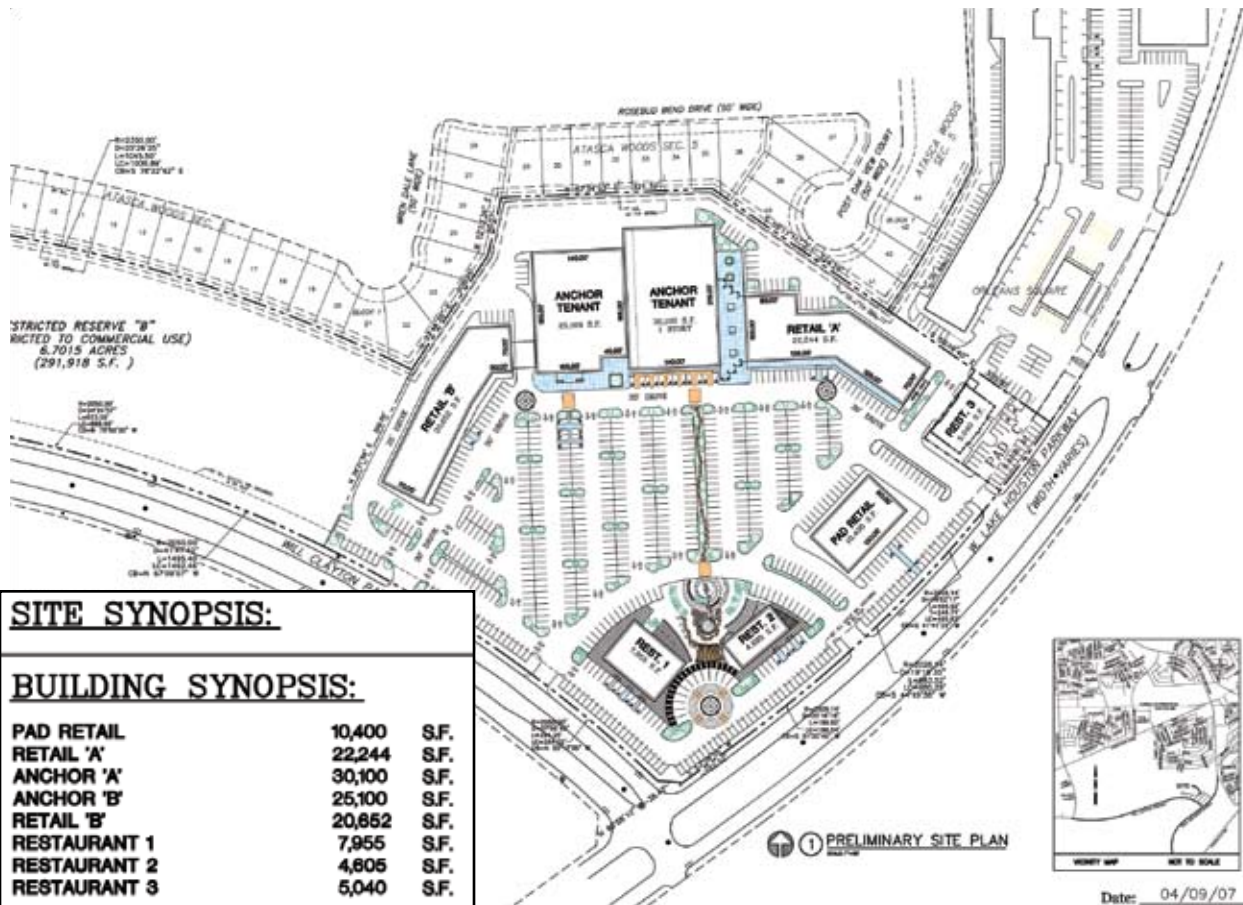
Households with income > \$75,000: 59%

Average Household Income: \$92,814

Median Age: 36



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SITE SYNOPSIS:

BUILDING SYNOPSIS:

PAD RETAIL	10,400	S.F.
RETAIL 'A'	22,244	S.F.
ANCHOR 'A'	30,100	S.F.
ANCHOR 'B'	25,100	S.F.
RETAIL 'B'	20,862	S.F.
RESTAURANT 1	7,955	S.F.
RESTAURANT 2	4,805	S.F.
RESTAURANT 3	5,040	S.F.

TOTAL BUILDING GLA 126,096 S.F.

PARKING SYNOPSIS:

TOTAL PARKING = 724 CARS
PARKING RATIO: 5.74 PER 1,000 S.F.

LAND AREA: 13.5396 ACRES
 589,784.42 S.F.

LAND COVERAGE = 21.38 %