



Pinnacle Park – Master Plan

Pinnacle Alliance Fund
League City, Texas



COMPLETION DATE

2020 ±	
Cabela's	2014
Tract 1	2015
Tract 2	2016
Memorial Hermann	2017
Tract 3	2018
Tracts 4 – 6	TBD

COST OF CONSTRUCTION

\$100 to \$150 Million

AREA OF DEVELOPMENT

120 Acres ±

REMARKS

The vision and overall master plan for Pinnacle Park was to create a mixed-use town center development that would embody the essence of the League City/Bay Area and provide a place where people of all ages could gather together for a variety of activities, including shopping, dining, recreation, entertainment, and growing together as a community. Pinnacle Park will be a prime destination and entertainment venue, attracting clientele from near and far.

Pinnacle Park is conveniently located in the Southern corridor and submarket of South Houston. Positioned near 1-45, the Sam Houston Tollway, and the new Grand Parkway/Highway 646, this development provides tenants quick access to neighboring businesses, airports, and the central business district of Downtown Houston. Additionally, Galveston is a hop, skip, and a jump to neighborhoods who support this robust area. Primary tenants include Cabela's, Memorial Hermann Hospital, Tilted Kilt, and Abuelo's, along with many more.

SERVICES PROVIDED BY JMB2 ARCHITECTURE COOPERATIVE

Full architectural services including, concept and schematic design, design development, construction documents, bidding, permitting, and construction administration.

FIRM CONTACT

JMB2 Architecture, Inc. – J. Matthew Brown, AIA, REFP – 281.980.0900

CLIENT CONTACT

Pinnacle Alliance Fund – John G. Meador Jr. – 281.831.4669

GENERAL CONTRACTOR CONTACT

A-1 Construction Services – Ben Dolan – 713.975.1819

