

Telfair
For Sale
Development Tracts

Telfair - Sugar Land

Hwy 59 Commercial Tracts

HWY 59 AT UNIVERSITY BLVD
SUGAR LAND, TEXAS



TELFAIR[®]

SUGAR LAND

by
Newland COMMUNITIES



Telfair

The Telfair Highway 59 Commercial Development Tracts are situated in a prime location in Fort Bend County, Sugar Land, Texas. The property is in the heart of Sugar Land on the most active freeway in Fort Bend County, at the prime intersection of Highway 59 and University Boulevard. The 2,018-acre master-planned residential development of Telfair, a community of over 2,800 homes, quality schools, churches, and retail shopping, is located in the third-fastest growing county in the U.S. Telfair is one of the top selling communities in Fort Bend, and this site is one of the last remaining prime commercial development properties available in Sugar Land.

Development Tracts

> TOTAL LAND AREA

+/- 187 Acres (Divisible)

> IDEAL USE

Office, Retail, Hotel, and Mixed Use

> SITE LOCATION

U.S. Highway 59 @ University Blvd.
Sugar Land, Texas 77479

> FULL DEVELOPMENT

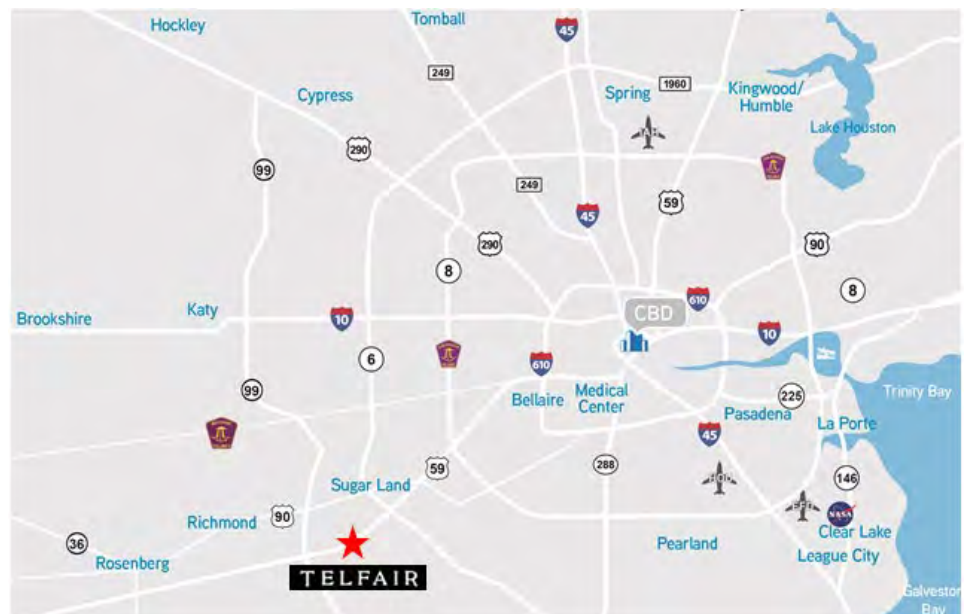
Will add between 4 and 5 million square feet of commercial buildings

> DEMOGRAPHICS

Surrounding demographics among the strongest in the country

> HOME TO...

Fluor, Texas Instruments, Smart Financial Centre Performance Venue, University of Houston





TELFAIR
SUGAR LAND
by
Newland COMMUNITIES

UNIVERSITY BLVD

WESCOTT AVE
WALLINGFORD AVE
HIGHWAY 59

LEXINGTON BLVD
TABORWOOD AVE



Sugar Land Physicians Center



SOLD
Medical
Office
Bldg
(2-Story)

SOLD
Retail

SOLD
Multifamily

SOLD

SOLD

SOLD

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SOLD
COSTCO
WHOLESALE

SOLD

SOLD

SOLD
UNIVERSITY OF
TEXAS SYSTEM

TELFAIR BLVD

SOLD

SOLD
Group 1
Automotive

ADDISON AVE

TRACT 1
±6.259
AC

TOTAL
±8.494
AC

±4.9 AC

SOLD

SOLD

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SOLD

MIXED-USE
DESIGN PENDING

SOLD
TEXAS
INSTRUMENTS

SMART FINANCIAL
CENTRE

SOLD
500K-1MM SF of Office
FLUOR

UNIVERSITY OF HOUSTON SYSTEM
SUGAR LAND
UH SYSTEM



Smart Financial Centre



Texas Instruments Building



West Business District Development Tracts



Property Features

- › Eight Remaining Tracts Totaling 12.9 Acres
- › Tract Sizes Range from 1.2 to 2.5 Acres; Can Be Combined
- › Ideal for Office and Commercial Buildings Between 10K - 100KSF
- › Some Lots Feature Highway 59 Frontage



East Business District Development Tracts



Property Features

- › Two Remaining Tracts Totaling 5.549 Acres
- › Tract Sizes Range from 2.52 to 3.029 Acres
- › Ideal for Medical Office and Commercial Buildings Between 10K and 100KSF
- › 3-Acre Lot Features Highway 59 Frontage

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COLLIERS INTERNATIONAL

Retail Development Tracts - NWC Hwy 59 & University Blvd



Property Features

- › Last Prime Intersection Retail Corner Tract Remaining
- › Totaling 8.49 Acres ; Divisible to 3.5 Acres
- › Retail Construction on Surrounding Tracts Currently Underway
- › Located at High-Traffic Intersection of Hwy 59 and University Blvd



Telfair Development



Telfair Highway 59 Commercial Tracts

- › 200,000-SF, 6,400-Seat Smart Financial Centre Performance Venue Completed in 2016
- › Fluor to Build a 500,000 - 1,000,000-SF Campus on 50-Acre Site
- › Phase 1 (150,000 SF) of Retail Center Nearing Completion; Phase 2 (110,000 SF) to Soon Begin Construction

Location

Telfair's Strategic Position Offers the Following Advantages:

- Close proximity to Highway 59 and Highway 90
- Quick access to the Sugar Land Regional Airport and Downtown Sugar Land
- Just 22 miles to downtown Houston, the 4th largest city in the United States
- A growing and skilled workforce
- A competitive business environment with easy access to major markets
- Located in an award winning and number one selling master-planned community



Photograph by Larry Pullen

Fort Bend County Highlights

Fast Facts about Sugar Land, Fort Bend County

- #5 in the Nation for Job Growth, Strong Growth Projected Through 2015
- #1 Fastest Growing County of the Ten Largest Counties in Texas
- Consistently Ranked in the Top 3% of the Nation's Counties in Five Key Demographic Measures
- Houston-Sugar Land-Baytown Rated #3 on "Best Big Cities for Jobs" List
- Sugar Land 8th Best Place in the Nation to Raise a Family
- Sugar Land Regional Airport Ranked Among the Top Ten Fixed-Base Operations in the Americas

Telfair Demographics Radii Map



Population (2016)	Distance from Highway 59 and University Boulevard
81,989	3-mile radius
181,591	5-mile radius
777,120	10-mile radius

Population (Projected 2021)	Distance from Highway 59 and University Boulevard
100,115	3-mile radius
221,788	5-mile radius
919,460	10-mile radius

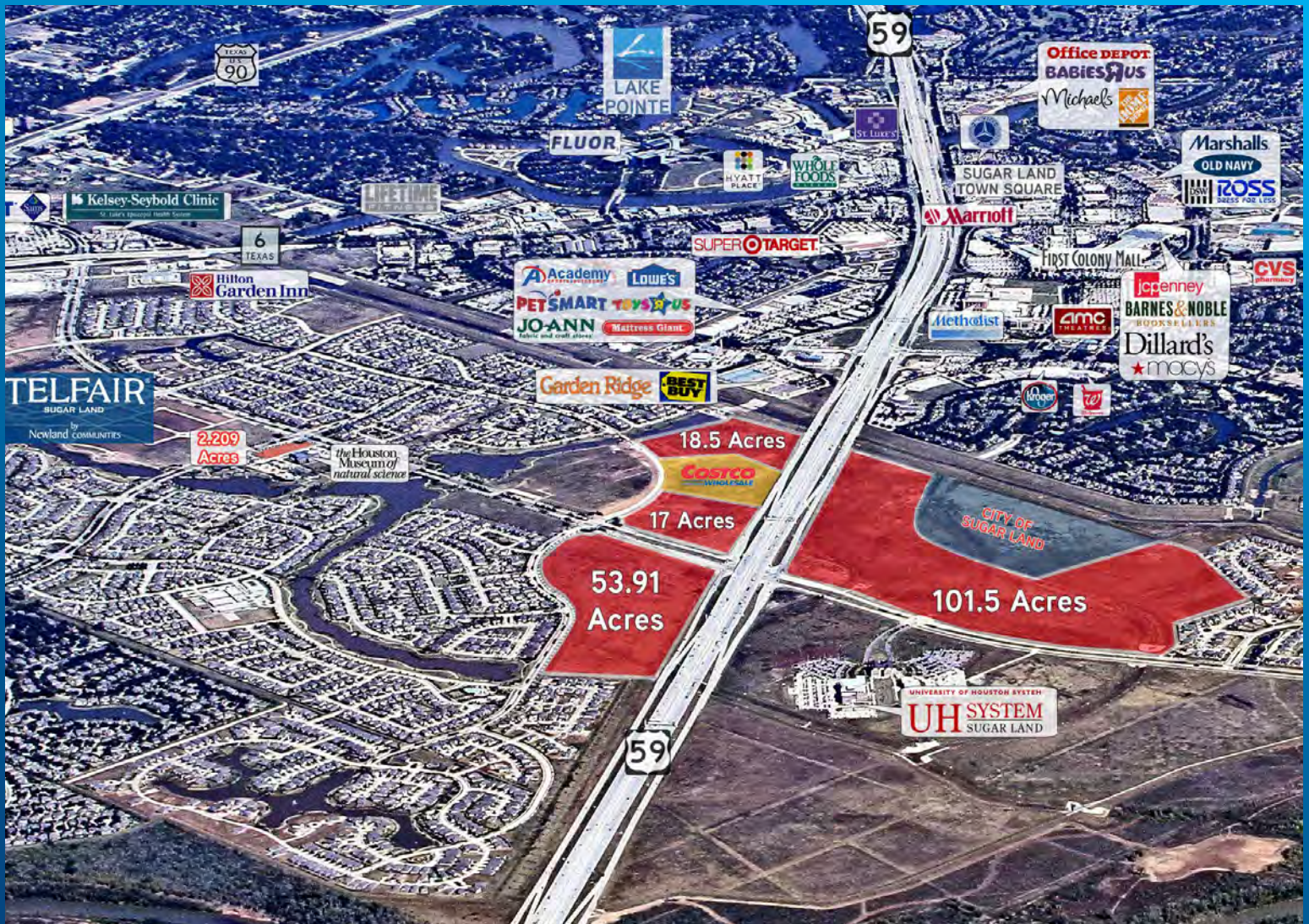
Households (2016)	Distance from Highway 59 and University Boulevard
26,641	3-mile radius
58,835	5-mile radius
254,752	10-mile radius

Households (Projected 2021)	Distance from Highway 59 and University Boulevard
31,397	3-mile radius
69,449	5-mile radius
293,264	10-mile radius

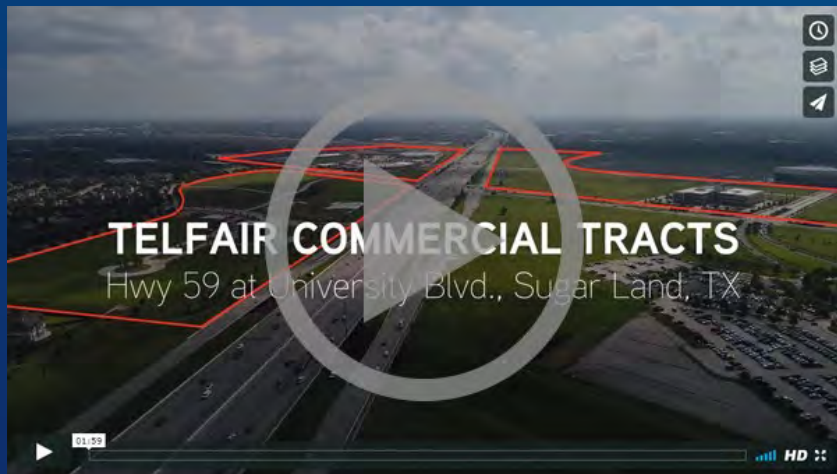
Average Household Income (2016)	Distance from Highway 59 and University Boulevard
\$163,898	3-mile radius
\$141,260	5-mile radius
\$91,494	10-mile radius

Projected Annual Growth (2016 to 2021)	Distance from Highway 59 and University Boulevard
4.4%	3-mile radius
4.4%	5-mile radius
3.7%	10-mile radius

Demographic Data Source: Applied Demographic Solutions, 10/16



TAKE A VIRTUAL TOUR:



TELFAIR | COMMERCIAL TRACTS

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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