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PARKSIDE CAPITAL ANNOUNCES FINAL CLOSE OF FOURTH LAND FUND AT \$55 MILLION

Firm builds on 18 years of success as Houston's leading land investment and development firm.

Houston, TX – [February 12, 2025] – Parkside Capital, the leading private equity firm specializing in land investment and development in the Houston market, is pleased to announce the final close of Parkside Capital Land Fund IV at \$55 million. This latest fund reinforces Parkside's position as the market leader in land, expanding on an 18-year track record of strategically acquiring, entitling, and developing the land that fuels Houston's long-term growth.

Since its founding, Parkside has deployed over \$300 million in land investments across Houston through its funds and strategic partnerships, resulting in over \$2 billion in value creation. By focusing exclusively on land, Parkside brings unmatched expertise and a disciplined investment approach to one of the nation's fastest-growing metropolitan areas. Today, Parkside has become known as the brand in Houston synonymous with complex land and entitlement value creation.

Built on Deep Houston Roots

Parkside Capital was founded in 2007 by John S. Moody, with the help of long-time Houston real estate and banking veteran Jim Savage. Recognizing an opportunity to create a private equity vehicle using the fund model for institutional-quality, low-leverage land investment, they established Parkside Capital and positioned the firm to grow. Their vision was rooted in a deep understanding of Houston's unique real estate market dynamics and a commitment to long-term, sustainable value creation.

Staying True to Houston

Despite opportunities to expand into other markets over the years, Parkside has deliberately chosen to remain focused on Houston, where it has unparalleled market knowledge, a deep understanding of the regulatory environment, and long-standing relationships with key stakeholders. This intentional focus maximizes value for investors while ensuring that every Parkside development is both successful and a meaningful contribution to the community it serves.

A Legacy of Transformative Development

Parkside Capital's track record includes some of the most impactful and high-profile land developments in the Houston region, turning raw land into thriving commercial, residential, and mixed-use destinations. In Katy, Parkside has played a pivotal role in shaping the area's growth with developments such as West Ten Business Park, home to Buc-ee's and the Southern Glazer's Wine & Spirits distribution hub among others. Mason Creek Corporate has attracted prominent tenants such as GEICO, while University Center serves as a dynamic mixed-use destination featuring the University of Houston's Katy campus and Katy Asia Town, as well as premier entertainment venues like Andretti Indoor Karting, PopStroke, and Home Run Dugout.

Beyond Katy, Parkside's strategic land investments include a Pearland development anchored by Costco and Magnolia Village in Montgomery County, which is anchored by a new Lowe's Home Improvement store and a retail development by Gulf Coast Commercial Group. Most recently, Parkside launched Katy Court, a master-planned development in the City of Katy that upon completion will feature 600 single-family homes, 25 acres of retail and mixed-use development, and a 54-acre park and trail system to serve the local community.

A Unique Investment Alternative Platform

Parkside is built on the belief that land is one of the most stable and valuable asset classes in Houston's real estate market. Historically, Houston's land market has been in strong, patient hands, leading to remarkable stability. During economic expansions, land values appreciate, while during downturns, landowners tend to hold rather than sell at a discount, keeping values stable. This resilience makes land an attractive, lower-volatility investment with a place in most investors' portfolios. Parkside Capital has successfully executed this strategy for nearly two decades, providing investors with exposure to the long-term wealth-building potential of well-positioned land managed by experienced fiduciaries.

Unmatched Expertise in Land Entitlement

As Houston's population continues to expand, land value continues to increase. However, the true key to unlocking exponential value growth lies in the entitlement process, a complex and highly specialized discipline where Parkside sets the market standard. With deep expertise in zoning, infrastructure planning, and regulatory navigation, Parkside has a proven track record of successfully entitling land for its highest and best use, dramatically increasing its value. This process allows Parkside to transform raw, undeveloped land into investment-grade, development-ready assets, providing significant upside for both investors and end users.

Continuing to Build the Parkside Brand Under Experienced Leadership

Led today by 25-year Houston land veteran Brett Walker, Parkside Capital looks to continue building its brand as the preeminent land investment vehicle in Houston. "With the close of Fund IV, we are more excited than ever about the future of Parkside and the opportunities ahead. Our strategy has always been to take a thoughtful and creative yet disciplined approach to land investment, and Fund IV allows us to continue executing that vision. We look forward to building on our track record of delivering exceptional results for our investors and enhancing Houston's growth through lasting developments", said President and Managing Partner, Brett Walker.

A Thoughtful, Community-Centric Approach

"Houston is truly the land of opportunity," said Lauren Ferrante, Partner at Parkside Capital. "It is such a unique city with as much diversity in population as it has in development issues. The issues that one submarket is currently navigating at any given time aren't the same as any other submarket. Our role is to work together with communities and their stakeholders to understand the issues and use our expertise to help solve them. This is the winning formula that creates real value for our investors and lasting, quality developments in our communities".

Parkside Capital Land Fund IV will continue the firm's strategy of acquiring well-located land in high-growth corridors, focusing on mixed-use, commercial, and residential development opportunities. Over the Fund's 10 year life cycle Parkside will work closely with landowners, developers, homebuilders and end users to unlock the full potential of each land investment across the city's seven counties.

Parkside Capital – Founded in 2007, Parkside Capital is a premier private equity firm dedicated exclusively to land investment and development in Houston. With a proven track record of successful land acquisitions, entitlements, and partnerships, Parkside has established itself as the go-to firm for institutional-quality land investments in one of the nation's fastest-growing real estate markets. Today, Parkside has become known as the brand in Houston synonymous with complex land and entitlement value creation.