



The Oaks at District West

A Bold New Vision for West Houston

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OVERVIEW AND DEVELOPMENTS

Breaking Ground - Summer 2026 | Delivery Date - Fall 2027

District West is a High-end, Mixed-Use Retail, Residential and Office Development being developed at the corner of South Peek Road and The Westpark Tollway in Richmond, Texas.

Approximately 450 acres of planned development are transforming the area south of Westpark Tollway, east of Grand Parkway (SH 99), and west of South Peek Road. The master-planned expansion includes 200 acres of future residential development by Taylor Morrison, alongside significant retail growth.

Retail destinations includes District West, a 35-acre mixed-use development anchored by Star Cinema Grill, 810 Billiards & Bowling, and Kelsey-Seybold at the southwest corner of Peek Road and Westpark Tollway, and The Oaks at District West, a 28-acre development featuring Whiskey River and The Picklr at the southeast corner of the intersection.

The ongoing expansion of Peek Road will enhance connectivity between Westpark Tollway and Grand Parkway, improving regional access and supporting continued growth throughout Cinco Ranch, Elyson, Fulshear, Cross Creek Ranch, and the surrounding West Houston corridor.



[Click to View Drone Tour](#)

LIFESTYLE AMENITIES

More than a retail destination, this development offers an engaging outdoor environment featuring recreational amenities, entertainment, and community events designed for visitors of all ages.

Planned Amenities Include:

- 1-Acre Outdoor Patio Park
- Putting Green
- Outdoor Stage & Event Lawn
- Grand Fireplace Gathering Area
- Reception & Lounge Areas
- Children's Playground
- Airstream Bar
- Live Music & Entertainment
- Outdoor Movie Nights
- Private & Community Event Space
- Year-Round Community Programming & Special Events



THE MARKET

DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILE	5 MILE
13,766	111,846	287,605

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$130,980	\$126,192	\$124,163

MEDIAN AGE

1 MILE	3 MILE	5 MILE
38.1	37.9	37.8

TOTAL EMPLOYEES

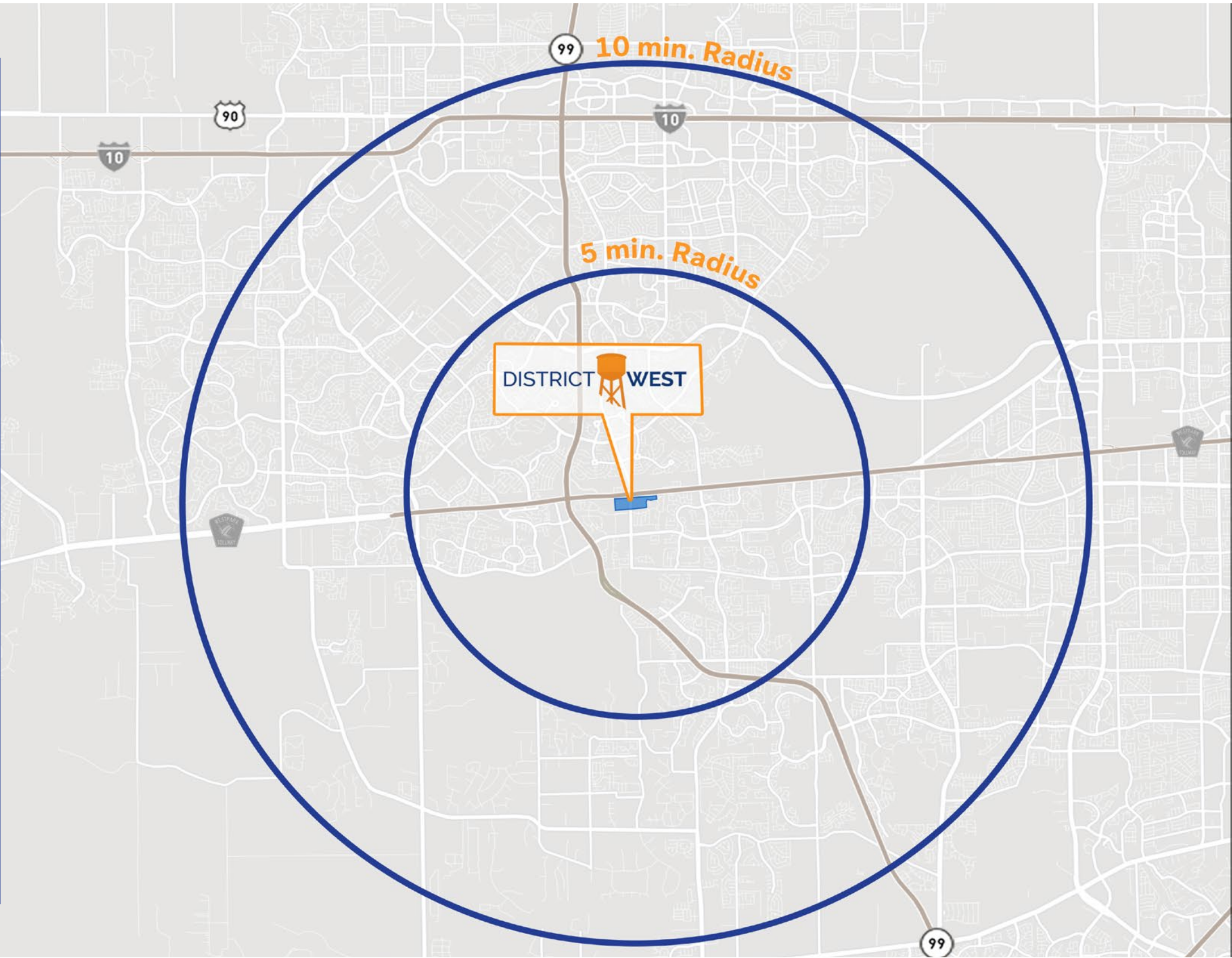
1 MILE	3 MILE	5 MILE
757	11,424	34,597

BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILE	5 MILE
34%	36%	35%

DRIVE TIME POPULATION

5 MINS	10 MINS	20 MINS
20,561	210,677	1,250,599



COMPARABLE MARKETS

5 Mile Radius	DISTRICTWEST	The Woodlands Market Street The Woodlands, TX	Vintage Park Tomball, TX	Sugar Land Town Square Sugar Land, TX	CityCentre Memorial City Houston, TX
2025 Current Year Population	290,655	184,453	289,569	227,591	399,253
2030 Projected Population	326,213	184,760	299,820	218,842	414,889
2025 Est. Average HH Income	\$123,051	\$115,076	\$102,447	\$117,994	\$89,507
2025 Est. Any College	148,384	100,532	138,420	121,956	192,295
2025 Population (15 Min. Drive)	534,518	317,056	408,830	502,507	653,965
2025 Daytime Population (15 Min. Drive)	216,568	212,442	247,454	245,541	440,710

Growth in the WEST

The county's population reached about **975,191** in 2025, and it was recently named among the top 10 fastest-growing counties in Texas as part of a broader surge, the Houston metro area saw the largest population growth of any major U.S. metro area, gaining about 126,720 people between July 2024 and July 2025.



Westpark Tollway and **SH-99** are expanding west to support growth in Cinco Ranch, Katy, and Fulshear.

\$71.4M

Westpark Tollway
Expansion project

\$37.6M

to SH-99 widening
from I-10 to FM 1093.

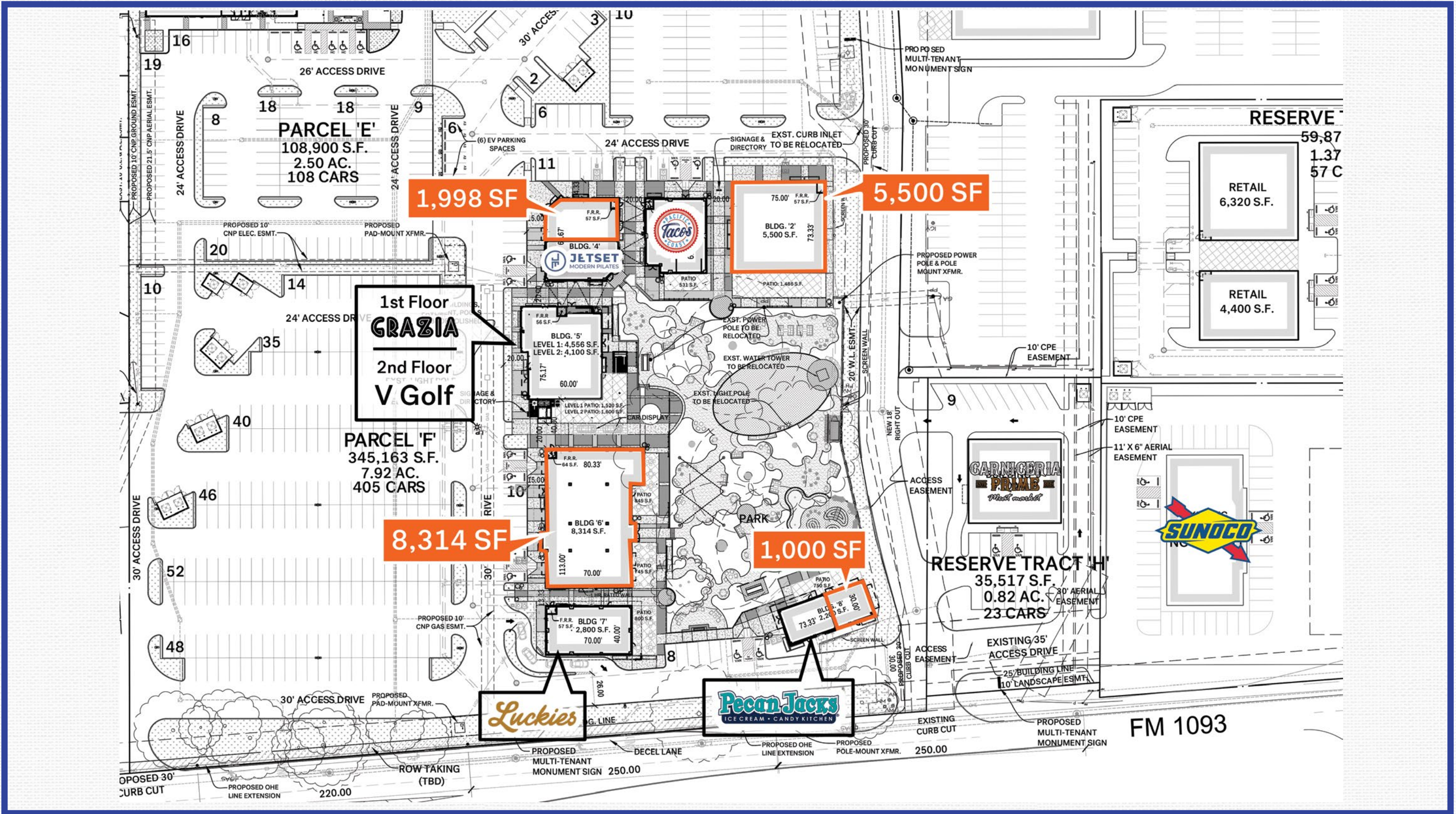


THE TRADE AREA



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THE OAKS SITE PLAN



THE TENANT MIX



Caniceria Prime



The Picklr



Whiskey River



JetSet Pilates



Grazia Italian Kitchen



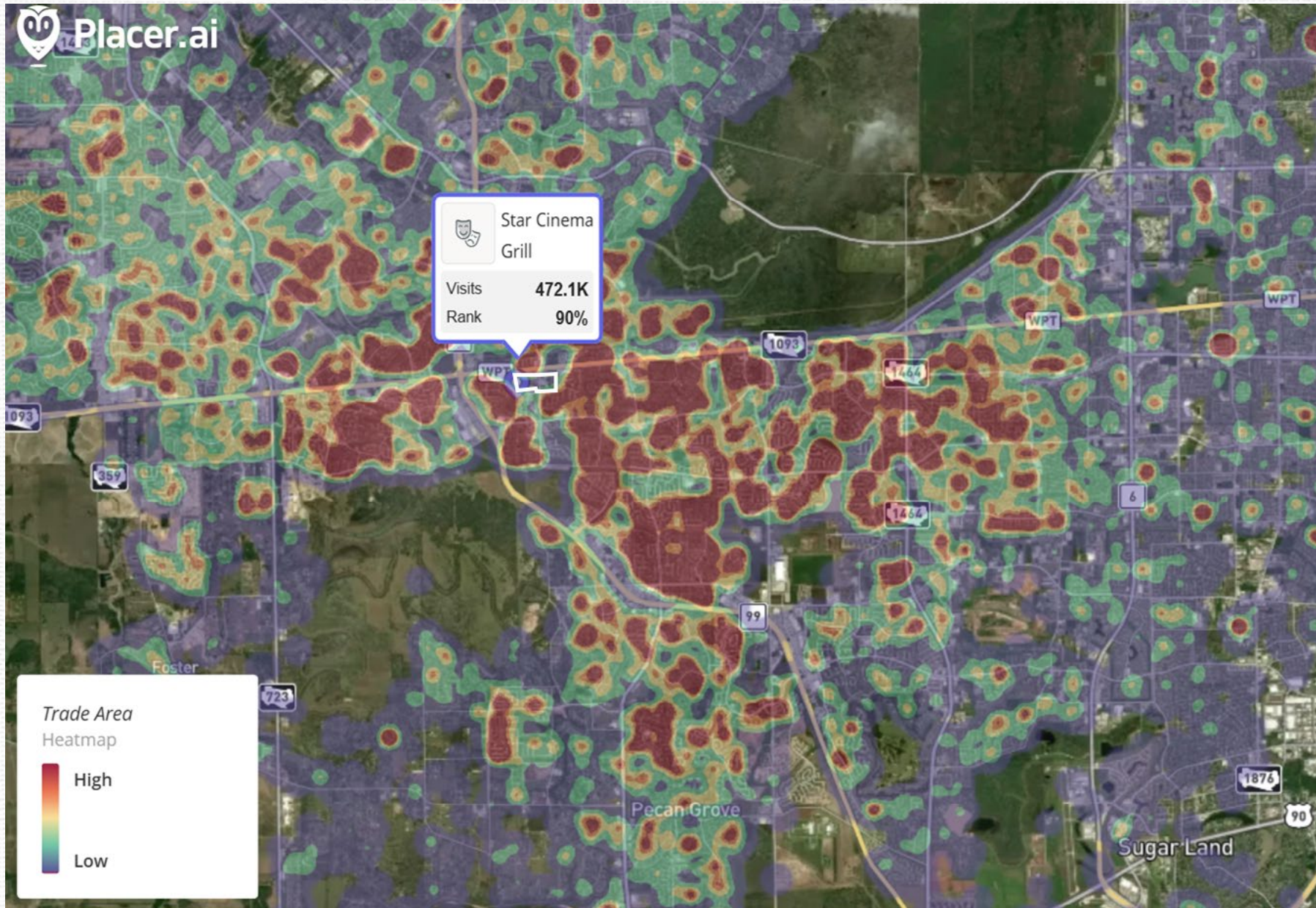
McIntyre's



810 Billiards & Bowling



Luckies Burgers



Star Cinema - Richmond | Theater Market Area Heat Map

Star Cinema Grill in Richmond, Texas is a premier dine-in movie theater that combines first-run films with a full-service restaurant experience. Located at 22125 FM 1093 in the District West at Parkway Lakes. The Richmond location ranks among the highest-grossing cinema grill theaters in the United States, reflecting its strong market demand and operational performance.

Top 10%

Performed in the 90th percentile nationally for total visits across all locations.

\$108.1K

Customer Median Household Income

12 Auditoriums

With 46 ft. Samsung Onyx LED Screens, Luxury Dine-In, and Seat Side Service

A BOLD NEW VISION FOR WEST HOUSTON





Developed By:
FERGUSON
FAMILY PARTNERS

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		AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner	
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		that the owner will accept a price less than the written asking price;	
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BUYER, SELLER, LANDLORD OR TENANT	DATE
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