

THE TEXAS DRIVE BUILDING

Naming Rights Available

2245 Texas Drive

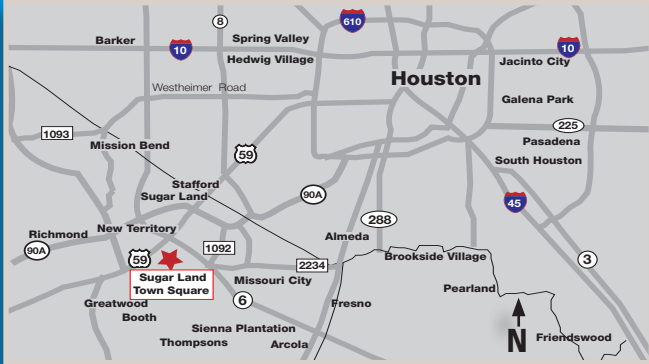


SUGAR LAND TOWN SQUARE

A Premier And Dynamic Office Environment

THE TEXAS DRIVE BUILDING

Class A Office Space with All of the Amenities of a True Town Center



Planned Community Developers, Ltd., the developer for the 9,700 acre community of First Colony, is proud to introduce its mixed use and pedestrian friendly lifestyle center – Sugar Land Town Square in Sugar Land, Texas.

LOCATION

Southeast corner of US 59 and State Highway 6

AMENITIES

- 32-acre mixed-use “Town Square”
- 300-room full-service Marriott Hotel & Conference Center
- City Hall (82,000 s.f.)
- 167 mid-rise residential units
- 1.4-acre pedestrian plaza
- Pedestrian-friendly walkways to stores and restaurants
- 566,000 s.f. of office space
- 238,000 s.f. of retail space
- 24-hr. traffic counts at US 59 N of SH 6 - approx. 182,000
- 24-hr. traffic counts at SH 6 W of US 59 - approx. 56,000
- Adjacent to First Colony Mall (1,000,000 s.f.)

2245 TEXAS DRIVE (NOW LEASING)

- Six floors
- 166,000 s.f. of Class A office
- Structured parking with level 2 skywalk
- Phone activated and zoned after-hours HVAC
- Fiber optics available
- 25,000 s.f. floor plate
- Freeway exposure

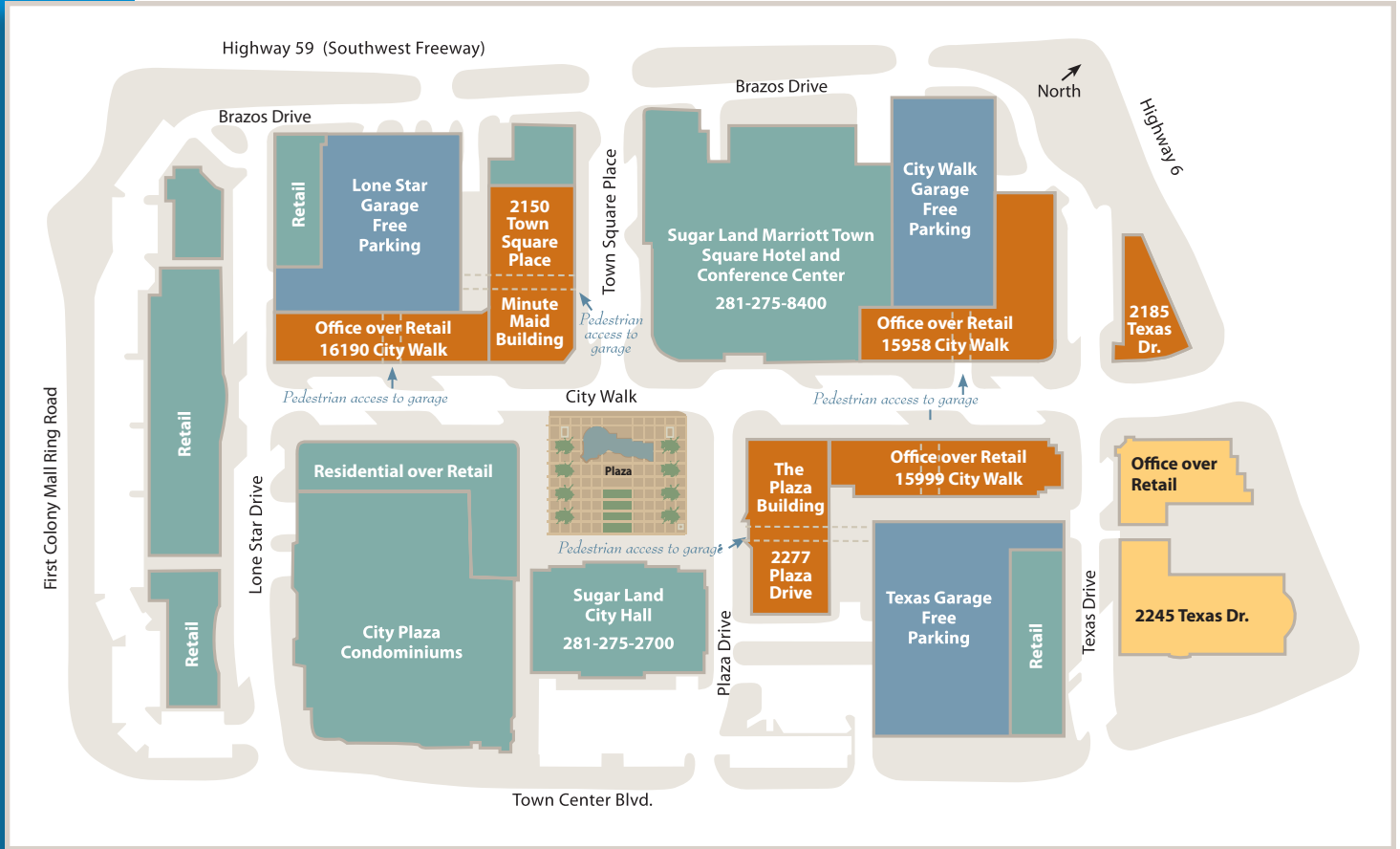
DEMOGRAPHICS (US 59 @ STATE HIGHWAY 6)

	3 Mile	5 Mile	8 Mile
Population:	94,021	266,707	853,133
Pop. Growth:	26.18%	27.95%	25.26%
Median Age:	35.61	33.58	32.73
Income Avg:	\$94,792	\$89,771	\$71,279
Median Housing	\$177,086	\$151,296	\$133,931

For more information contact Don Janssen (office space) or Charles Adams (retail space) @ 281-242-2000 or visit www.pcdltd.com

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2245 Texas Drive | Site Plan



“Our location in Town Square has helped us tap into a top-notch workforce that can develop long-lasting partnerships with our clientele and deliver the premier service we have earned *a reputation of providing*. Our office is now in an area known for its diversity, activity and *prosperity* - which helps with employee retention. Overall, our location is *a professional place to showcase our company* and is *surrounded by an exciting mix of conveniences* that make doing business a pleasure.”

Ricky Moorer, President, Resource Staffing, Inc.

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