



SUGAR CREEK TOWERS

13131 & 13135 DAIRY ASHFORD | SUGAR LAND, TX

UP TO 250,000 SF AVAILABLE



NEWMARK



BEST WEST HOUSTON ANCHOR TENANT OPPORTUNITY AVAILABLE



UP TO 250,000 SF AVAILABLE
(UPPER FLOORS AVAILABLE)



BUILDING SIGNAGE
VISIBLE FROM BOTH US 59
AND US 90



ABOVE STANDARD PARKING-
UP TO 5:1,000 SF COVERED
PARKING



NEW CONSTRUCTION,
MODERN DESIGN &
LARGE FLOORPLATES



UPDATED BUILDING AMENITIES
COMING SOON (CONFERENCE
CENTER, FITNESS CENTER,
FOOD SERVICE)



SUGAR LAND INCENTIVES
FOR NEW & RENEWING
TENANTS TO AREA



GREAT VIEWS WITH FLOOR TO
CEILING GLASS AVAILABLE



NEW OWNERSHIP/
DEALMAKERS



ON-SITE AMENITIES



STRUCTURED PARKING GARAGE WITH COVERED WALKWAY



FOOD SERVICE COMING SOON



24/7 UNIFORMED SECURITY



ON-SITE MANAGEMENT



CONFERENCE CENTER SEATS UP TO 50 PEOPLE



FITNESS CENTER/ LOCKER ROOMS

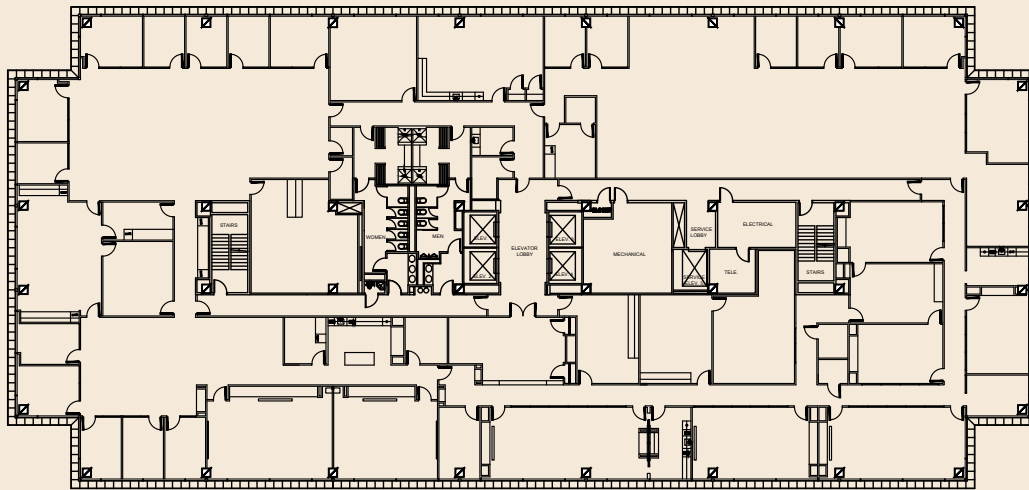


NEW CONSTRUCTION – MODERN DESIGN



LARGE FLOORPLATES (26K SF) WITH GREAT VIEWS &
FLOOR TO CEILING GLASS



EXAMPLE FLOORPLAN



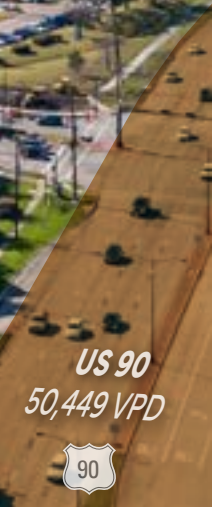
TAKE A VIRTUAL TOUR

	
13131- SUITE 400	13131- 8TH FLOOR



UNIQUE SIGNAGE OPPORTUNITY

ON-BUILDING SIGNAGE
VISIBLE FROM FREEWAY





WALKABLE AND NEARBY AMENITIES



SUGAR LAND TOWN SQUARE (4 MIN)

HWY 59 & 99 (8 MIN)

HWY 6 & 90 (6 MIN)



DRURY INN

PAPASITOS



MINI

RED OAK GRILL
SUGAR CREEK CLEANERS

LA FONDA MEXICAN RESTAURANT

KABAB

Jack

Denton Swim Club

FIRST WATCH

DYNAMIC FITNESS

UP TO 5:1,000 SF PARKING

OVER 200 EATERIES REPRESENTING A WIDE VARIETY OF WORLD CUISINES WITHIN 10 MINUTE DRIVE OR LESS

6 MINUTES FROM TOWN SQUARE, WHICH HAS OVER 200K SF RESTAURANTS AND RETAIL

STEPS TO 167 CONDOS & A HIGH END HOTEL HOSTING OVER 70 EVENTS/ YEAR

7 MINUTES FROM FIRST COLONY MALL, WITH 146 STORES

5 DAYCARES WITHIN AN 8-MINUTE RADIUS

20+ HOTELS IN A 6 MINUTE RADIUS

OVER 50 PARKS, SPORT FACILITIES, PLAYGROUNDS, TRAILS AND GREEN SPACES WITHIN A 10 MIN DRIVE IN ANY DIRECTION



IN THE HEART OF SUGAR LAND AMENITIES



SUGAR CREEK | 0 MILES

20 EATERIES | 23 RETAIL | 5 HOTELS



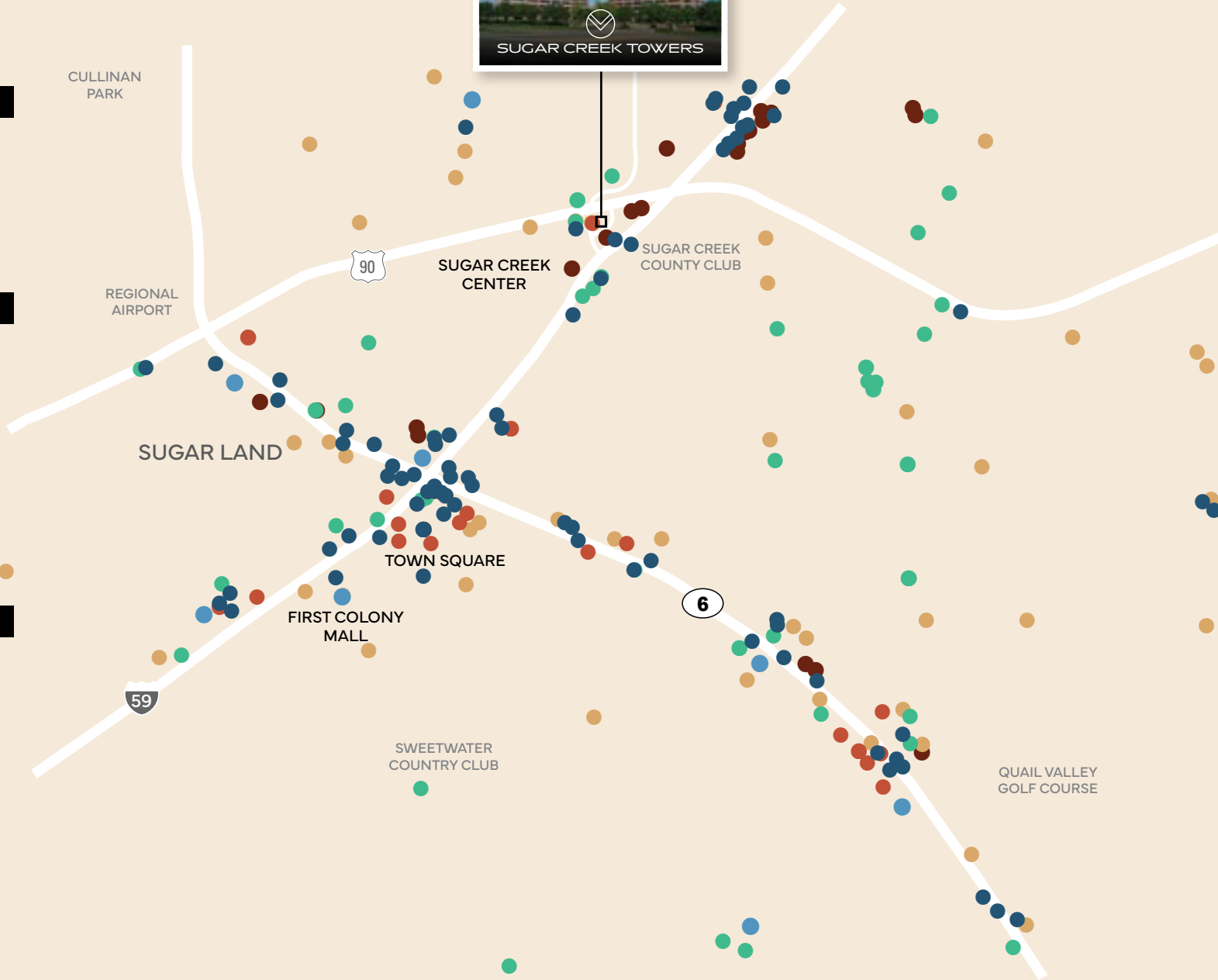
TOWN SQUARE | 2.8 MILES

26 EATERIES | 24 RETAIL | 1 HOTEL

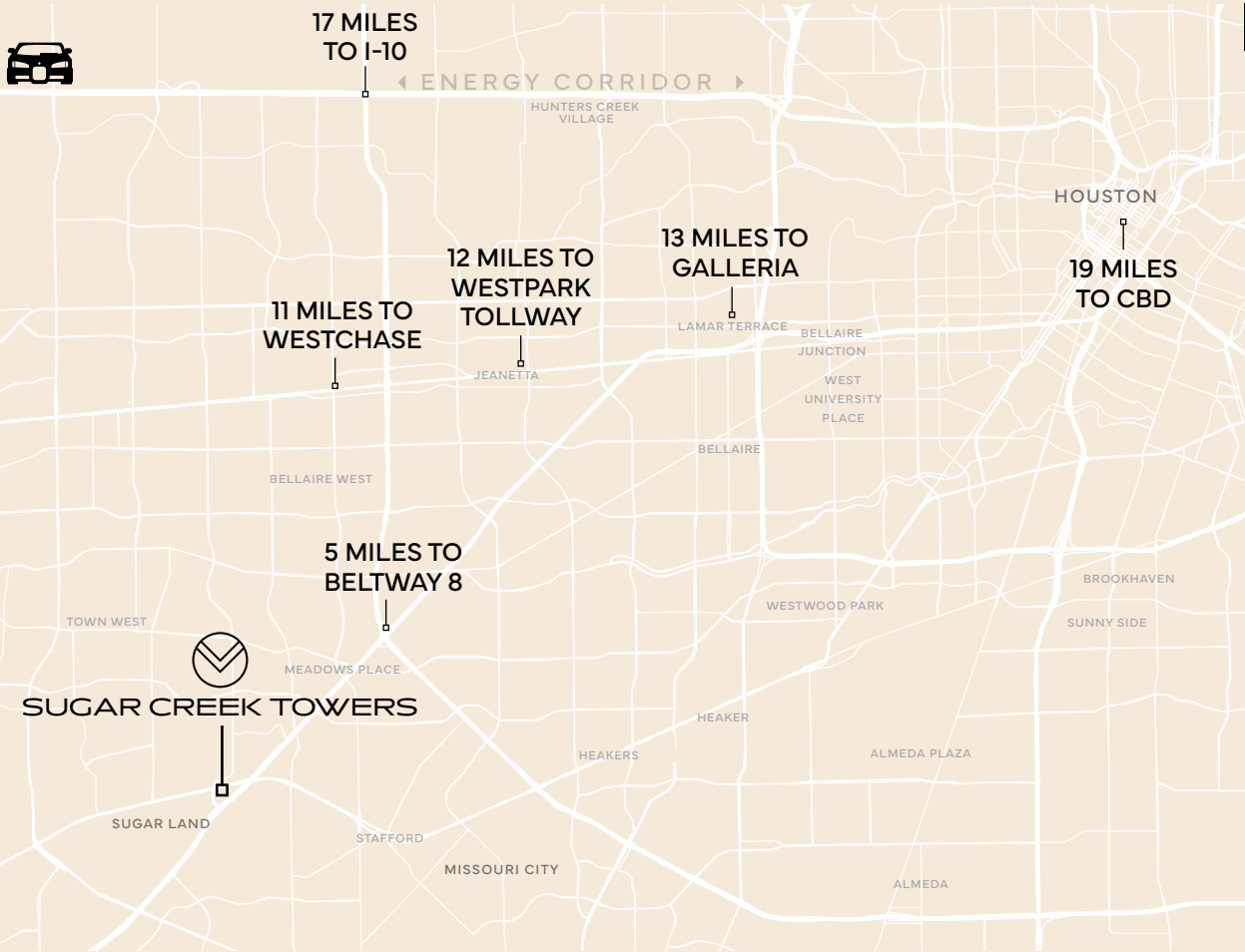


FIRST COLONY MALL | 2.9 MILES

33 EATERIES | 185 RETAIL | 0 HOTELS



CLOSE TO MAJOR METRO AREAS



EASY INTERSTATE & HIGHWAY ACCESS



ABUNDANCE OF EMPLOYEES NEARBY

	2010 Population	2020 Population	2022 Population	2027 Projected Population	White Collar Employed Pop	White Collar Employed Pop %
Sugar Creek Towers	1,106,583	1,268,256	1,303,919	1,372,654	648,613	62%
Energy Corridor	1,072,998	1,235,868	1,275,459	1,321,053	654,343	63%



SUGAR LAND IS BEST FOR BUSINESSES

SUGAR LAND ECONOMIC DEVELOPMENT INCENTIVES

One of the nation's top corporate tax environments, Sugar Land, TX, is helping businesses thrive. The dedicated Economic Development team works closely with businesses to find the right state and local financial incentives. From startups looking for funding to global brands seeking corporate tax incentives by Houston, Texas, these Sugar Land incentives deliver results.



UP TO \$6K PER EMPLOYEE

*TERMS AND CONDITIONS APPLY



NEGOTIABLE FOR HQ RENEWALS, EXPANSIONS, AND RELOCATIONS OVER 25K SF



COMPETITIVE INCENTIVES ATTRACT TENANTS FROM HARRIS COUNTY TO SUGAR LAND

SUGAR LAND LARGEST EMPLOYERS



WHERE EMPLOYEES WANT TO WORK



JOB GROWTH IN SUGAR LAND WAS **4 TIMES** THE NATIONAL RATE



NEARLY **60%** OF RESIDENTS AGED 25 AND OLDER HOLD A **BACHELOR'S DEGREE OR HIGHER**



ACCESS TO MORE THAN A **HALF MILLION COLLEGE GRADUATES** WITHIN A 30-MINUTE DRIVE OF SUGAR LAND

WHERE PEOPLE WANT TO LIVE



PUBLIC SCHOOLS IN SUGAR LAND ARE IN THE **TOP 10%** OF TEXAS PUBLIC SCHOOLS



24.6% ADULTS VOLUNTEER TO HELP CHARITABLE ORGANIZATIONS



62.2% OF RESIDENTS VOTED IN THE LAST ELECTION



SUGAR LAND BOASTS A **71.2% DIVERSITY INDEX**



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