

YOUR FUTURE STARTS HERE

An architectural rendering of a modern, multi-story residential building. The building features a curved glass facade and multiple balconies with dark railings. At the base of the building, there is a rooftop pool and lounge area with lounge chairs and a canopy. The building is surrounded by lush greenery and trees. The sky is blue with some clouds. The text "YOUR FUTURE STARTS HERE" is prominently displayed at the top left. Below it, a quote by Robert A. M. Stern is shown. The title "The Present" is written in a cursive font at the bottom right.

"A building's details, materials, and social spaces should reflect their time, but they should also transcend it."
- **Robert A. M. Stern, architect**

The Present



The Future Completed Development



INNOVATION CONDOMINIUMS

UNMISTAKABLE STYLE IN THE HEART OF AGGIELAND

Welcome to the timeless, forward-aimed, design-centric world of housing innovation.

The first of the five towers in the planned development is at the pre-construction stage. Get ready to return to what once was your future.

Imagine the cosmopolitan flavor and architectural significance of a New York or London oasis built on a personal scale and now found only minutes from Texas A&M University in Bryan-College Station, Texas. Look out your window and see under your feet the green expanse of the Turkey Creek Nature Sanctuary right next to a signature Jack Nicklaus and Son Golf Course. Three miles away, Kyle Field and the Texas A&M University campus beckon you.

The building's innovative design is the physical embodiment of transformative living coming to Bryan-College Station. From one bedroom condos to penthouse suites on the top two floors, each offers uncommon attention to detail and maximum flexibility to engage personal taste with unique finishes, refined appointments, and customizable features.

Stately, generous homes that feature commanding large window views, all built above the tree line, are replete with a range of exclusive services and amenities. This is an enclave that looks and feels like home from the moment you encounter it.

LUXURY COMFORT ABOVE ALL

12 floors of high concept design featuring
inviting finishes and state-of-the-art amenities





AMENITIES

- 24-Hour Reception Service
- Lap Swimming Pool
- Pool Deck with Shade Pergolas
- Pet-Friendly - Indoor Pet Station
- Optional EV Charging Stations
- 360° Views from the Building
- Soaring 11 ft to 13 ft Ceilings
- Hardwood and Carpet Flooring with Optional Marble or Porcelain Flooring
- Premium Appliance Options
- Clean Energy from Renewable Resources Provided by Power Company
- Optional Virtual Remote Viewing Windows
- Privately Owned Parking
- Adjustable LED Lighting
- Privately Owned Climate Controlled Storage Rooms
- Social Room, Board Meeting Room, Gym, Outdoor Grills and Fire Pit
- 1, 1½, 2, 3, and 4 Bedroom Units
- Two Floors of Penthouse Suites
- Customizable Buildout For Early Purchasers
- Homeowner's Association
- Optional Housekeeping Services
- Generous Guest Parking

FEATURES

- 12 Story Tower Designed for 45 Condos
- Only High-Rise Planned Community in the Brazos Valley
- Dominating Skyline Presence
- Lock and Leave Convenience
- Superb 9 acre Tract
- Planned Commercial Hub for Specialty Restaurants and Boutique Stores
- Short Drive to Texas A&M University
- Adjacent to Signature Jack Nicklaus & Son Golf Course
- Neighborhood Medical Clinic
- Fast In and Out Access to the Parking Garage
- Close Proximity to Restaurants, Retail, Shopping
- I.D. Restricted Elevator Access
- Stunning Architecture
- Spacious Floor Plans
- Walkable Surrounding Area Environment
- Upscale Residential Country Club Area
- Next to 40 acre Wildlife Preserve and Nature Sanctuary
- Dog Park and Full Service Pet Center



THE GREAT LOBBIES OF THE WORLD COME TO MIND

An impressive drive up to the covered entrance foreshadows the comforts that await inside. The oversized entrance doors sweep open to reveal soaring ceilings, refined surfaces and an elegance of design and space that will immediately evoke your most memorable travels.

Music envelopes you, warm personalized greetings are extended from staff and you feel a comfort, not unlike the finest lobbies in the world. The gracious welcome and stimulating comfort make coming home a joyful event.





360° VIEWS

Expansive, sweeping, unrestricted...
designed to delight from sunrise
to sunset.



MORE THAN A POOL

A PRIVATE COMMUNITY RECREATION CENTER



A REWARDING LIFESTYLE

The upper story lap swimming pool commands sweeping views. Offering equal parts space for privacy or for a relaxed interaction with the entrepreneurs, professionals, leaders, researchers, rain-makers, and visionaries that make the world a better place and our community a truly unique mix of fascinating people and ideas.







EXCEPTIONAL LIVING

THIS ULTIMATE RESIDENCE IN BRYAN-COLLEGE STATION cannot be matched with any others' views, location, amenities or lifestyle. Up to 5,900 sf with 13 ft ceilings designed to give room to display fine arts in proper proportions to their surroundings and to entertain on an intimate or expansive scale as you desire.

Floor to ceiling windows open to sweeping views of Texas A&M University and the Brazos Valley. Glass walls create seamless indoor/outdoor patio living and entertaining. Every surface, every appliance, every light, every speaker is customizable to your vision on our exceptional architectural palette.



- You land at **Easterwood Airport** and are in your condominium in **minutes**.
- A favorite restaurant will be a short walk outside your door.
- An invigorating workout or swim will **rejuvenate you**.
- The golf course is less than a 3-wood shot away from your front door.
- All major roads converge within minutes of your door.
- **A&M, Rellis Campus, Blinn** are effortless drives.
- Hospital clinics are golf cart close.
- **EVERYTHING AND EVERYWHERE IS AT YOUR DISPOSAL.**



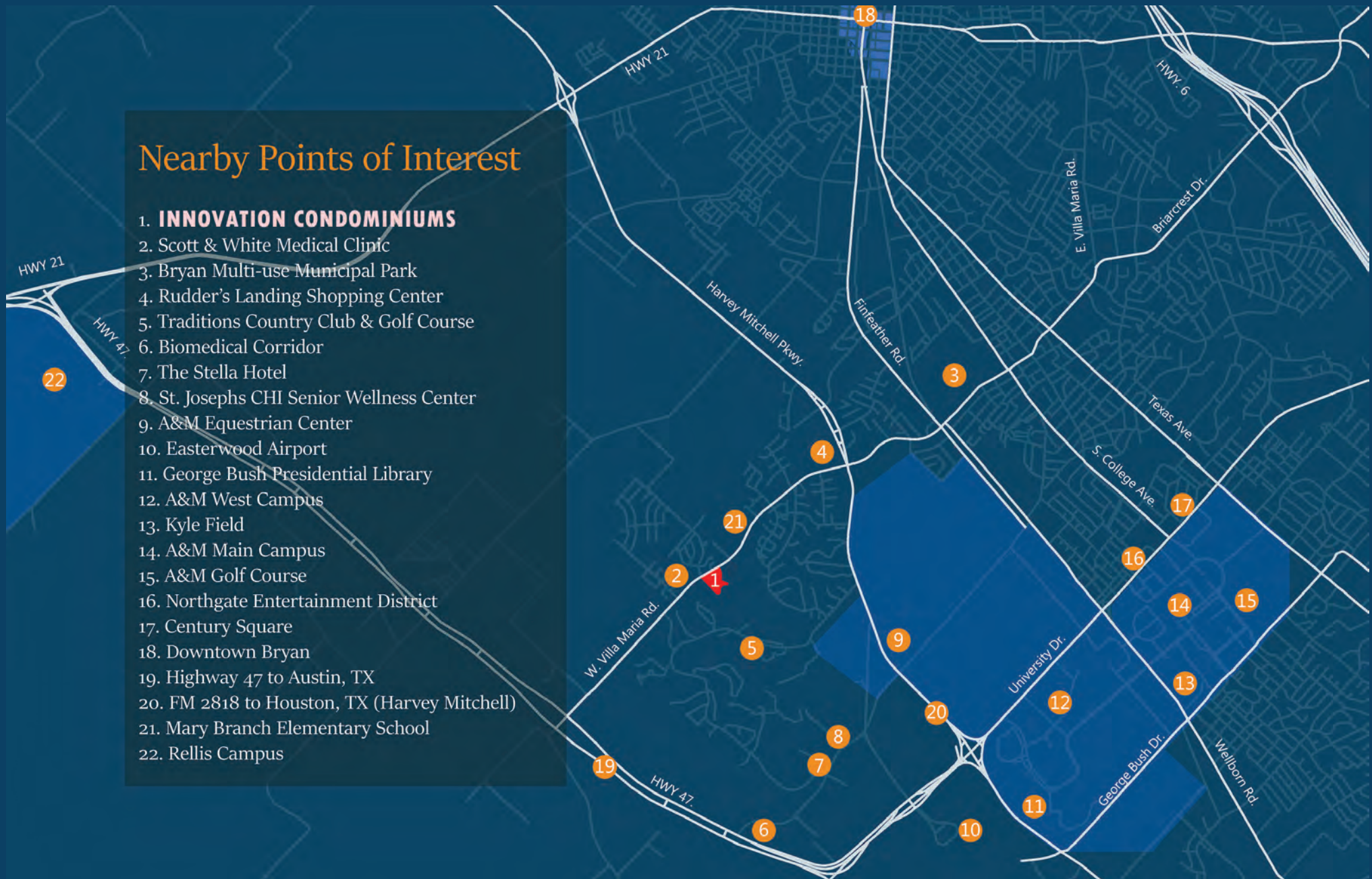
LOCATION. TIMING. LOCATION.

Everything and Everywhere at your Disposal

Nearby Points of Interest

1. **INNOVATION CONDOMINIUMS**

2. Scott & White Medical Clinic
3. Bryan Multi-use Municipal Park
4. Rudder's Landing Shopping Center
5. Traditions Country Club & Golf Course
6. Biomedical Corridor
7. The Stella Hotel
8. St. Josephs CHI Senior Wellness Center
9. A&M Equestrian Center
10. Easterwood Airport
11. George Bush Presidential Library
12. A&M West Campus
13. Kyle Field
14. A&M Main Campus
15. A&M Golf Course
16. Northgate Entertainment District
17. Century Square
18. Downtown Bryan
19. Highway 47 to Austin, TX
20. FM 2818 to Houston, TX (Harvey Mitchell)
21. Mary Branch Elementary School
22. Rellis Campus





THE ARCHITECTURE OF *Nature*

Nature's views from penthouse to hiking trail are part of the Innovation experience. Just outside your door is a planned, private, 40 acre wildlife and nature sanctuary that serves many purposes. Its very presence ensures that your high rise view will be preserved along with the nature it was designed to protect.

Other meditative paths wind throughout to connect and ground you on leisure outings. Nearby expansive sidewalks along landscaped streets will allow you to walk for miles in tranquil peacefulness surrounded by abundant flora and wildlife.



**A TRULY PRISTINE NATURE
SANCTUARY AT YOUR FEET**





THE COMPLETE CLUSTER OF BUILDINGS



THE FUTURE COMMERCIAL HUB

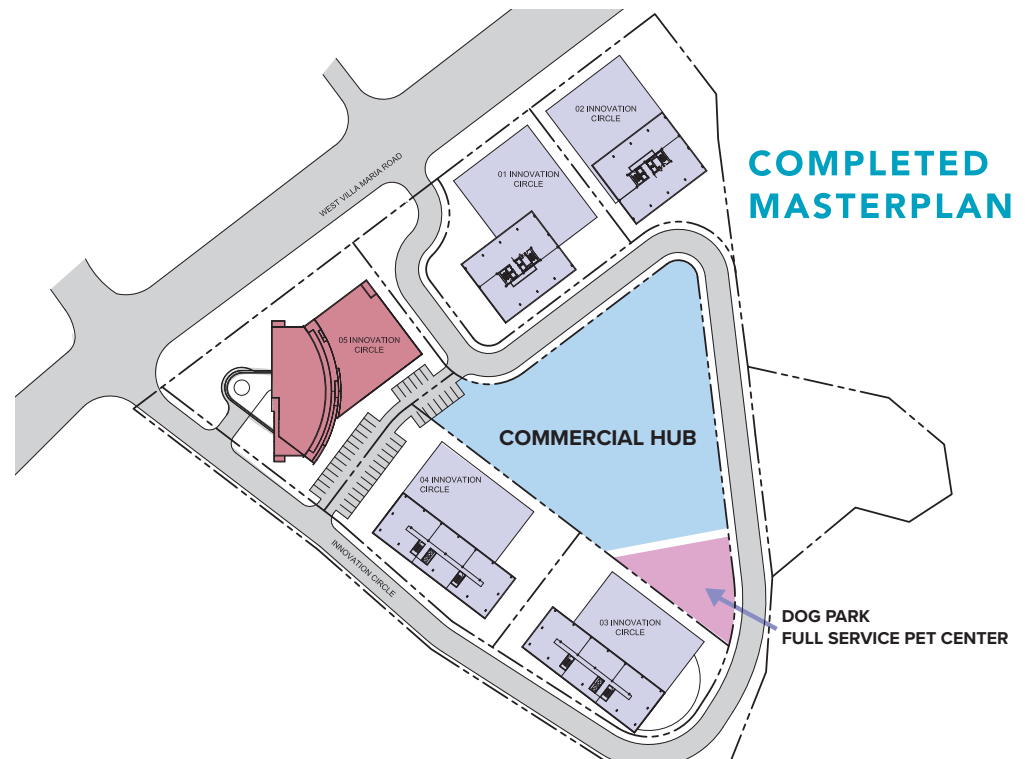


SPECIALTY RESTAURANTS AND SELECT BOUTIQUE STORES WILL PROVIDE AN INTERNATIONAL FLAIR TO THE COURTYARD HUB

COMING AT THE MIDPOINT OF CONSTRUCTION OF THE FIVE BUILDING CLUSTER

Nestled at ground level in the center of the five towers will be a unique courtyard replete with landscaping and floral plantings that will be a destination of its own.

Shaded seating, pathways reminiscent of famous shopping plazas with sights, sounds and smells foretelling relaxed dining and shopping pleasures that will surround you. And, it is all designed to be steps away to compliment your lifestyle and worldly aesthetics.



Completed Project





A NEW VIEW OF BRYAN-COLLEGE STATION SOARING, URBAN, HIGH-RISE TRANSFORMATIVE LIVING

THE INNOVATION CONDOMINIUMS ARE BEST DESCRIBED AS ARCHITECTURAL ART COME TO LIFE SIGNALING **A NEW TRADITION OF FINE LIVING.**

TODAY IS THE DAY YOU CAN LIVE IN BRYAN-COLLEGE STATION WITH THE LUXURY AND AMENITIES YOU HAVE COME TO EXPECT FROM YOUR OTHER HOMES THROUGHOUT THE WORLD.



OPPORTUNITY COMES TO LIFE

With exquisite interior design details, The Innovation Condominiums will quickly become the standard by which all future developments will be judged. A true ideal for sociable and energetic lifestyles, residents will enjoy proximity to Traditions Golf Club, a 40 acre nature preserve and the non-stop energy of Texas A&M University.

AT COMPLETION OF PLANNED DEVELOPMENT

- 9 Acre Site
- 5 Iconic 12-story Masterpiece Buildings
- Exclusive Boutique Retail and Restaurants

OFFERED NOW IN PHASE 1 OF THE DEVELOPMENT

- Expansive Lobby and Private Entertaining Areas, Including a Meeting Room
- Pool Deck With Unlimited Views and Cabana Comforts
- 40 Acre Private Nature Preserve and Wildlife Sanctuary
- Lock and Leave Convenience
- 24/7 Reception and Security Surveillance
- Unobstructed 360° Views of Texas A&M and the Brazos Valley
- Luxury Finishes, Fixtures and Appliances
- 45 Units with a Choice of Floor Plans in a 12-Story Building
- Fully Equipped Recreation Center
- Private Climate Controlled Storage Rooms
- Private Parking Spots with Optional EV Charging Stations
- Dog Park with Full Service Pet Center



GENESIS

AND BIRTH OF THE INNOVATION CONDOMINIUMS PROJECT

The seminal event of the Innovation Condominiums Project was passage of the Morrill Act in the midst of the Civil War. It granted free land to qualifying states to establish higher-education institutions. Years later, the federal government granted funds to make them a reality. Texas, having been a sovereign republic, didn't have federal land appropriate for a higher education institution. Harvey Mitchell in Brazos County had the vision to aggregate the most private land among other proponents and successfully persuaded the State of Texas to use the Brazos County site to establish an agricultural and mechanical school to benefit from the act. In the early 1960's Gen. Earl Rudder, the Great Innovator, advanced the vision to transform a small military college into a multiversity that would become a world class teaching institution in many disciplines and for a diversified student base. Since then, the Bryan-College Station community has become a formative place for exceptional innovators whose work has literally made a difference in the world.

Rudder's vision needed the right feedstock to ignite and grow great innovations. His successors provided it by exposing all students to the best human traits that foster progress, such as persistence in the search for excellence with dedicated integrity, coupled to an honest desire to make this a better world. This environment has continued to attract game-changing innovators who in some way or another have given this community an outsize influence in the concert of cities considered to be thought leaders in our time.

It is only appropriate that a new transformative lifestyle is available in this community to house those connected to the university, in private professions, businesses, research or in any other walk of life. The Innovation Condominiums Project aims to fill this role. Its planned-community nature, spectacular layout, architectural features, quality construction, unreplicable location, make it the culmination of a long transformative trek for the Brazos Valley. The time for its birth is now.

TEAM



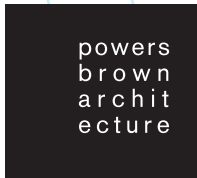
THE DEVELOPER - RAMIRO GALINDO - THE GALINDO GROUP

Innovation Towers was conceived by local entrepreneur and global visionary Ramiro A. Galindo. This innovative community represents a new, transformative lifestyle grounded in both tradition and innovation. The Galindo Group has over four decades of history of excellence and quality in real-estate development, banking, health and fitness, and industrial company creation and operations. Ram is also the author of his autobiography, *"The Making of an American."*



THE BUILDER - GT LEACH CONSTRUCTORS

GT Leach Constructors, LLC is Greater Houston's leading builder of high quality, luxury condominium projects. Over the past 21 years, GTL has successfully delivered over 3,800 residential units in 50+ developments. From major new construction of high-rise condominiums to historic renovations, GTL is fully committed to our projects and delivering the best services possible to our customers, and has become a recognized leader by building projects that are consistently completed on time and on budget.



THE ARCHITECT - POWERS BROWN ARCHITECTURE

Professional services firm practicing architecture, interior design, programming and urban design. Led by founding principal and CEO, Jeffrey Brown, FAIA, OAA, NSAA, the firm has built a reputation for specialized design and technical superiority, producing award-winning work and gaining recognition from local, regional and national organizations.



THE CONSULTING ENGINEER - SCA CONSULTING ENGINEERS

Established in 1983, SCA has become a leader in structural design and engineering services for both national and international markets. Expanding primarily through client referrals, SCA has completed thousands of projects for commercial, industrial, financial and healthcare clients in the United States, Mexico, Canada, Europe, Central America, South America, Africa and the Pacific Rim.



THE CREATIVE TEAM - THE MATTHEWS GROUP

Insightful, thought provoking, customer centric digital marketing, web, video, audio and graphic design based in consumer psychology. Uniquely forward, producing timeless relevant storytelling that holds a mirror to the world reflecting back the most beautiful brands and the interesting people who populate those brands.



THE REALTOR - CHERRY RUFFINO TEAM OF COLDWELL BANKER REALTORS

Cherry Ruffino is a successful, award-winning real estate agent with over 40 years experience with Coldwell Banker Apex, Realtors® in Bryan-College Station, Texas. In the past 5 years, Cherry and her team have sold 900+ homes. Certifications include: Accredited Buyer's Representative, Graduate REALTOR® Institute, Certified Residential Specialist, Master Certified Negotiation Expert, Cartus Network Certified Agent, and USAA Affinity Specialist. Cherry has been ranked Internationally with Coldwell Banker since 1995.



THE CIVIL ENGINEER - GESSNER ENGINEERING

Gessner is a one-of-a-kind full service engineering firm, with a passion for working hard and having fun while doing it. We are a team of makers, thinkers, doers and tinkerers on a mission to make the world a better place. Fred Paine, P.E. with over twenty years of experience since graduating from Texas A&M University, will be the project lead. His experience record includes many, high-profile development projects including large scale public, private, and residential developments.



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Notwithstanding any other information (including, without limitation, any marketing, sales, advertising, brochures, or similar information), all prices, building design, architectural renderings, plans, amenities, features and specifications of any and all improvements to any part of the Condominium or Property are subject to change or cancellation without notice.

