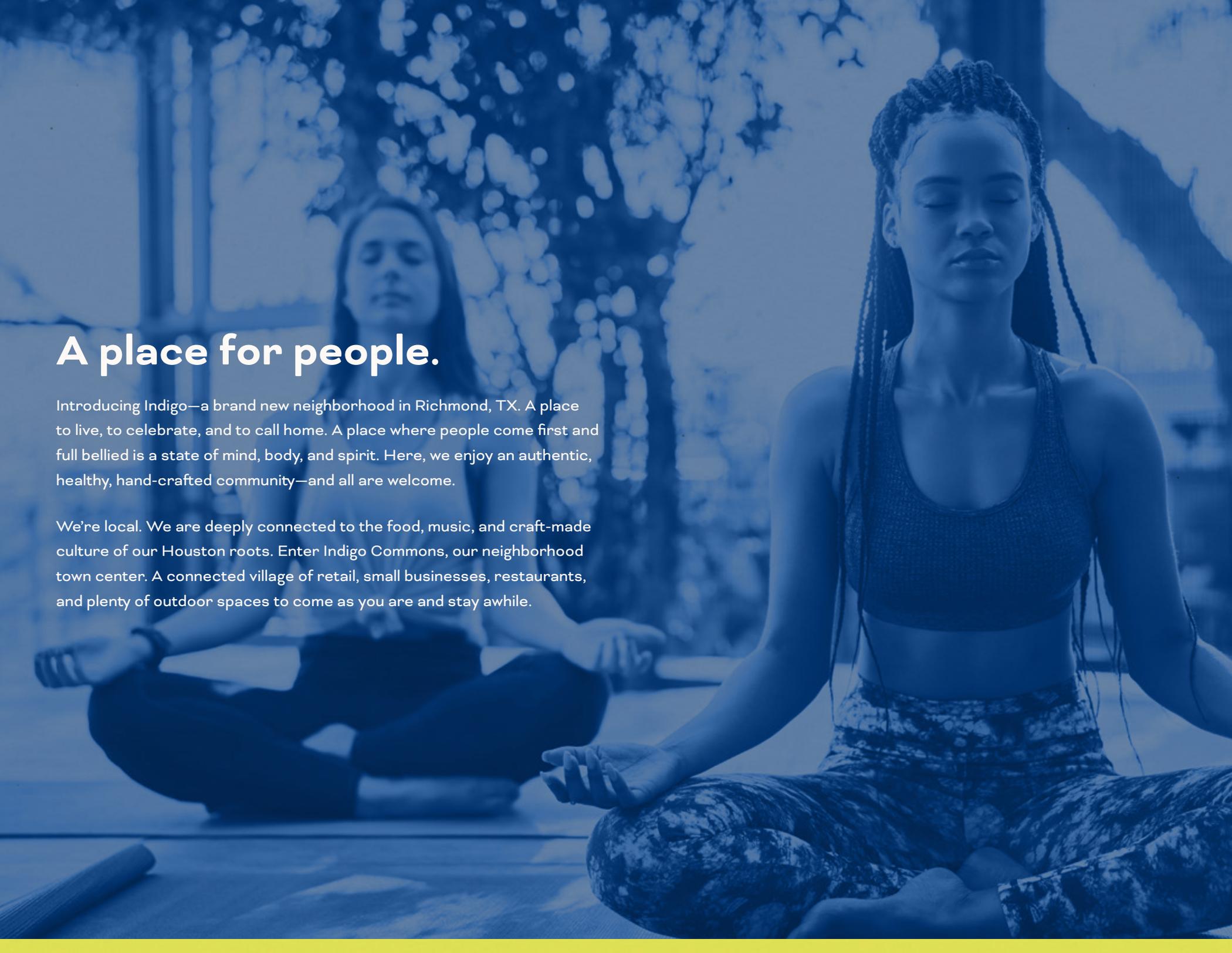


indigo COMMONS

RETAIL + OFFICE SPACE
PURCHASE OPPORTUNITIES

IndigoCommons.com Info@IndigoCommons.com



A blue-tinted photograph of two women meditating in a park. The woman in the foreground is sitting in a lotus position, eyes closed, with her hands resting on her knees in a mudra. She has long braids and is wearing a dark sports bra and patterned leggings. The woman in the background is also meditating in a similar pose. The background shows trees and a bright sky. The entire image has a blue overlay.

A place for people.

Introducing Indigo—a brand new neighborhood in Richmond, TX. A place to live, to celebrate, and to call home. A place where people come first and full bellied is a state of mind, body, and spirit. Here, we enjoy an authentic, healthy, hand-crafted community—and all are welcome.

We're local. We are deeply connected to the food, music, and craft-made culture of our Houston roots. Enter Indigo Commons, our neighborhood town center. A connected village of retail, small businesses, restaurants, and plenty of outdoor spaces to come as you are and stay awhile.

Indigo Commons

What if you could own your own shop—a brand new building that fits your business needs perfectly?

Imagine never dealing with landlords or negotiating another lease. **Merchants, shopkeepers and small businesses** are a huge part of our vision here at Indigo, which is why we've curated this collection of **retail buildings for purchase in Indigo Commons**—the heart of our new community.

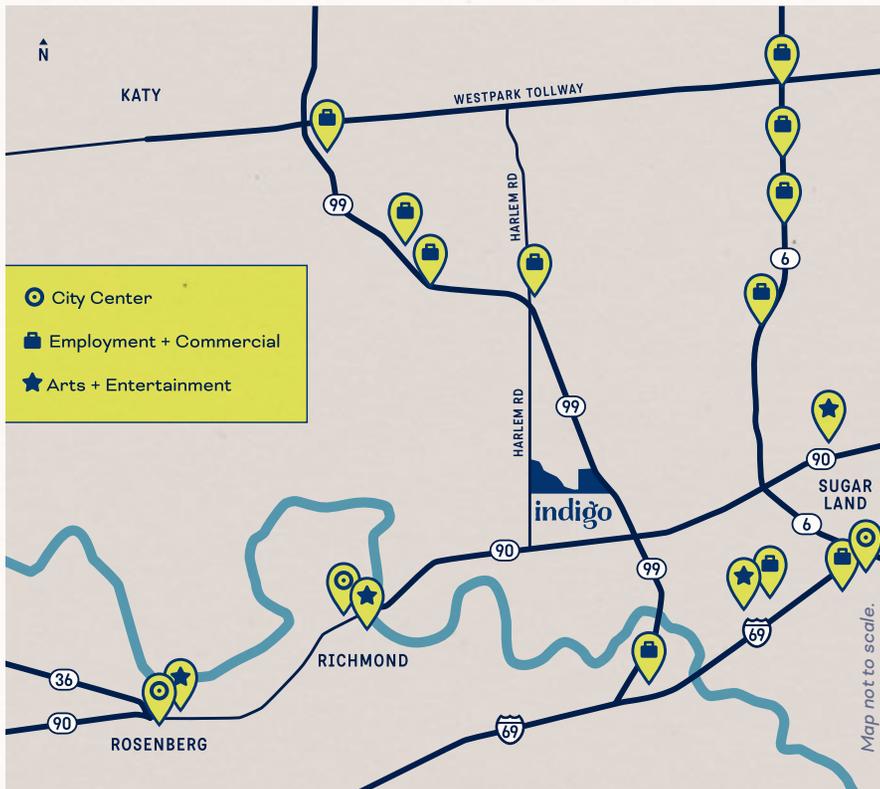
At Indigo, we're creating a vibrant, diverse community from the start. We're investing in an energized, engaging, active mixed-use Commons—and it's in the mix day one. From our human-scale **working farm** and pasture (delivering farm-to-table goodies!) to our event staff—curating **live music, festivals**, and more—we're bringing everyone beyond the Indigo community to its center.



Our vision for Indigo Commons includes a wide variety of small businesses—from specialty food and beverage offerings such as an all-day bakery café and a brewery—to boutique shops and neighborhood services like a nail salon, dry cleaner, and a general store.

LOCATION

Indigo is located in Richmond, TX in the middle of thriving neighborhoods and population bases of Sugar Land and Katy. Situated directly off State Highway 99, just north of US Highway 90, Indigo is adjacent to the Harvest Green master-planned community in Fort Bend County.



Indigo Commons sits at the heart of our community, connecting both residents and the public in a true town center, full of neighborhood businesses, restaurants, and bountiful outdoor space.



DEVELOPMENT HIGHLIGHTS

Indigo is a new **235-acre, mobility-rich neighborhood** in **Fort Bend County**, created by Houston-based real estate development company, **Meristem Communities**. Indigo will be unique in every aspect of its design, anchored by Meristem's philosophy of creating **Places for People**.™ This mixed-use master-planned community is built for people first, bringing the energy of urban living to the suburbs, and focused on providing early phase opportunities to small business owners.

- 235 acres
- Approximately 650 homes* & 120 apartments all within walking or rolling distance of the Commons
- 42-acre farm
- 25-acre amenity lake
- 12-acre Indigo Commons mixed-use properties

Designed as a pedestrian-focused community, Indigo will feature narrower streets, robust sidewalks, and shaded spots to stop at regular intervals, connecting the neighborhoods of Indigo with both urban trails, quieter scenic pathways, and our bustling Commons. The more opportunities people have to walk or use public transportation, the more likely they are to spend per month than those traveling by car**—giving Indigo an advantage in the marketplace.

* Homes to be sold by Houston homebuilders

** Modal Choices and Spending Patterns of Travelers to Downtown San Francisco, California: Impacts of Congestion Pricing on Retail Trade

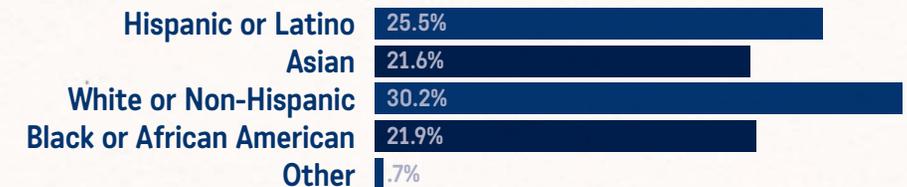
MARKET DEMOGRAPHICS (2022)

POPULATION:

900,000 with growth estimates of 960,499 (2025), 1,100,857 (2030).

DIVERSITY:

One of the most diverse counties in the nation, people from all over the world call Fort Bend home because of its inclusive culture, high median household incomes, exceptional schools, and beautiful communities.



AGE, EMPLOYMENT, EDUCATION

The average age in Fort Bend County is 35.6, and 73.5% of the workforce is “white collar.” Slightly more than 46 percent of the adult population has a bachelor’s degree or higher.

MEDIAN HOUSEHOLD INCOME

Average HHI within a 5-mile radius is \$127,494 according to Costar 2023.



Trail Blazers

41% of MILLENNIALS

in Richmond/Sugar Land/Missouri City

Median Age = 34

HHI	LIKELY TO BUY	CONNECTION POINTS + NEEDS
\$50-\$75k	12.3%	<ul style="list-style-type: none"> • Time famine = access + convenience • Health, outdoors + exercise • Kids safety, no tech • Demonstrating our impact on the environment
\$75-100k	19.2%	
\$100-\$150k	32.5%	
\$150-\$200k	17.6%	
\$200k+	18.4%	



Ambitious Realists

25% of MILLENNIALS

in Richmond/Sugar Land/Missouri City

Median Age = 39

HHI	LIKELY TO BUY	CONNECTION POINTS + NEEDS
\$50-\$75k	22%	<ul style="list-style-type: none"> • Exclusivity + quality • Measurable health + wellness • Seeking balance + need to de-stress • Value convenient access
\$75-100k	28%	
\$100-\$150k	32%	
\$150-\$200k	11%	
\$200k+	7%	





Pragmatic Pathfinders

61% of GEN-X

in Richmond/Sugar Land/Missouri City

Median Age = 49

HHI	LIKELY TO BUY	CONNECTION POINTS + NEEDS
\$50-\$75k	20%	<ul style="list-style-type: none"> • Diversity + cultural explorer • Group activities • Social impact + philanthropy • Desire for new experiences
\$75-100K	21%	
\$100-\$150k	30%	
\$150-\$200k	15%	
\$200k+	15%	



Full Throttles

37% of BOOMERS

in Richmond/Sugar Land/Missouri City

Median Age = 56

HHI	LIKELY TO BUY	CONNECTION POINTS + NEEDS
\$50-\$75k	17%	<ul style="list-style-type: none"> • Home is “home base,” safe + convenient • Independent minded • Open, transparent communication • Multi-gen families + young at heart
\$75-100K	20%	
\$100-\$150k	32%	
\$150-\$200k	16%	
\$200k+	15%	

The goal of Indigo Commons is to create energy and engagement in the community. **All first floor spaces must be active retail, inviting people in to shop, dine, and explore.** The second and third floors of the buildings can be a combination of office or residential in various configurations depending on the building location chosen and the specific owners' needs. Adjacent patio space is available with some units, reserved for Food and Beverage retail.



PURCHASE PATH A

BYOB *Build Your Own Building*

Business owners purchase a pad-ready site from Indigo and **build their own building** (subject to Indigo Commercial Association's Architectural Guidelines). Lot and construction loan are closed simultaneously.

Best for established businesses with adequate cash flows and access to financing. Businesses that need significant customization in building design.

PURCHASE PATH B

Build to Suit

This path allows for **some customization of the building**, without business owner having to oversee construction. While SBA loans make more sense in this path, owner occupation requirements are high.

Best for established businesses with adequate cash flows who need some customization of their building, but do not want to oversee construction.

PURCHASE PATH C

The Full Monte

Business owners **purchase an existing completed building**. This method allows for the most flexibility with SBA loan programs and the **lowest barriers to entry**.

Best for established businesses with adequate cash flows that can occupy “white box” spaces successfully and do not want to be involved in construction.

RECOMMENDED FUNDING SOURCES	Cash Traditional Commercial Loan	Cash Traditional Commercial Loan SBA 504/7a Loan	Cash Traditional Commercial Loan SBA 504/7a Loan
EXPECTED DOWN PAYMENT	20% (starting from \$100,000)	20% (starting from \$100,000) for traditional financing 10% (starting from \$50,000) for SBA loans	20% (starting from \$100,000) for traditional financing 10% (starting from \$50,000) for SBA loans
COMMERCIAL LOT OWNER	Sells lot with commercial association architectural restrictions.	Sells lot at construction finance closing and acts as buyer’s general contractor, overseeing construction of the building.	Sells completed building.
BUYER	Secures construction financing, hires architects and a selects their own general contractor.	Secures construction financing (can be SBA 504/7a loan program) and hires affiliate as their general contractor.	Selects building and secures purchase financing.
SBA NOTES	It may be possible to use SBA 504/7a financing, but the closing process can be long and complicated compared to traditional financing. Owner must occupy 80% of the building.	Suitable for the SBA 504/7a process. Owner must occupy 80% of the building.	Suitable for the SBA 504/7a process. Owner must occupy 51% of the building, allowing for significant rental income.

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OUR RETAIL SPACES

BUILDING OPTION A

Retail/Office

20' x 40'
1,600 sq. ft.
2 stories

SPACE INCLUDES:

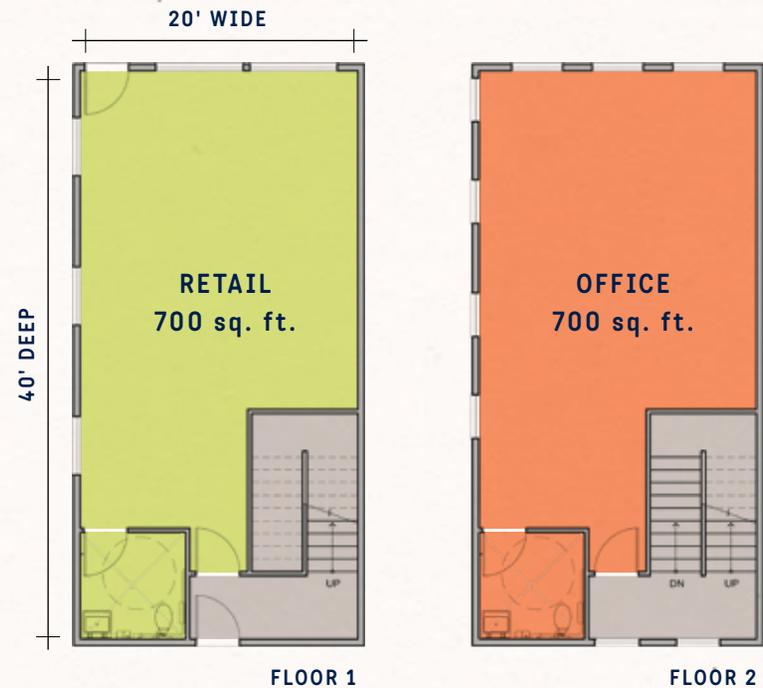
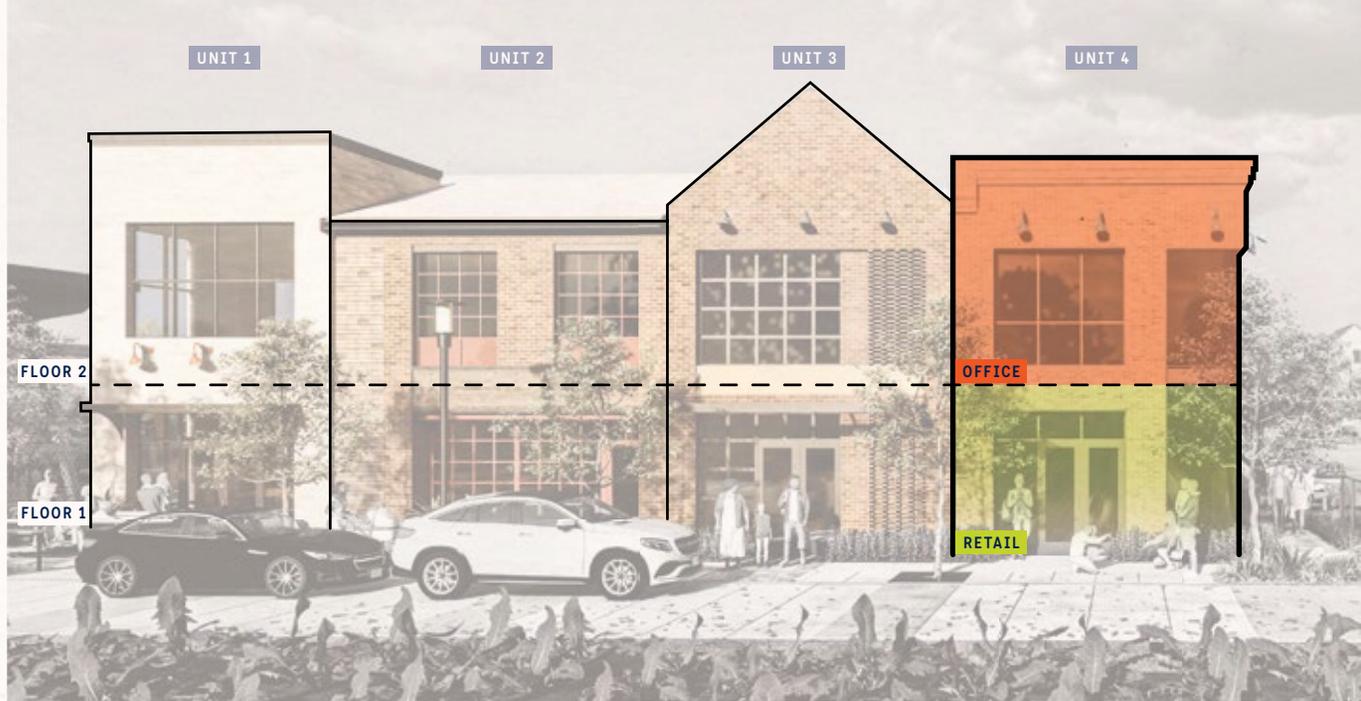
 Retail

 Office

Two-story configuration with first floor 700 sq. ft. retail area and second floor 700 sq. ft. office/storage space. 1,400 sq. ft. of gross leasable space and 200 sq. ft. of common area.

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UNIT 1

UNIT 2

UNIT 3

UNIT 4

OUR RETAIL SPACES



BUILDING OPTION B

Retail/Residential

- 20' x 40'
- 1,600 sq. ft.
- 2 stories

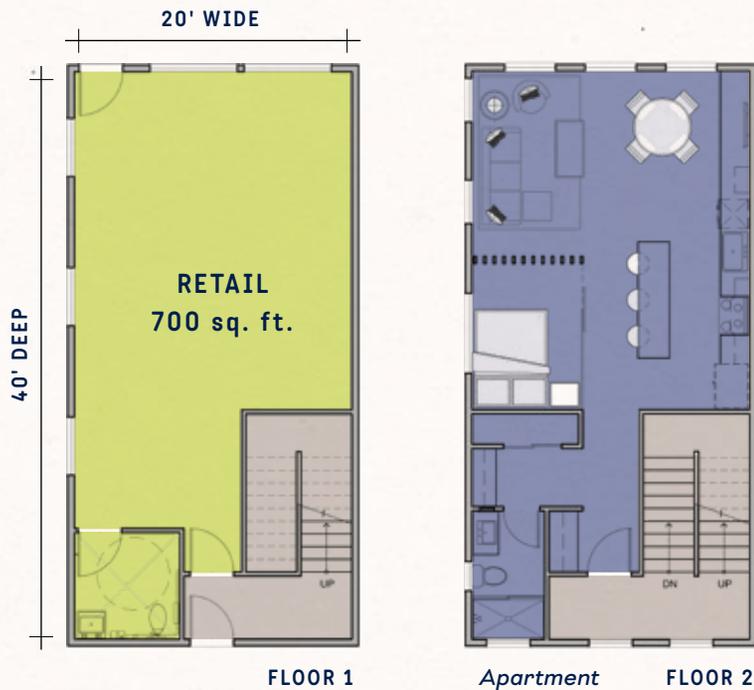
SPACE INCLUDES:

- Retail
- Residential Apartment

Two-story configuration with first floor 700 sq. ft. retail area and second floor 700 sq. ft. apartment. 1,400 sq. ft. of gross leasable space and 200 sq. ft. of common area. Owner may live in or rent out apartment.

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OUR RETAIL SPACES

BUILDING OPTION C

Retail/Office/Residential

20' x 40'
2,400 sq. ft.
3 stories

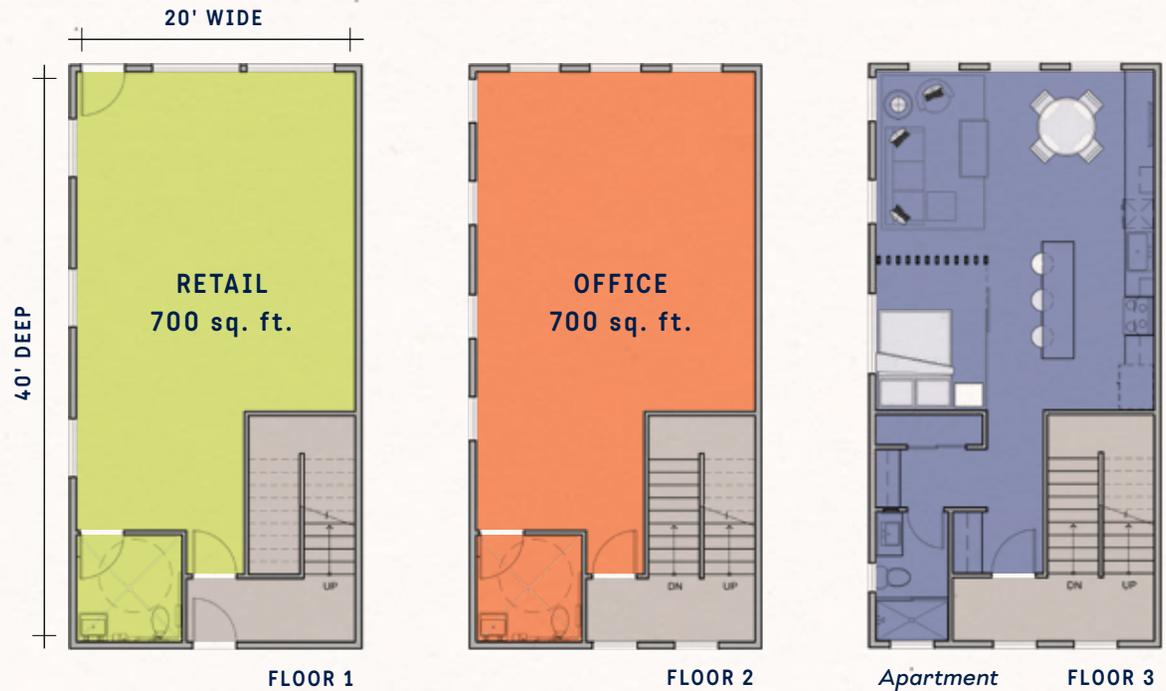
SPACE INCLUDES:

-  **Retail**
-  **Office**
-  **Residential Apartment**

Three-story formation with first floor 700 sq. ft. retail area, second floor 700 sq. ft. office/storage space, and third floor 700 sq. ft. apartment. 2,100 sq. ft. of gross leasable space and 300 sq. ft. of common area. Owner may live in or rent out apartment.

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UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

OUR RETAIL SPACES

BUILDING OPTION D

Retail/Residential

20' x 40'
2,400 sq. ft.
3 stories

SPACE INCLUDES:

Retail

Residential Apartment A & Apartment B

Three-story formation with first floor 700 sq. ft. retail area, second and third floor 700 sq. ft. apartments. 2,100 sq. ft. of gross leasable space and 300 sq. ft. of common area. Owner may live in or rent out apartments.

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FLOOR 1



Apartment A FLOOR 2



Apartment B FLOOR 3

OUR RETAIL SPACES

BUILDING OPTION E

Retail/Residential

20' x 40'
2,400 sq. ft.
3 stories

SPACE INCLUDES:

 **Retail**

 **Residential Townhome**

Three-story formation with first floor 700 sq. ft. retail area, second and third floor two-story, two-bedroom 1,500 sq. ft. townhome. 2,300 sq. ft. of gross leasable space and 100 sq. ft. of common area. Owner may live in or rent out townhome.

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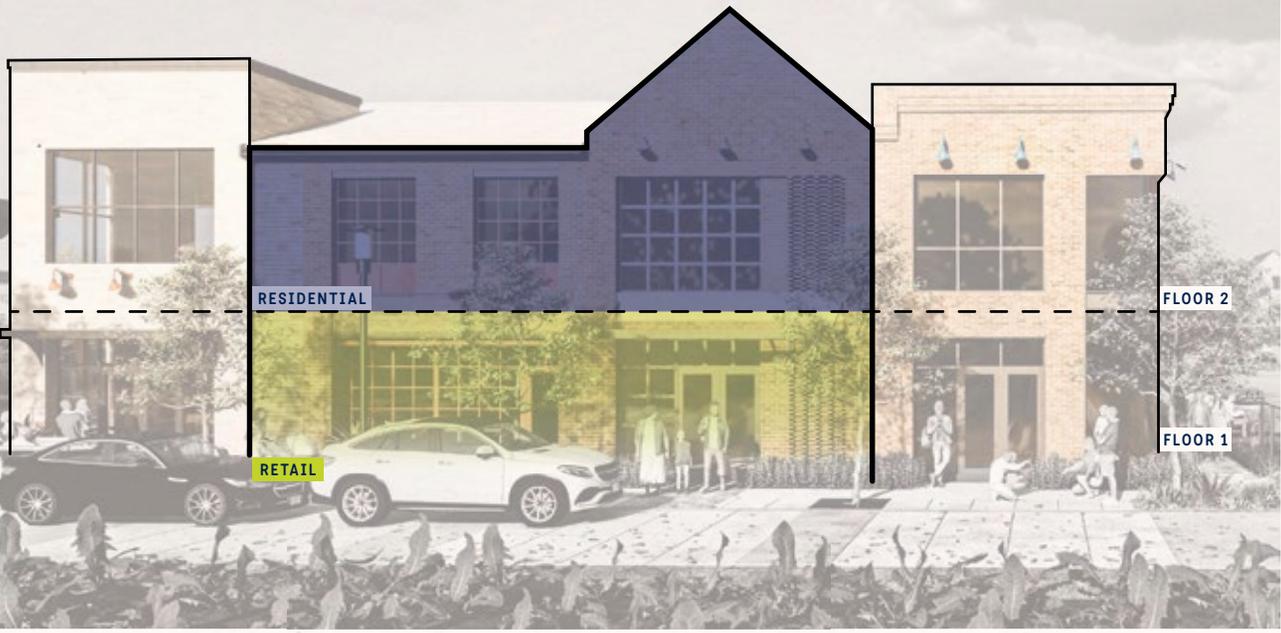


UNIT 1

UNIT 2

UNIT 3

OUR RETAIL SPACES



BUILDING OPTION F

Retail/Residential

40' x 40'
 3,200 sq. ft.
 2 stories

SPACE INCLUDES:

 **Retail**

 **Residential**

Two-story configuration with first floor 1,500 sq. ft. retail area and second floor 1,500 sq. ft. of living space with up to two bedrooms. 3,000 sq. ft. of gross leasable space and 200 sq. ft. of common area. Owner may live in or rent out residential area.

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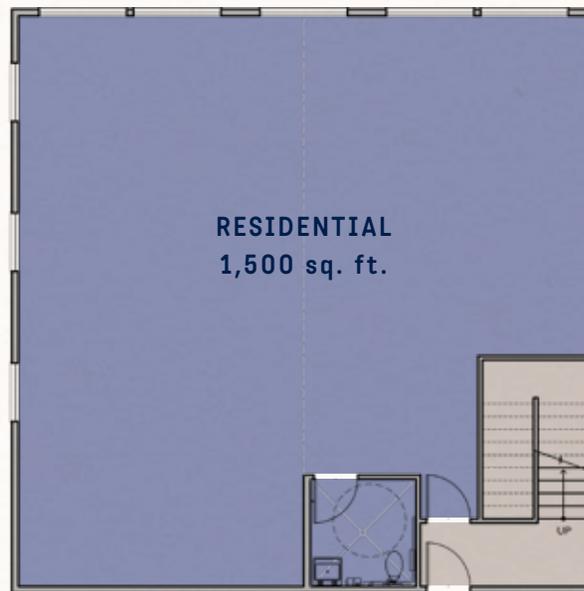
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40' WIDE

40' DEEP



FLOOR 1



FLOOR 2

BUILDING OPTION G

Custom

SPACE INCLUDES:

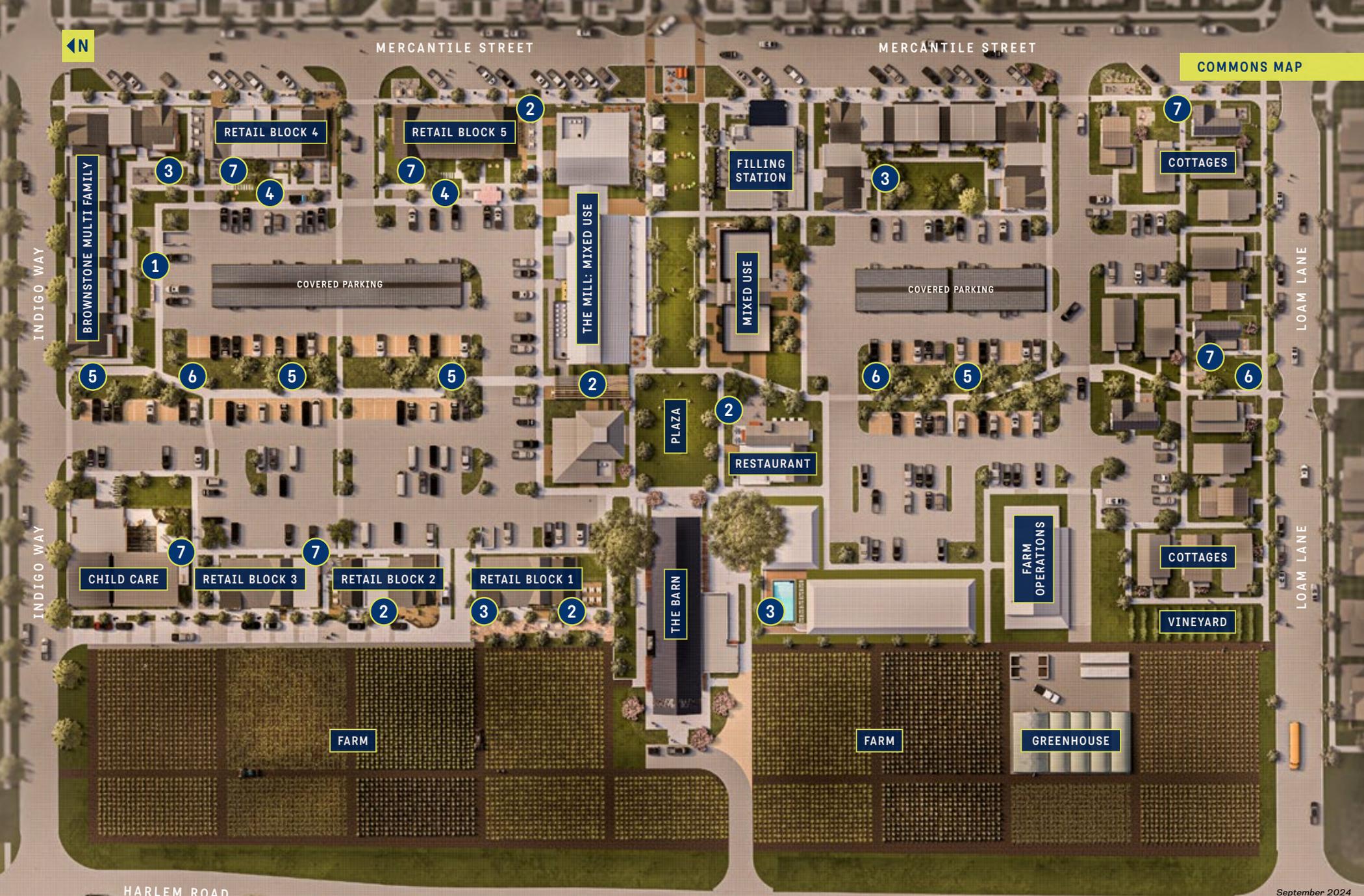
-  Retail
-  Office
-  Residential

Don't see the configuration that works best for you? Let us help you create the space that best fits your needs. **All first floor spaces must be active retail.**

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- 1 Plaza
- 3 Dining Patio
- 5 Pop Up Retail/Dining
- 7 Bike Trail [8'-0"]
- 2 Lawn
- 4 Amenity Courtyard
- 6 Rain Garden
- 8 Courtyard

Map not to scale. All renderings and images shown are for illustration purposes only, are non-binding and are subject to change. Actual development may vary from developer's vision. No guarantee can be made that development will proceed as described.

NEIGHBORHOOD MAP

Nearly all 800 of Indigo's homes are within walking or rolling distance of Indigo Commons. Whether across the street or through scenic pathways and trails, the people of Indigo have shopping, dining, and plenty of outdoor space—all close to home.

1 The Filling Station

Inspired by classic gas stations of the '30s, this general store will be stocked with coffee, local goodies, grab-and-go meals, and more.

2 Somersault Mews

Closest to Indigo Commons, Somersault Mews is all about physical activity. It's home to the dog park, yoga lawn, bocce ball court, natural playground, and passive lawns for recreation like playing catch, frisbee and tag. It will be the place for free-range kids to be kids.

3 Block Party Mews

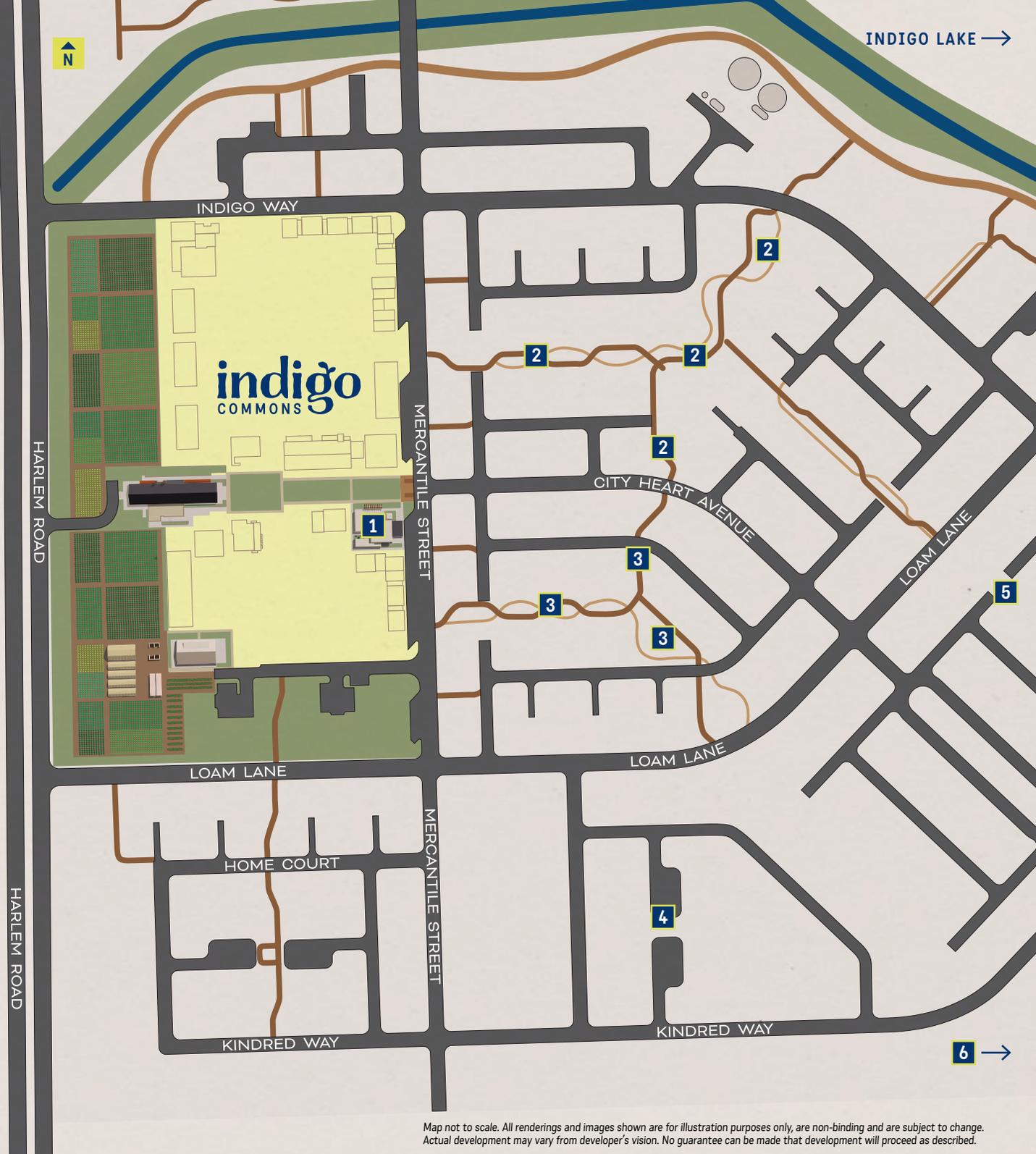
Full bellied living is a way of life here, and Block Party Mews is just as it sounds—the place to gather with friends over good food and drink. Host your party outdoors with seating areas, adventure play areas, herb gardens, fruit trees, raised veggie gardens, a community dinner table, plus outdoor board + lawn games.

4 Future Meditation Mews

5 Future Beeline Mews

6 Future Melody Mews

— Trails





indigo

COMMONS



What if neighborhoods were built for humans rather than cars, capital and corporations? Meristem Communities believes the best places are born when spaces are thoughtfully designed and communities are empowered to care for them. Find your place in one of our Places for People.™

EQUAL HOUSING OPPORTUNITY. All renderings and images shown are for illustration purposes only, are non-binding and are subject to change. Actual development may vary from developer's vision. No guarantee can be made that development will proceed as described. All square footage is approximate. 2024 © Meristem Communities. All rights reserved. Updated September 2024.

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