

THE TEXAS DRIVE BUILDING

2245 Texas Drive

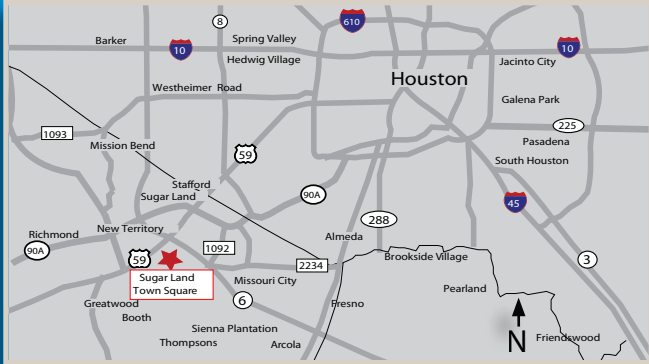


SUGAR LAND TOWN SQUARE

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

- 1.4 million s.f. mixed-use development
- 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
- 560,000 s.f. of office space
- 241,000 s.f. of retail space
- 24-hr. traffic counts at US 59 N - approx. 187,000
- 24-hr. traffic counts at SH 6 W - approx. 61,000
- 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:	87,440	231,219	625,845
Pop. Growth:	4.5%	4.4%	3.6%
Median Age:	36.17	34.77	33.24
Income Avg:	\$152,355	\$128,303	\$93,524
Median Housing	\$264,319	\$217,647	\$172,623



For more information contact Don Janssen @ 281-242-2000 or visit www.pcdltd.com