

ULI Trends Day

Suburban Mixed Use



FIRST COLONY MASTER PLAN

City of Sugar Land Airport

Constellation Field

Imperial

Highway 90

Sugar Land Business Park

Downtown Houston 20 Miles
Galleria 12 Miles

Downtown Alternate 17 miles
Texas Medical Center 13 Miles

The Isle at Sugar Land

Retail

Telfair

Offices at Kensington

Lake Pointe Town Center

Lake Pointe Village

First Colony Commons

Greerhouse at Town Center

Sugar Land Town Square

Market at Town Center

First Colony Mall

Methodist Hospital

Sweetwater Plaza

Sweetwater Club

Williams Trace Shopping Center

The Market at First Colony

Williams Trace

Sweetwater Blvd

Lexington Blvd

Austin Parkway

University of Houston

University Blvd

Highway 6

Drifts Ave

Demographics (US 59 and Highway 6)

	3 MILE	5 MILE
Population:	88,807	213,023
Income Average:	\$95,032	\$104,571

PLANNED COMMUNITY DEVELOPERS, LTD.
Developers of First Colony

281-242-2000 / www.pcdltd.com
June 2012

NORTH ↑



2002



2009

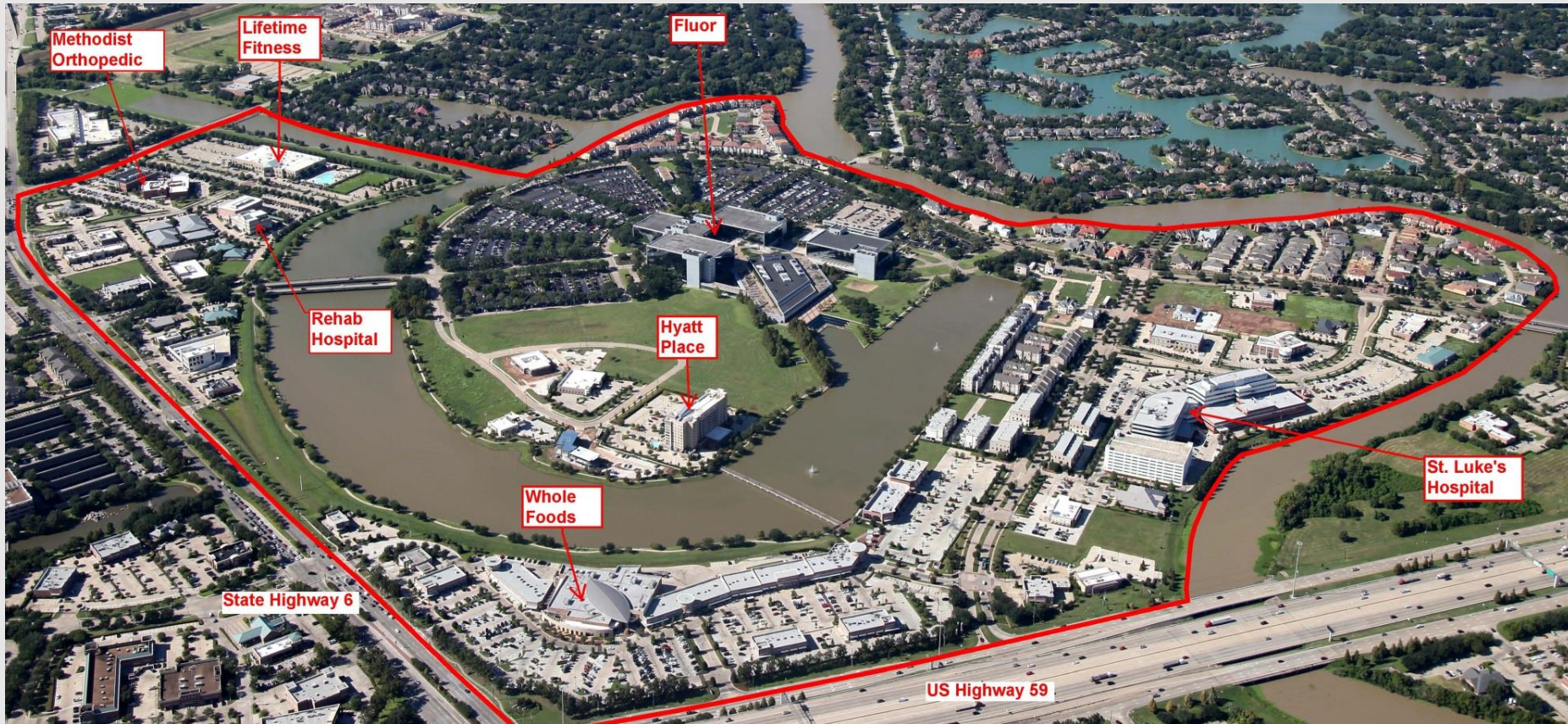
SUGAR LAND TOWN SQUARE / LAKE POINTE TOWN CENTER



Sugar Land Town Square



Lake Pointe Town Center



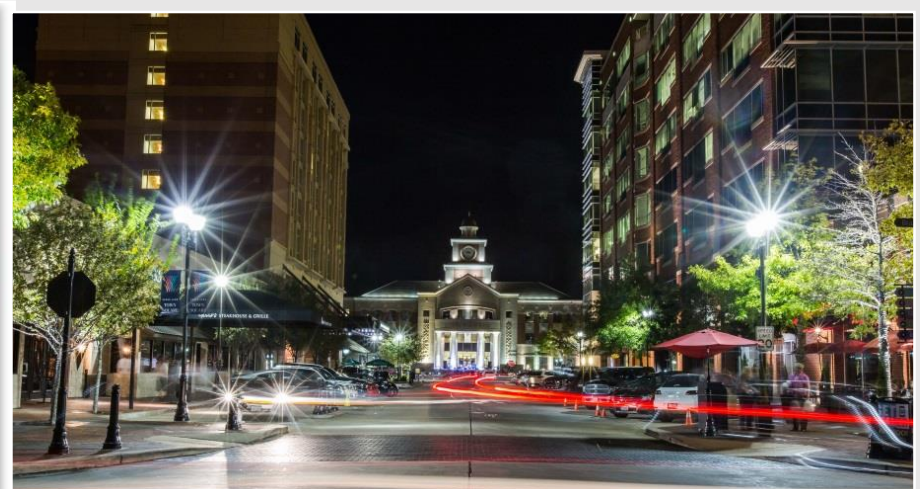
Land Use Comparison

	Sugar Land Town Square		Lake Pointe Town Center	
Acreage	32		190	
Office	561,000 sf	40%	350,000 sf *	17%*
Medical	None	0%	500,000 sf	24%
Retail	243,000 sf	18%	250,000 sf	12%
Residential	167 units	18%	320 units	38%
Hotel	300 rooms	18%	348 rooms	9%
Municipal	88,000 sf	6%	None	0%
			* Excludes Fluor	

Sugar Land Town Square



Sugar Land Town Square



Lake Pointe Town Center



Lake Pointe Town Center



Economic Comparison

	Sugar Land Town Square	Lake Pointe Town Center
Starting Land Basis	\$14 million (\$10/sf)	\$27 million (\$3.27/sf)
Development Period	2001-2010	2004-Present
\$ Developed Value to Date	\$300 million	\$350 million
\$ Developed Value at Build Out	\$300 million	\$500 million
Leveraged Internal Rate of Return	18%	38%

Thank You

