



## SUGAR CREEK PLACE I

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14100 SOUTHWEST FREEWAY | SUGAR LAND, TEXAS



Sugar Creek Place I  
14100 Southwest Freeway

*Confidential Offering Memorandum*



# INVESTMENT HIGHLIGHTS



## IMMEDIATE UPSIDE POTENTIAL AT AN ATTRACTIVE BASIS

Sugar Creek Place I's location within Houston's most business-friendly suburb, combined with excellent access and visibility make it attractive to both large and small tenants. Currently 42.2% leased, investors have the opportunity to create significant value in the near term by leasing the remaining vacant space and renewing existing tenants at competitive market rental rates. Offered at a superior basis, the Property's repositioning by a new investor creates extremely attractive value-add potential in a historically stable office micromarket. Sugar Land's office market fundamentals have begun a rebound following the pandemic, and with an attractive basis new ownership will be able to position the Property for stabilization.

Additionally, the top floor at Sugar Creek Place I is turn-key, second generation build out ideal for a large tenant looking for space readily available for occupancy. The top floor's functionality in being able to quickly move a larger tenant into ~25K SF, with building signage opportunities, creates a superior advantage for a value-add investment strategy.

## SIGNIFICANT DISCOUNT TO REPLACEMENT COST

With the increase in construction costs, Sugar Creek Place I offers the rare opportunity to acquire Class A office product at a discount to current replacement cost which is estimated to be \$450+ per square foot. Within the Sugar Land office submarket, there is no new construction currently underway. With no supply growth for the foreseeable future, extensively renovated office buildings with efficient floor plates and ample parking such as Sugar Creek Place I will be the beneficiary of the trend of tenants' flight to quality.



# INVESTMENT HIGHLIGHTS

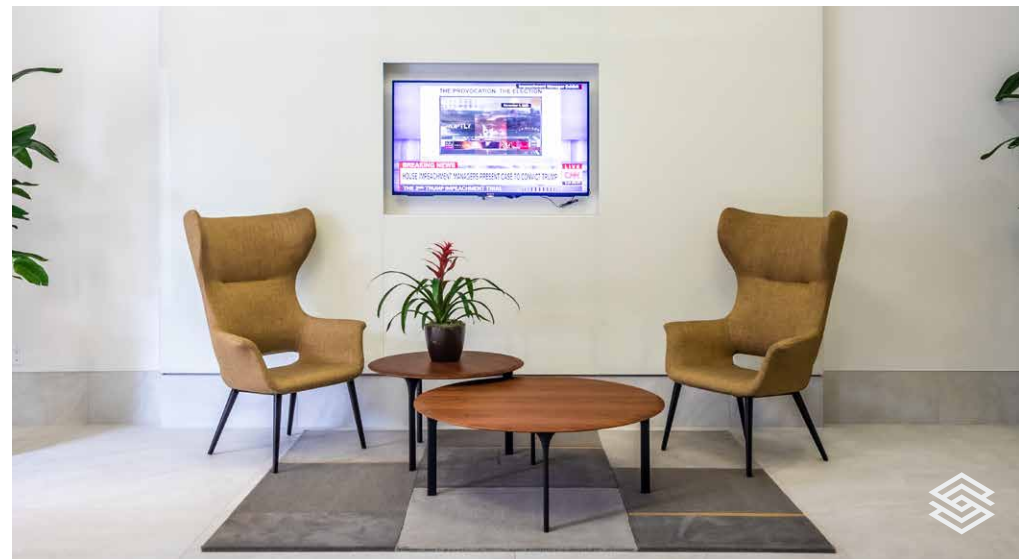


## MAINTAINED TO THE HIGHEST QUALITY

Since original construction in 1998, past and current ownership have invested significant capital into the building, maintaining to institutional standards and improving the Property to consistently meet the standards of what Class-A office tenants expect in today's leasing environment. Recent notable improvements include past ownerships investment in 2014; including new tenant common areas, lobby and corridors (\$880,000), new cooling tower and roof (\$360,000), elevator modernization (\$75,000), and curtain wall and building upgrades (\$100,000). Current ownership has invested significant capital into the Property as well, allowing for a new investor to focus the entirety of their capital spending on leasing dollars.

## OUTSTANDING ACCESS AND VISIBILITY

Featuring a prominent location at the hard corner of Interstate 69 and Commerce Green Blvd., Sugar Creek Place I offers its tenants excellent visibility with signage options available. Situated less than a mile from the intersection of Interstate 69 and U.S. 90, Sugar Creek Place's location also provides tenants and visitors convenient ingress and egress as well as direct access to several primary transportation arteries of the Houston MSA, including Beltway 8, Westpark Tollway and Grand Parkway. The Property also provides unique accessibility to Sugar Land's residential communities which are consistently on the list of national 'best places to live' surveys and include First Colony, Greatwood, New Territory, River Park, and Imperial.

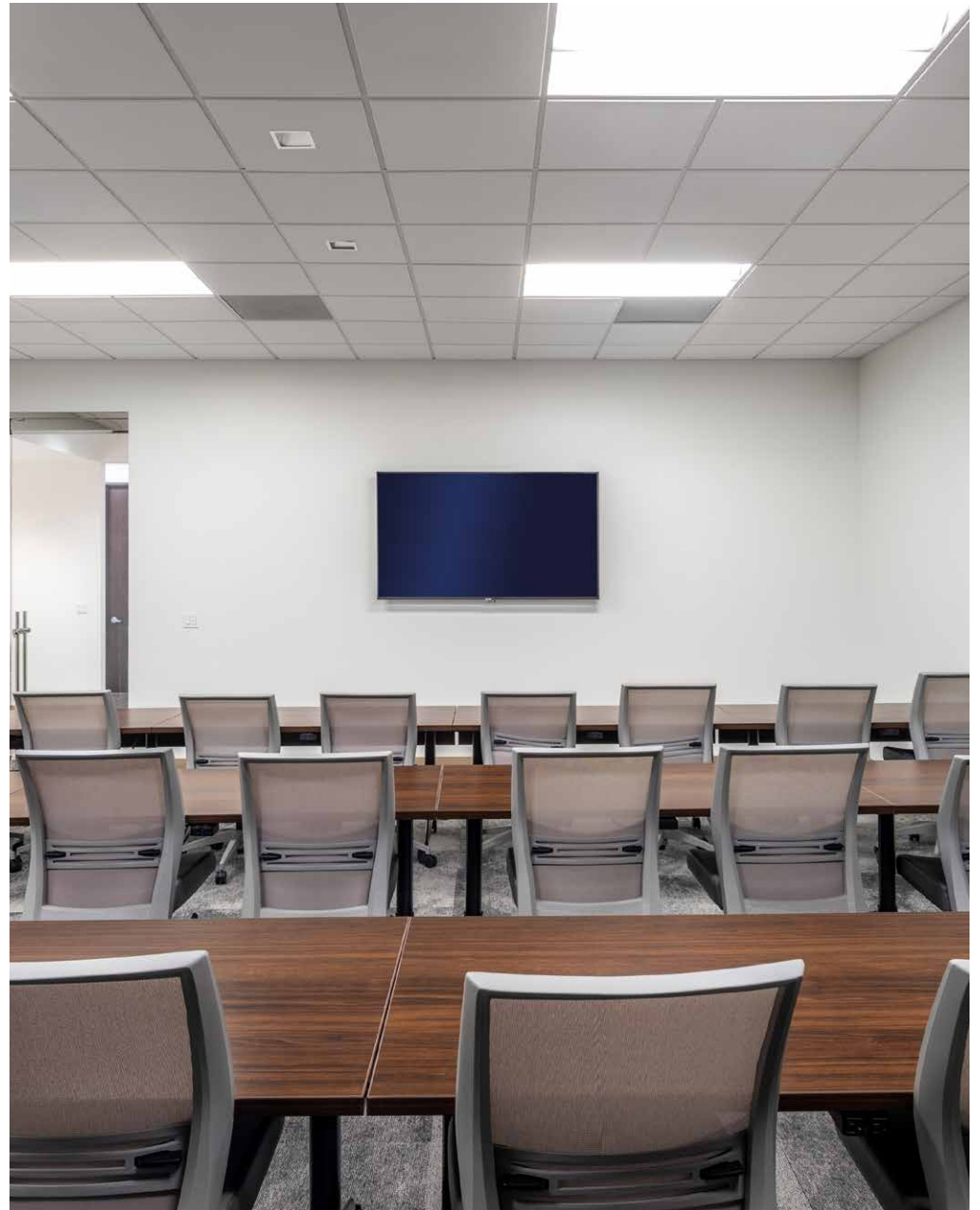


# INVESTMENT HIGHLIGHTS



## DOMINATE CORPORATE HUB

Sugar Land is home to numerous high-profile regional and international corporations housed in over 23 million square feet of commercial space, including Fluor Corporation, Tramountina USA, Inc., Nalco Champion, Baker Hughes, Methodist, Memorial Hermann and Texas Instruments. Sugar Land's favorable tax climate, community infrastructure, unsurpassed quality of life, strong workforce and international corporate relocations all contribute to a superior business environment. As the population migration in Houston continues to move into the suburbs, Sugar Land's office market is poised for significant growth potential as more company's continue the effort to lease available office space that is close and convenient for its employees.



# INVESTMENT HIGHLIGHTS



## ONE OF AMERICA'S BEST PLACES TO LIVE

Sugar Land has appeared atop or near the top on multiple “best of” lists over the years, currently ranked as No. 5 on Niche.com’s list of best Texas suburbs, 11th-best place to live in Texas, and 13th-best places to raise a family in Texas. Sugar Land was also ranked as the number 9 safest city in Texas by SafeHome.com and was named one of America’s best small markets for business by Global Trade magazine. Sugar Land has the most master-planned communities in Fort Bend County, which in turn has the most master-planned communities in the nation, meaning Sugar Creek Place I has incredible access to one of the most populous and sought after workforces.



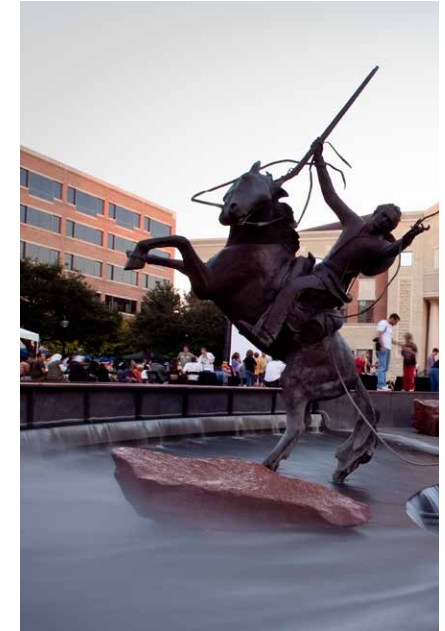
# SUGAR LAND OVERVIEW



The City of Sugar Land is a full-service municipality providing award-winning police and fire protection, crime rates significantly lower than national averages, outstanding services with state-of-the-art facilities and utilities, an award-winning airport, and top-rated parks and recreation facilities.

Sugar Land has continued to be one of the best places to live and work in the Houston MSA. Due to Sugar Land's multiple top-ranked master-planned communities, the town has been on the list of numerous best places to live surveys, an achievement further validated by a population growth rate of 27% from 2010 to 2021.

Sugar Creek Place I is surrounded by unmatched demographics evidenced by \$158K average household income within a one-mile radius and over 60% of the population with a bachelor's degree or higher.



## LOCAL DEMOGRAPHICS SNAPSHOT

	1-MILE	3-MILE	5-MILE
2021 Population	4,153	89,442	291,106
2026 Est. Population	4,379	96,513	309,747
2021-2026 Growth Rate	1.07%	1.53%	1.25%
2021 Housholds	\$421,158	\$299,914	\$275,247
Median Home Value	\$200,029	\$127,048	\$119,022
Average Household Income	28.9	40.7	37
Median Age	65.0%	53.7%	44.5%
% with Bachelor's Degree or Higher	61.1%	54.1%	44.9%



# SUGAR LAND OFFICE FUNDAMENTALS



## HEALTHY OFFICE FUNDAMENTALS IN SUGAR LAND

The Sugar Land office submarket continues to benefit from its favorable tax climate, community infrastructure, unsurpassed quality of life, and a strong work force. The master-planned community deed restrictions in Sugar Land make it one of the only areas in the Houston metro with zoning. And therefore relatively high barriers to entry. Vacancy in Sugar Land is around 16% which trails the overall Houston MSA vacancy rate.

Within a five mile radius of The Property, Class A inventory is only 4.1 million square feet, with zero square feet under construction, making Sugar Creek Place I the go to building for Class A requirements in the area.



### AVAILABILITY

	SUGAR LAND SUBMARKET	HOUSTON MSA
Market Rent/SF	\$28.27	\$28.50
Vacancy Rate	15.9%	19.0%
Vacant SF	1.7M	66.7M
Availability Rate	25.1%	22.2%
Available SF	2.7M	78.9M

### INVENTORY

	SUGAR LAND SUBMARKET	HOUSTON MSA
Existing Buildings	474	10,733
Inventory SF	10.6M	351M
Under Construction SF	33.2K	4.7M
12 Mo Delivered SF	28.3K	4.3M

**SUGAR CREEK TOWER II**  
206,732 SF  
Owner: Stockdale Capital Partners

UPTOWN/GALLERIA

GREENWAY PLAZA

HOUSTON CBD

TEXAS MEDICAL CENTER

**SUGAR CREEK TOWER I**  
206,546 SF  
Owner: Stockdale Capital Partners

**COMERICA OFFICE TOWER**  
208,552 SF  
Owner: Glazer Properties

**COMMERCE GREEN ONE**  
110,036 SF  
Owner: Tanglewood Property Group

**SUGAR CREEK COUNTRY CLUB**

**SUGAR CREEK PLACE I**

**SUGAR CREEK PLACE II**  
69,008 SF  
Owner: Healix, Inc

**SUGAR CREEK ON THE LAKE**  
515,115 SF  
Owner: Madison Marquette/PCCP

**IMPERIAL PLAZA**  
152,734 SF  
Owner: Wedge Commercial Properties





# THE HOUSTON STORY



## LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



## FAVORABLE TAX CLIMATE

0% State & Local income tax



## HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



## GLOBAL TRADE CITY

Houston ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



## CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES

50+ corporate headquarter relocations since 2017



## MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base



## LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year



# CONTACTS



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