



**WATER STREET**



## **2024 Mixed-Use Commercial Entertainment District**

A public/private partnership with the City of Dickinson, Tx



## **Water Street Commercial**

A 19 acre mixed- use commercial entertainment district currently anchored by a boutique hotel and event center.

This development will offer a variety of family fun outdoor experiences connecting the pedestrians to the water.

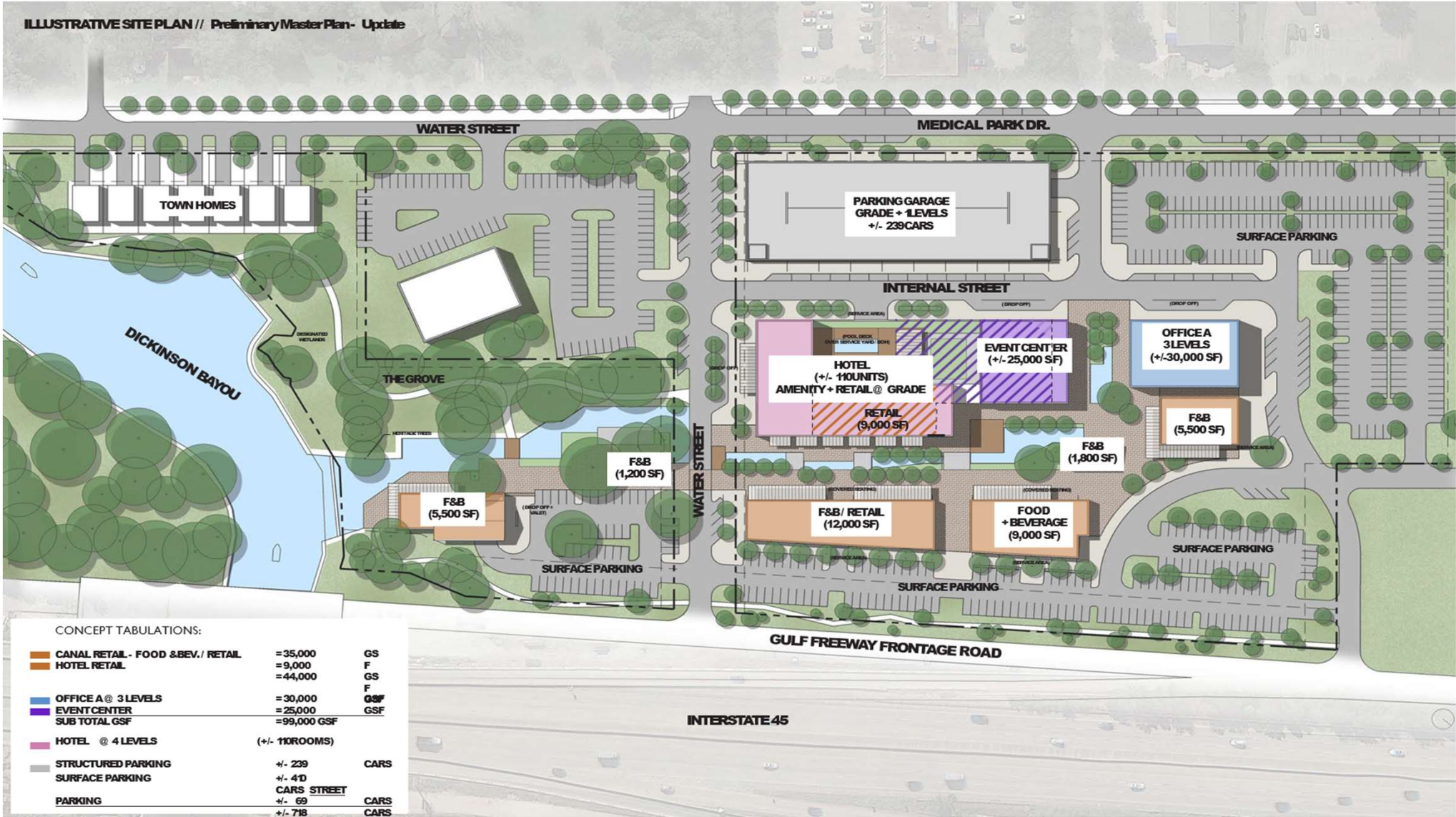
Water Street Commercial is a great place to host both private and public events and will offer a plethora of food and beverage venues for locals and transient guest.

# The Goal

To create a walkable mixed-use development hovered around a water centric environment while providing commercial expansion opportunities to the adjacent area.



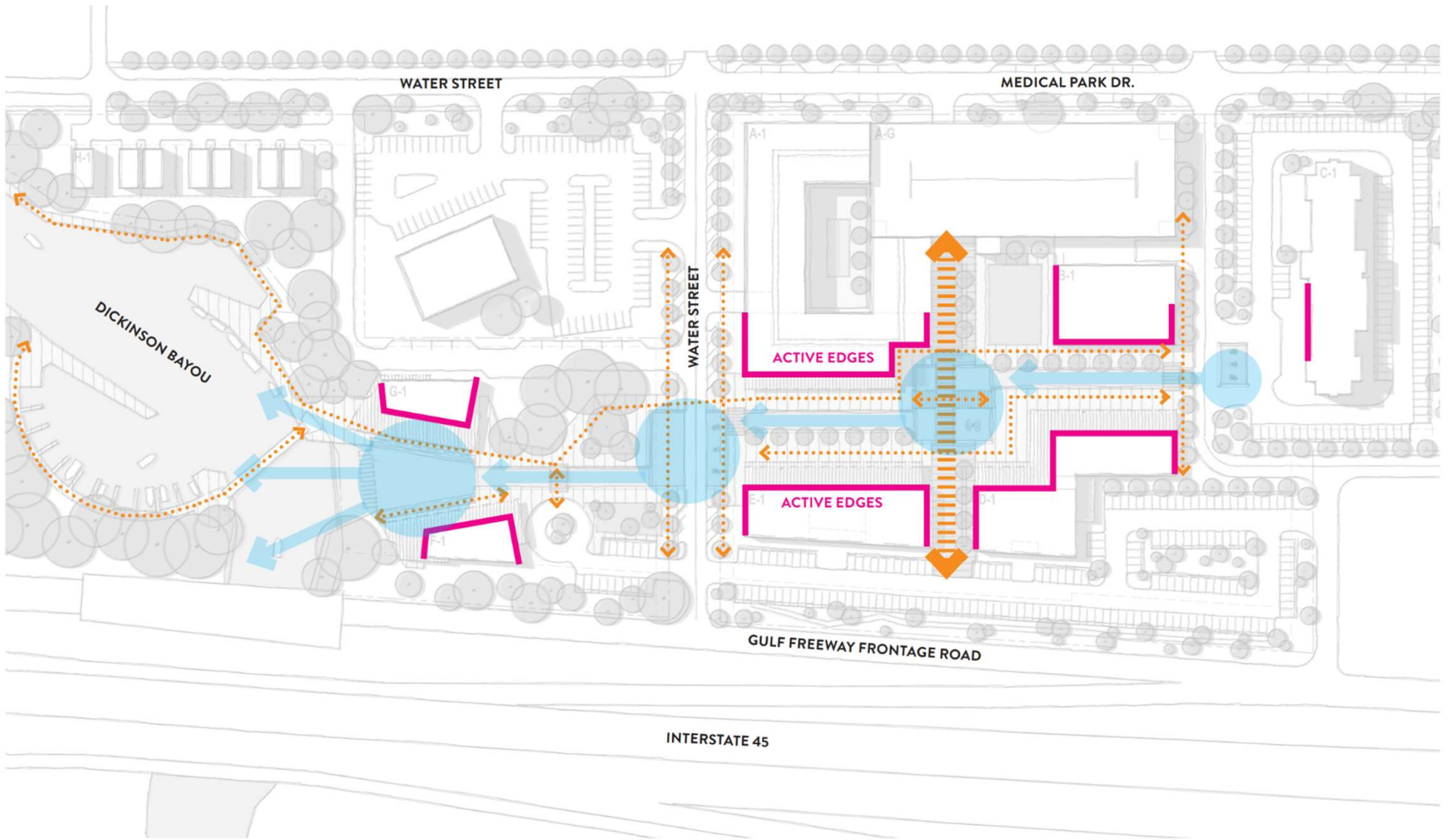
ILLUSTRATIVE SITE PLAN // Preliminary Master Plan - Update



CONCEPT TABULATIONS:

CANAL RETAIL - FOOD & BEV. / RETAIL	= 35,000	GS
HOTEL RETAIL	= 9,000	F
	= 44,000	GS
OFFICE A @ 3 LEVELS	= 30,000	F
EVENT CENTER	= 25,000	GSF
SUB TOTAL GSF	= 99,000 GSF	GSF
HOTEL @ 4 LEVELS	(+/- 110 ROOMS)	
STRUCTURED PARKING	+/- 239	CARS
SURFACE PARKING	+/- 40	CARS
PARKING	+/- 69	CARS
	+/- 718	CARS

INTERSTATE 45



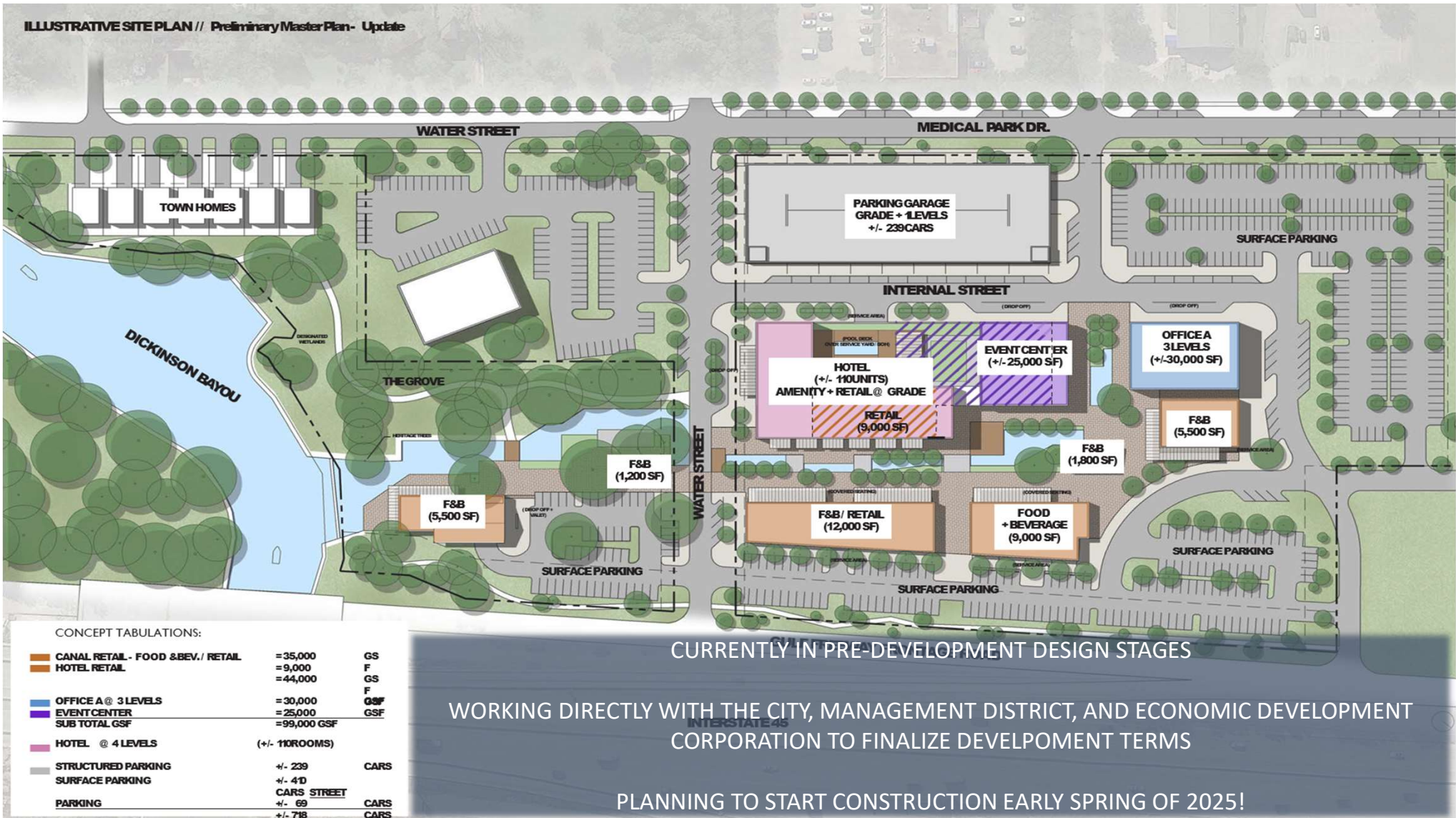








ILLUSTRATIVE SITE PLAN // Preliminary Master Plan- Update



CONCEPT TABULATIONS:

Canal Retail - Food & Bev. / Retail	= 35,000	GS
Hotel Retail	= 9,000	F
	= 44,000	GS
Office A @ 3 Levels	= 30,000	F
Event Center	= 25,000	GSF
Sub Total GSF	= 99,000 GSF	GSF
Hotel @ 4 Levels	(+/- 110 rooms)	
Structured Parking	+/- 239	CARS
Surface Parking	+/- 40	CARS
Parking	+/- 69	CARS
	+/- 718	CARS

CURRENTLY IN PRE-DEVELOPMENT DESIGN STAGES

WORKING DIRECTLY WITH THE CITY, MANAGEMENT DISTRICT, AND ECONOMIC DEVELOPMENT CORPORATION TO FINALIZE DEVELOPMENT TERMS

PLANNING TO START CONSTRUCTION EARLY SPRING OF 2025!