



# BUFFALO HEIGHTS

—  
IN THE HEART OF HOUSTON



An aerial photograph of a city park with a dense urban skyline in the background. The park features green grass, winding paths, and numerous trees. The sun is low in the sky, creating a warm, golden light and lens flare effects across the image. The text "01 Differentiated" is overlaid in the center.

# 01 Differentiated





# Differentiated

In the core of the  
**4<sup>th</sup>**  
largest city



**5**  
minutes to  
Downtown,  
The Heights,  
Neartown,  
The Galleria



**WORK,  
SHOP,  
LIVE,  
PLAY**

in the  
heart of Houston



**1**  
committed  
owner



**30+**  
acre mixed-use  
district



Adjacent to  
more than

**1,500**  
acres of parkland  
in the urban core





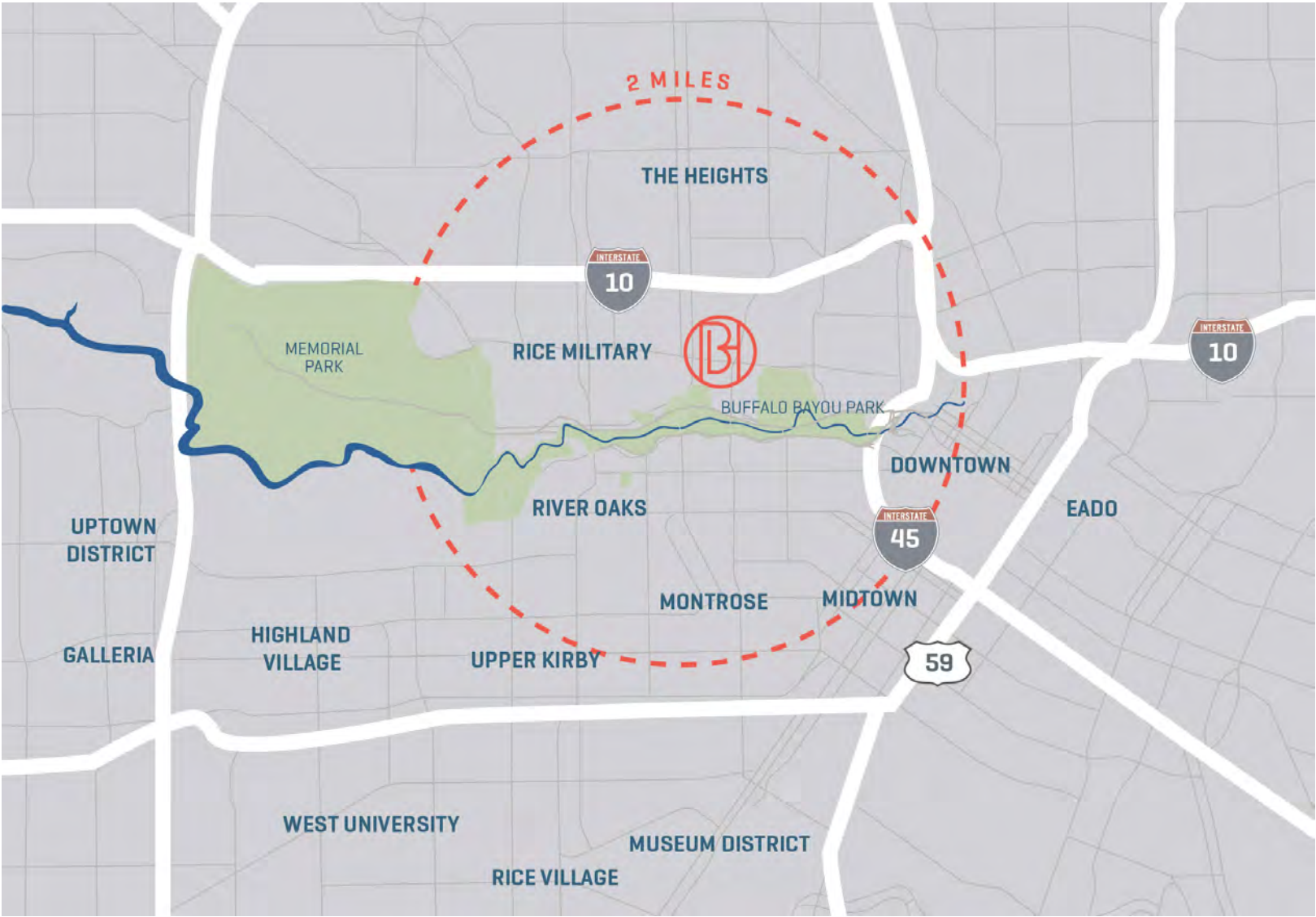
An aerial photograph of Chicago, showing the downtown skyline with numerous skyscrapers in the background. The foreground and middle ground feature a mix of urban development, including residential neighborhoods with row houses, commercial buildings, parking lots, and green spaces like parks and a racetrack. The text "02 Connected" is overlaid in the center of the image.

# 02 Connected





# Ultra Convenient





# District Overview





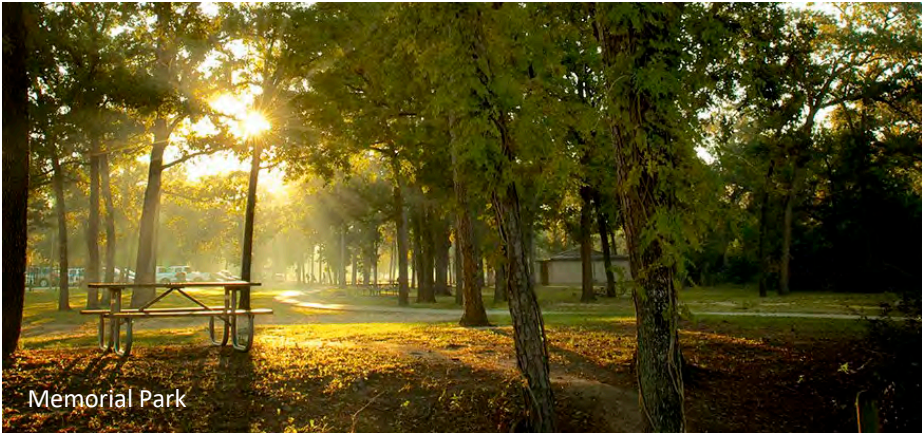
## Easy Access





# Signature Green Spaces

More than  
**\$233M**  
in green space  
improvements  
within 2 miles  
of Buffalo Heights







03

Elegantly Designed





Phase I – Complete Fall 2019





Phase I — Complete Fall 2019





Phase I – Complete Fall 2019



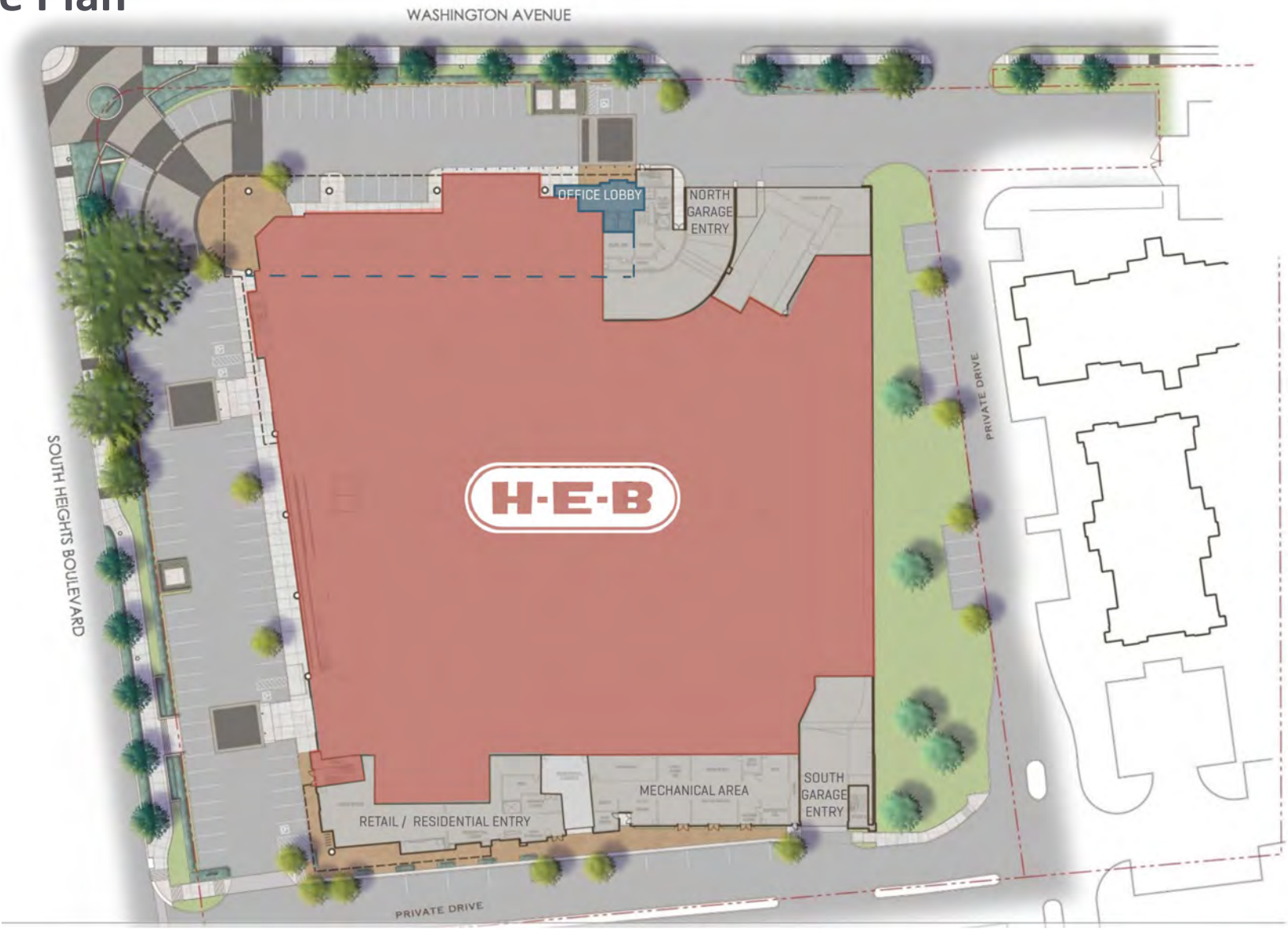


Phase I — Complete Fall 2019





# Phase I — Site Plan







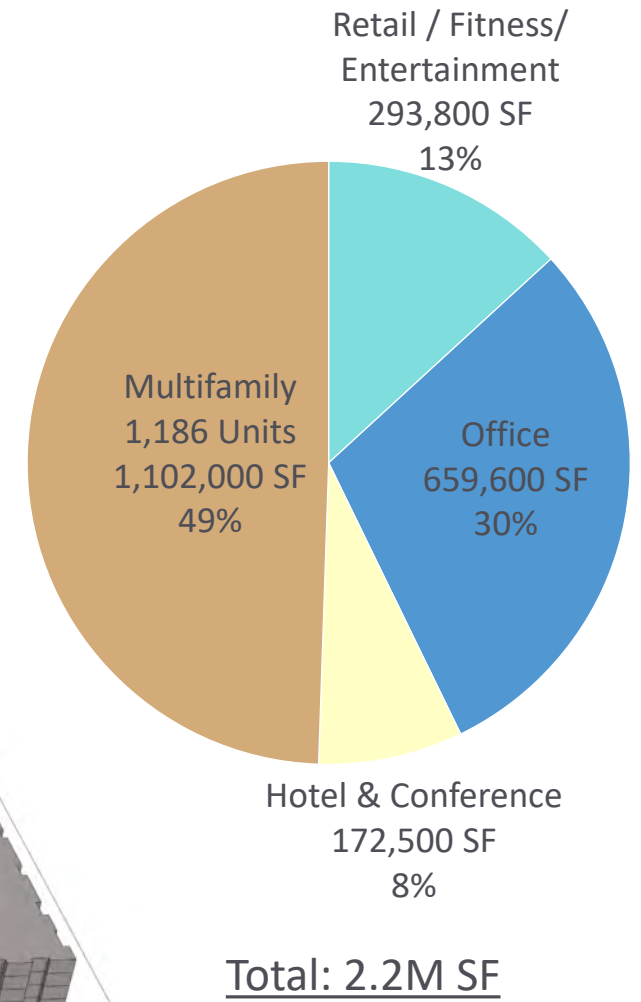
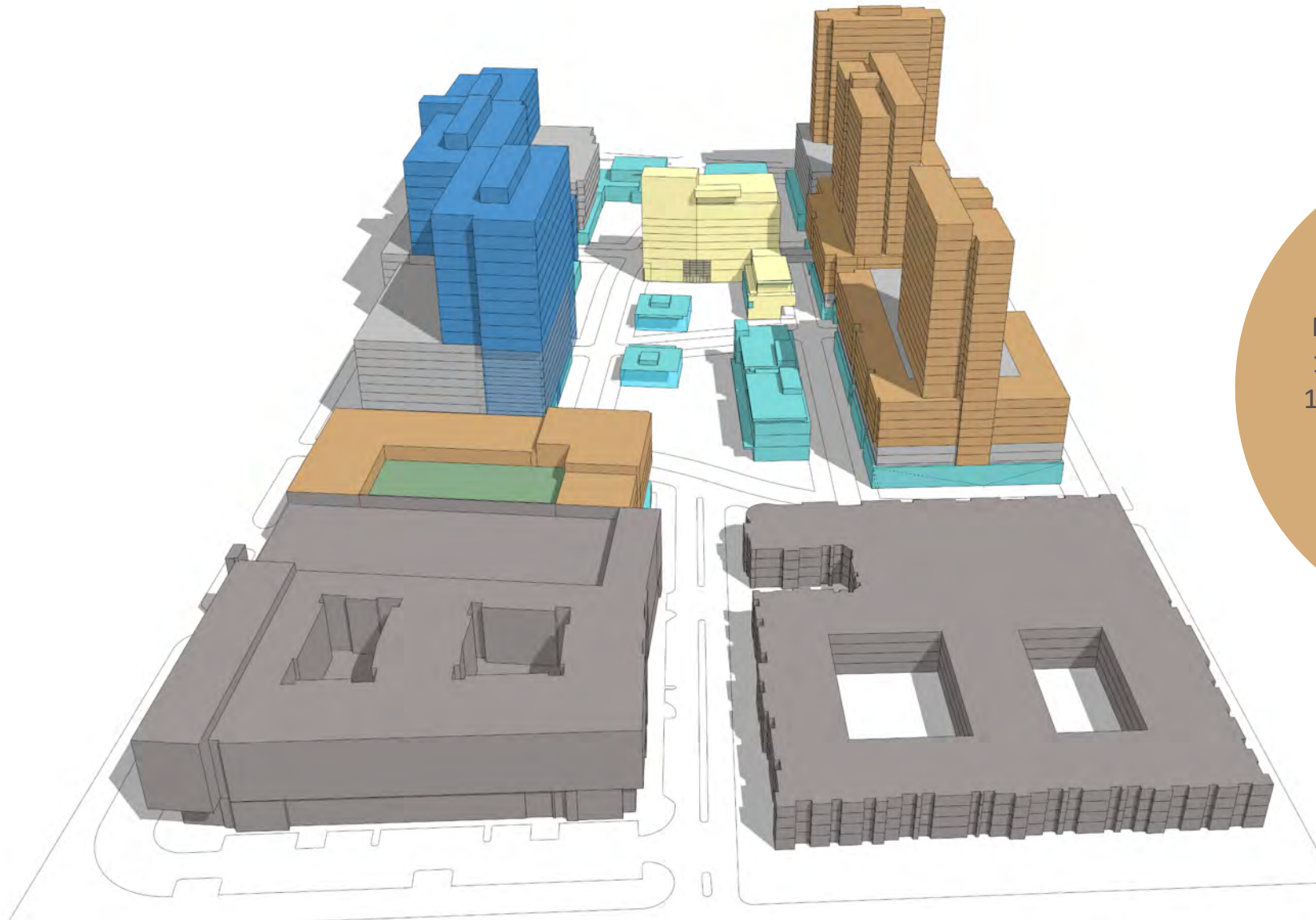


# Phase II Master Plan



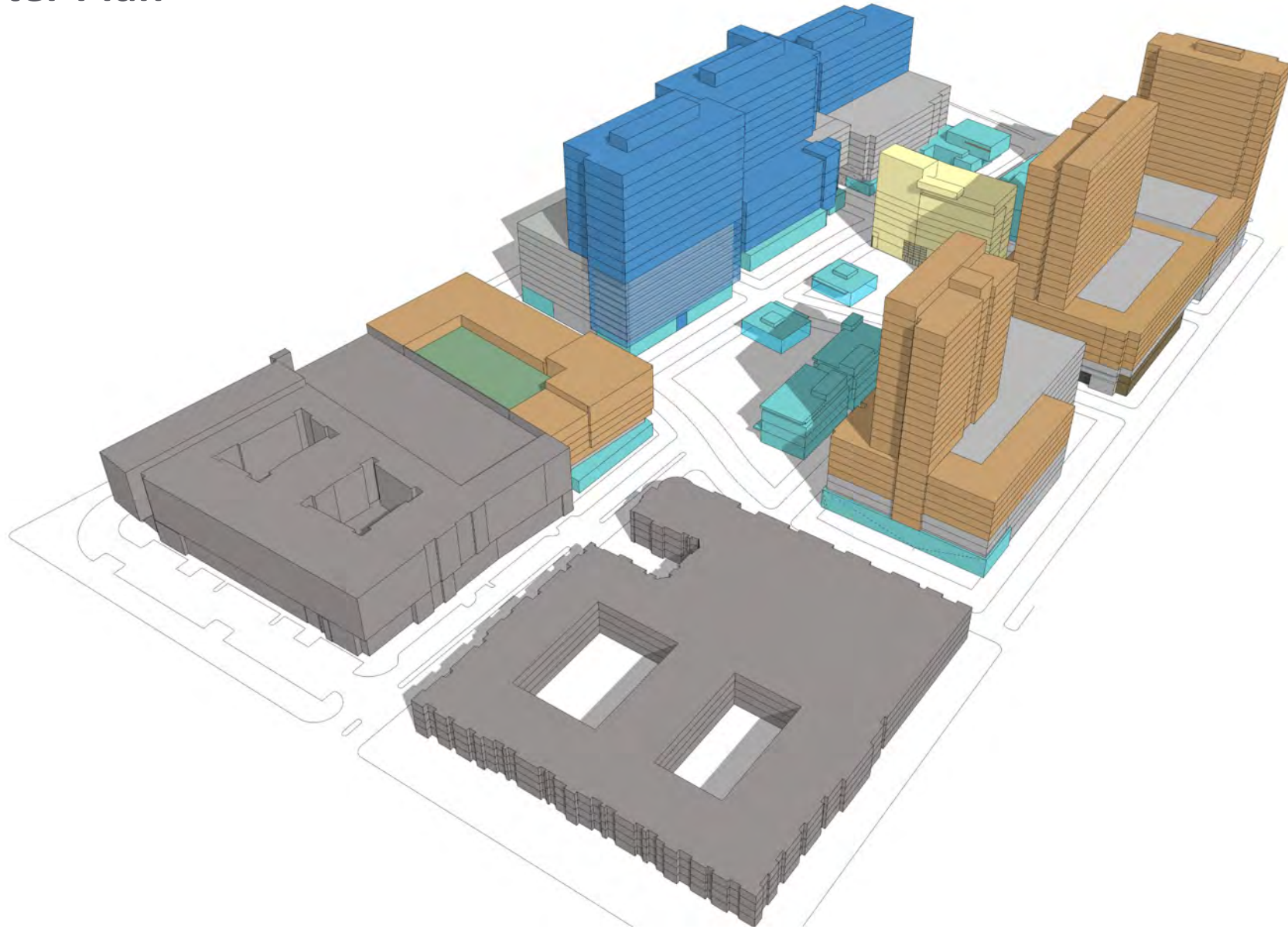


# Phase II Master Plan



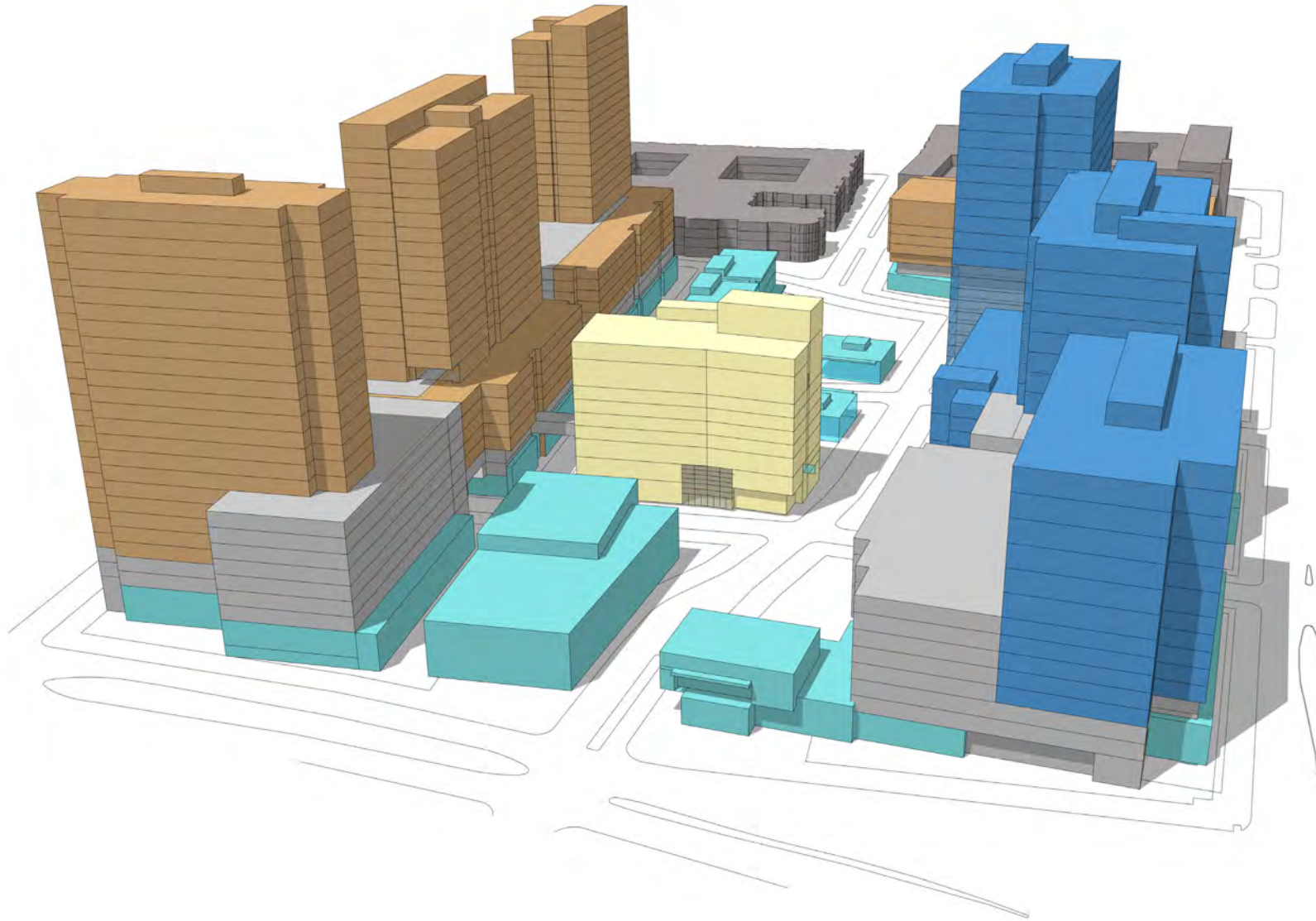


# Phase II Master Plan





# Phase II Master Plan



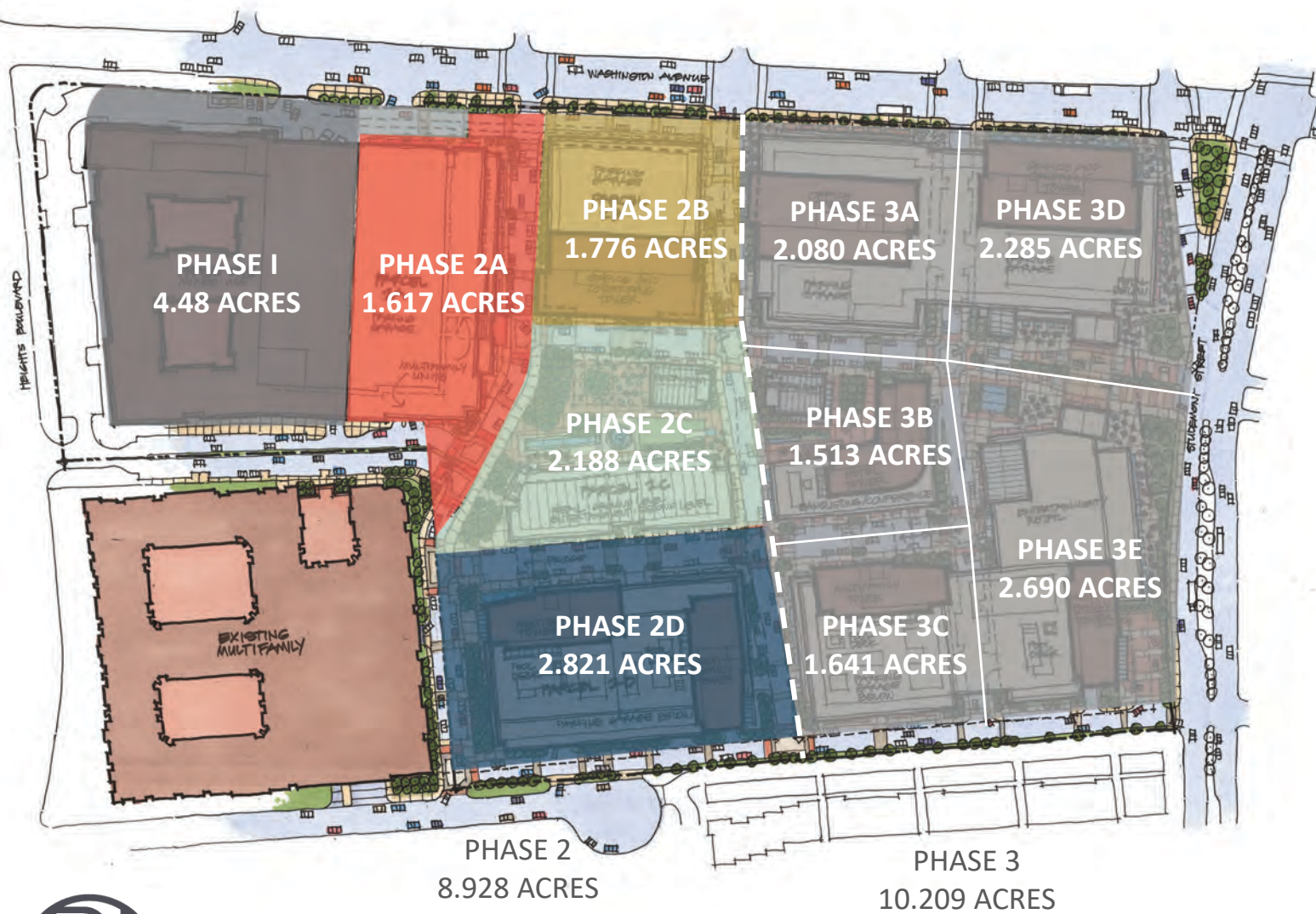


# Phase II Master Plan





# Phasing Plan



Phase	Office	Retail	Residential	Fitness/ Entertainment	Hotel / Conference
<b>Phase 1 Total</b> 393,400 SF	35,200 SF	97,200 SF	261,000 SF (232 Units)		
Block 2A 150,000 SF	-	23,000 SF	127,000 SF (115 Units)	-	-
Block 2B 256,800 SF	235,000 SF	21,800 SF	-	-	-
Block 2C 67,700 SF	-	23,300 SF	-	44,400 SF	-
Block 2D 383,900 SF	-	27,000 SF	356,900 SF (324 Units)	-	-
<b>Phase 2 Total</b> 858,400 SF	235,000 SF	95,100SF	483,900 SF (439 Units)	44,400 SF	-
Block 3A 267,100 SF	243,100 SF	24,000 SF	-	-	-
Block 3B 185,800 SF	-	13,300 SF	-	-	172,500 SF (200 Keys)
Block 3C 391,200 SF	-	12,000 SF	379,200 SF (331 Units)	-	-
Block 3D 208,500 SF	181,500 SF	27,000 SF	-	-	-
Block 3E 317,000 SF	-	18,000 SF	239,000 SF (216 Units)	60,000 SF	-
<b>Phase 3 Total</b> 1,369,600 SF	424,600 SF	94,300 SF	618,200 SF (547 Units)	60,000 SF	172,500 SF (200 Keys)
<b>Project Total</b> 2,621,400 SF	694,800 SF	286,600 SF	1,363,100 SF (1,218 Units)	104,400 SF	172,500 SF (200 Keys)

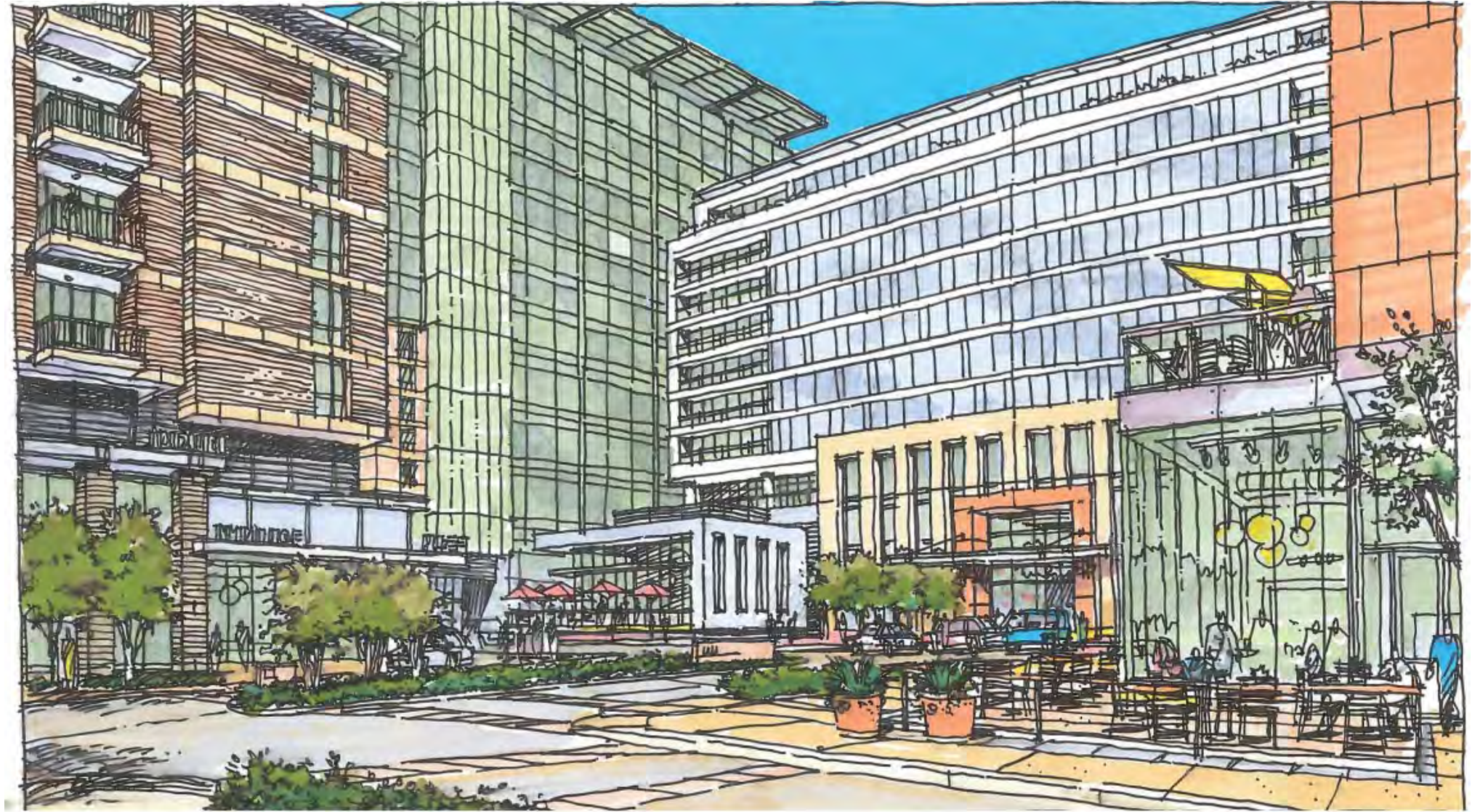


## Phase II Master Plan





## Phase II Master Plan







05

Award-Winning Developer





# About Midway



ENDURING  
REMARKABLE  
ENRICHING  
50+ YEARS

45M+ SF

All Property Types

AWARD-WINNING



CITYCENTRE

- People's Choice, Development of the Decade, ULI (2007-2017)
- Development of Distinction, For-Profit, ULI (2012)
- Project of the Year, HBJ Landmark Award (2010)



HOTEL SORELLA

- Best Hotels in the USA, U.S. News & World Reports (2018)
- Reader's Choice Awards, Condé Nast Traveler (2017)



BRAEBURN VILLAGE

- Development of Distinction, ULI (2015)



LEVY PARK / KIRBY GROVE

- Development of Distinction Urban Open Spaces & People's Choice, ULI (2018)
- Public + Private Partnership, HBJ Landmark Award (2018)
- Innovation in Real Estate Award, UH Innovation Symposium (2018)
- Mixed-Use, HBJ Landmark Award (2010)

*\*partial selection of awards*





06

Committed Owner





## About BKR Memorial

# HOUSTON-BASED FAMILY-OWNED STRATEGIC INNOVATIVE

More than  
**\$200M**  
personal  
investment in  
**BUFFALO HEIGHTS**





