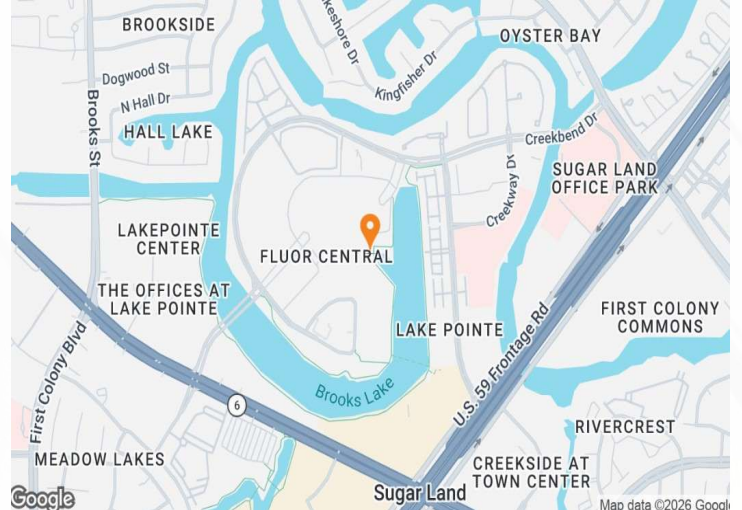


# PRICE REDUCED | LAKE POINTE WATERFRONT SITE

The last remaining Prime Waterfront Development Tract available  
on Brooks Lake in Sugar Land's future urban core

## 1 Fluor Daniel Drive, Sugar Land, Texas 77478



### LISTING PRICE

Contact Brokers  
for Pricing



### LOT SIZE

±2.246 Acres



### ACCESS

1.4-Acre Dedicated  
Access Easement



### FLOODPLAIN

Property is not in the  
100- or 500-year floodplain

## INVESTMENT HIGHLIGHTS

The last remaining Prime Waterfront Development Tract on Brooks Lake in Sugar Land's future urban core.

Direct, Unobstructed Frontage on one of Sugar Land's most highly coveted waterfront settings.

Surrounded by Major Active Residential Developments – Lake Pointe Green and Pearl Lake Pointe.

Walkable Urban Waterfront Lifestyle with trails, green spaces, and waterfront recreation.

Situated Minutes from Lake Pointe Town Center, Sugar Land Town Square, and First Colony Mall.

Eligible for Development under the *Lake Pointe Redevelopment District Code* or *PD Ordinance 1868*.

Zoned for Residential, Office, Hospitality, Medical/Life Sciences, Retail/Services, and Senior/Active Living.

Excellent Connectivity with direct access to U.S. 59 and Highway 6.

Exclusively Listed By:

### JUSTIN COMBER

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