

LAKE POINTE PLAZA

Lender Owned

53 ACRES



THE GALLERIA

DOWNTOWN
HOUSTON

SUGAR CREEK
AVG. PRICE: \$500K - \$750K

SUGAR LAND
MEDICAL CENTER

VENETIAN ESTATES
\$1.5M - \$7M

OYSTER BAY
AVG. PRICE: \$1M - \$1.8M

TOWN HOME
AVG PRICE: \$800K

WHOLE FOODS

SUGAR
LAND
TOWN
SQUARE

LIFETIME

6
TEXAS



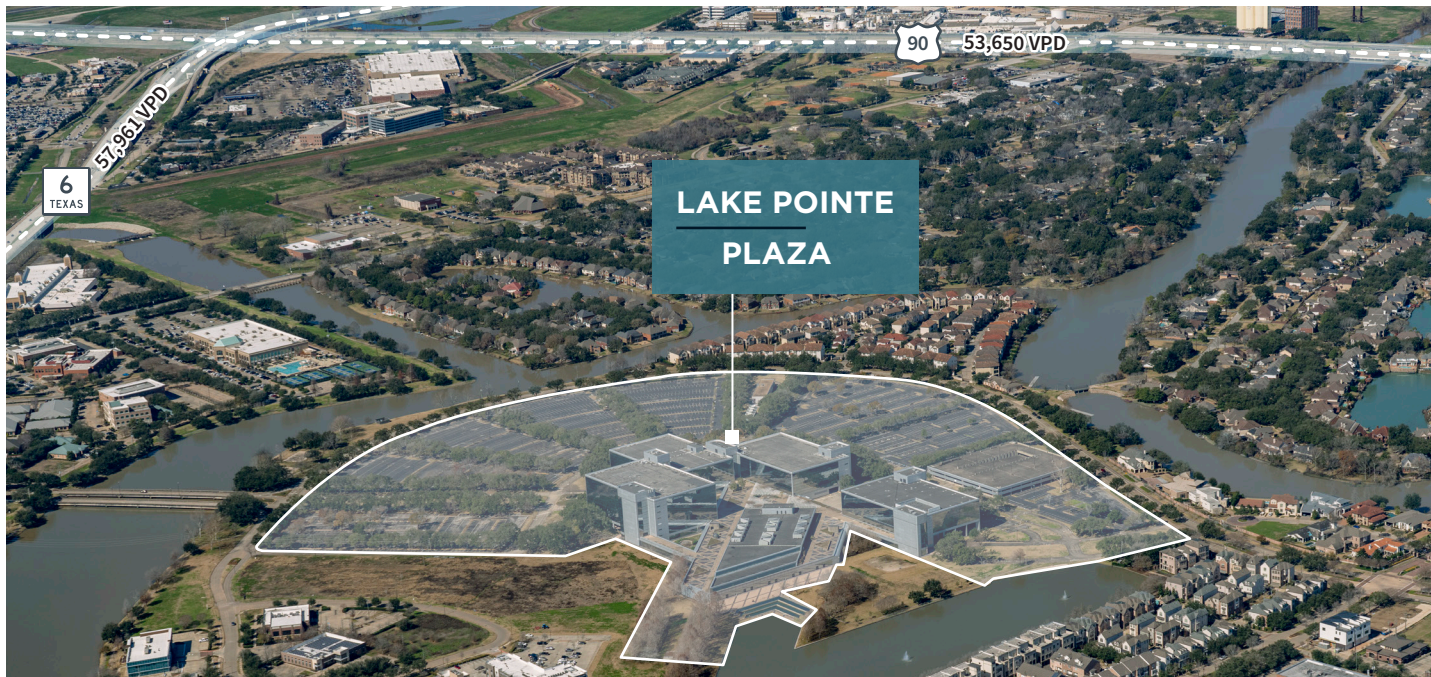
THE OFFERING



Jones Lang LaSalle ("JLL"), on behalf of the owner, is pleased to present a premier 53 acre site located at the corner of U.S. 59 and Highway 6. The Property is ideally located at 1 Fluor Daniel Drive in one of the most dynamic communities in the nation, the city of Sugar Land, Fort Bend County, Texas approximately 20 miles southwest of Houston's Central Business District. The "Main & Main" in-fill location in the heart of the submarket, flexible design, and border to mixed-use master-planned Lake Pointe Town Center create endless redevelopment opportunities.

INVESTMENT HIGHLIGHTS

- Located near the intersection of U.S Highway 59 and State Highway 6, the “Main & Main” location of dynamic Sugar Land.
- Adjacent to the Lake Pointe Town Center master-planned development with over \$1 billion of extensive office, retail, hotel and medical buildings.
- Lake Pointe Plaza has immediate proximity to access over 3 million square feet of retail within Lake Pointe Town Center, Sugar Land Town Square and First Colony Mall.
- Affluent demographics - \$165,149 average household income in a 3-mile radius.
- Opportunity to develop on a scarce Sugar Land tract: There is only 4% of developable land left in Sugar Land.
- Opportunity to own property in the heart of Sugar Land, a city with the largest number of master-planned communities in the state and home to upscale neighborhoods and high quality schools.
- Excellent ingress / egress with easy access to both U.S. Highway 59 & Highway 6, the two major thoroughfares that bisect the Sugar Land submarket.
- Rare opportunity to acquire a large parcel in a prime suburban location with scenic lakefront views.
- A prime opportunity for investors in a pro-development city, where a 100% vacant building has the full backing of the City of Sugar Land for redevelopment.
- Great visibility from Hwy 6 and U.S. 59 while also maintaining secure access.



1 Fluor Daniel Dr

Houston, TX 77478

53.01

Acres

173,793 VPD

U.S. Highway 59

57,961 VPD

Highway 6

Zoning

Lake Pointe Redevelopment

Zoning District

LAKE POINTE PLAZA

03

PROPERTY DESCRIPTION

Schools

Fort Bend Independent School District

- Highlands Elementary
- Dulles Middle School
- Dulles High School

Utilities

City of Sugar Land

Flood Plain

The Property is not located in the 100 or 500 year flood plain.

Zoning & Density

Lake Pointe Redevelopment Zoning District

- Variety of residential, including multi-family and high density single-family, as well as compatible nonresidential uses like lodging, offices, commercial and community facilities

Frontage

The Property does not share frontage with U.S. Highway 59 or Highway 6, but is less than 1,000 feet from both freeways



LAKE POINTE DISTRICT OVERVIEW

The city envisions the future redevelopment of the Fluor campus to be mixed-use including a diverse range of housing options, such as townhomes, urban homes, and up to 700 multi-family units, medical, office, retail, and entertainment.

TO HELP FACILITATE DEVELOPMENT, THE CITY IS WILLING TO CONSIDER:

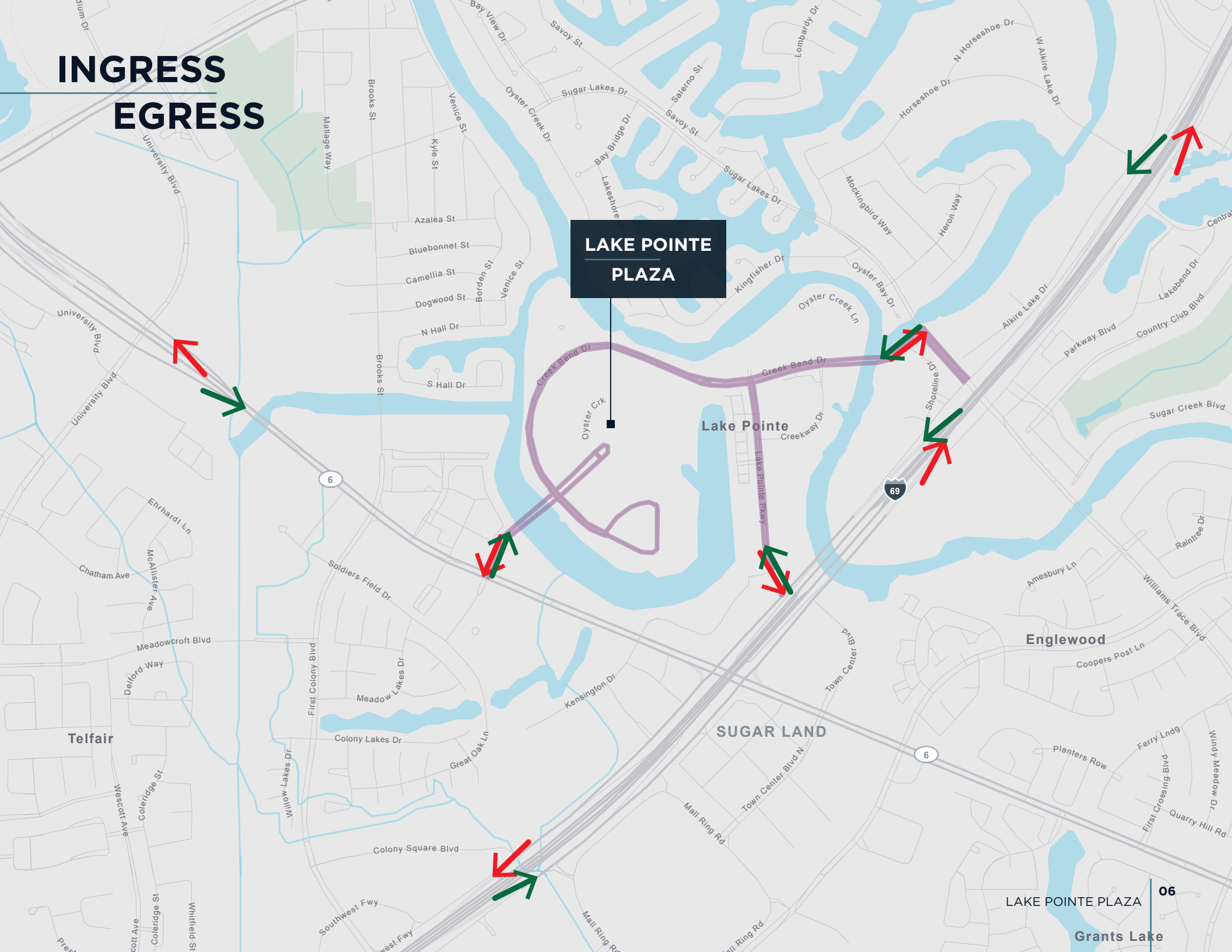
- Reimbursement of up to \$5.3 million for demolition and remediation of existing buildings (excluding parking lots) with an executed performance agreement (Sec. 501.158) or Chapter 380 agreement.
- Up to \$20 million in reimbursable expenses for 4A or 4B eligible improvement costs (i.e. public infrastructure – such as water, sewer, drainage and roads and mutually agreeable park and recreation amenities) – with an executed performance agreement (Sec. 501.158.)
- Creation of a Public Improvement District (PID) for reimbursement of public infrastructure per City Council Policy 25-10. The maximum cumulative assessment will be determined in conjunction with a PID Finance Plan and this policy.

SEE DATA ROOM FOR FULL DEVELOPMENT CODE SECTIONS



INGRESS EGRESS

LAKE POINTE PLAZA



SOUTHEAST FACING AERIAL



SUGAR
LAND
TOWN
SQUARE

TARGET

59 173,793 VPD

THE
HOME
DEPOT

WHOLE FOODS

LAKE POINTE
PLAZA

6
TEXAS

57,961 VPD

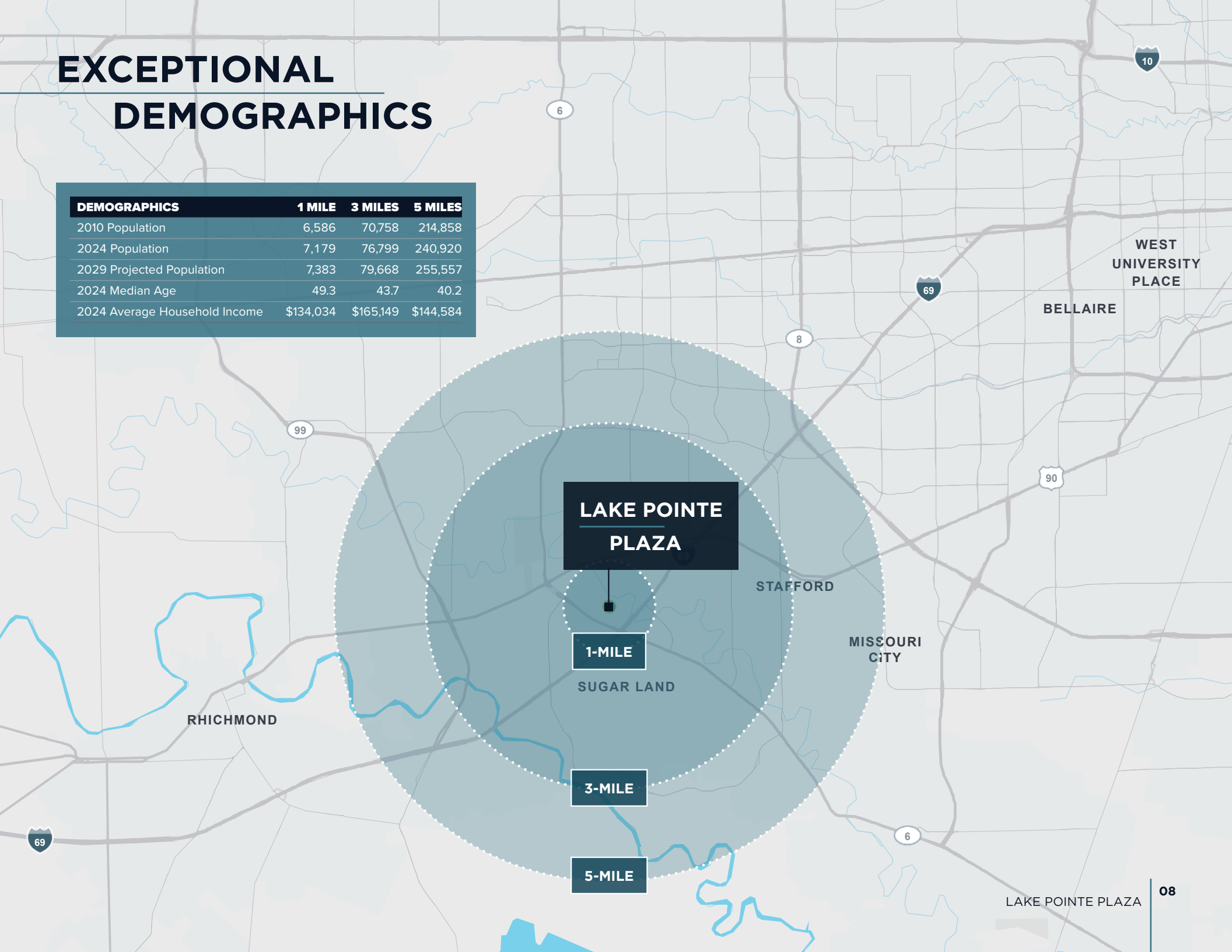
LIFE TIME

BROOKS LAKE

LAKE POINTE PLAZA

EXCEPTIONAL DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Population	6,586	70,758	214,858
2024 Population	7,179	76,799	240,920
2029 Projected Population	7,383	79,668	255,557
2024 Median Age	49.3	43.7	40.2
2024 Average Household Income	\$134,034	\$165,149	\$144,584



LAKE POINTE
PLAZA

1-MILE

SUGAR LAND

3-MILE

5-MILE

PROXIMITY TO TOP EMPLOYERS



SUGAR LAND OVERVIEW

Sugar Land, located in eastern Fort Bend County, is approximately 20 miles southwest of Downtown Houston.

It was founded as a sugar plantation in the mid-1800s and incorporated in 1959. A full-service municipality, Sugar Land, provides the highest quality of affordable services to meet the needs of its residents. Master-planned communities and welcoming neighborhoods enhance home values and create a sense of belonging. The community offers outstanding schools, libraries, civic organizations and other resources that make Sugar Land a great place to work, live and raise a family. Numerous high-profile regional and international corporations have chosen Sugar Land as a corporate home, including Texas Instruments, Accredo Packaging, Inc., Applied Optoelectronics, ChampionX, Schlumberger, and Tramontina USA. Sugar Land's aggressive economic development program has created a business-friendly environment, one that includes a variety of incentives, including a corporate aviation facility.



SUGAR LAND OVERVIEW

Imperial Sugar Land

Median Home Price \$547,000

10 Yr Appreciation 257%

Venetian Estates

Median Home Price \$1,472,081

10 Yr Appreciation 153%

Sugar Creek

Median Home Price \$439,750

10 Yr Appreciation 91%

Lake Pointe Estates

Median Home Price \$1,515,00

10 Yr Appreciation 63%



Desirable Residential Neighborhoods

Sugar Land, one of Houston's best suburbs, remains popular due to its master-planned communities, diverse housing options, and great schools. Initially a small town, Sugar Land has become the largest suburban city in Fort Bend County and one of the fastest-growing cities in Texas. The neighborhoods in Sugar Land maintain their small-town vibe while providing easy access to big-city amenities. Neighborhoods such as Imperial at Sugar Land, Venetian Estates, Sugar Creek, and Lake Pointe Estates have seen incredible home value appreciation over the last 10 years.



THE HOUSTON STORY

2ND FASTEST GROWING U.S. METRO AREA

Houston MSA's population grew by 95K people
from 2023 to 2024

FAVORABLE TAX CLIMATE

0% State & Local
income tax

HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic
commute time

GLOBAL TRADE CITY

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

CRITICAL MASS OF HQS & REGIONAL OFFICES

50+ corporate headquarters
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

\$25B in local GDP | 8th largest
business district in the U.S. | 10M
patient encounters/year



JLL

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