

# MARKET AT TOWN CENTER

SUGAR LAND, TEXAS





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**MARKET AT TOWN CENTER** (“MTC”) is a marquis community center located at the epicenter of a dominant regional retail node in Sugar Land, Texas – one of the top sub-markets of Houston.

**MTC features a critical mass of best-in-class retailers and restaurants including Nordstrom Rack, Saks Off Fifth, Marshalls, HomeGoods, DSW, Ross, Chick Fil A, and Ulta, among others. Many of these retailers feature best in market sales numbers.**

MTC benefits from its irreplaceable position within Sugar Land at the epicenter of a trade area that extends ~20 miles south, 5 miles north and 12 miles northwest, 9 miles west, and 4 miles east from the Property. The market-dominant project is connected to GGP’s First Colony Mall (A Mall) and features a tenant line-up that includes Apple, Lulelemon, Cheesecake Factory, AMC Theatres, Macy’s, Dick’s Sporting Goods, Pottery Barn, among others. The majority of the mall traffic is accessed along Town Center Blvd providing excellent connectivity and visibility to MTC. MTC is also adjacent to Sugar Land Town Square which includes over 600,000 SF of Class A Office, 300 hotel rooms, and 167 luxury residences.

The intersection of State Highway 6 and I-69 is one of the most highly trafficked intersections in Houston, over 243,000 vehicles pass by the Center each day. Within 1 mile of the property are 1,390 apartment units, three hospitals including Houston Methodist Sugar Land Hospital, and Clement’s High School (~2,500 Students). Within 3 miles of MTC there is 7.4 Million SF of office space (90+% leased).

MTC serves a well-educated, dense trade area that is among the most affluent and well educated (47% of residents within 5 miles have earned a Bachelor’s degree or higher) in the Country, as reflected by its SuperZip rating of 98. Supported by excellent schools, proximity to employment centers (25 minutes to Galleria, 30 minutes to Downtown), strong housing value, and high quality of life, Sugar Land and greater Fort Bend County are a top choice for affluent Houston residents. As a result of unrivaled housing demand in the region, the U.S. Census Bureau ranked Fort Bend County as the No. 1 fastest growing large county in the nation in 2015. Within a five mile radius of the property, MTC benefits from over 242,000 residents earning, on average, more than \$134,000 per year.

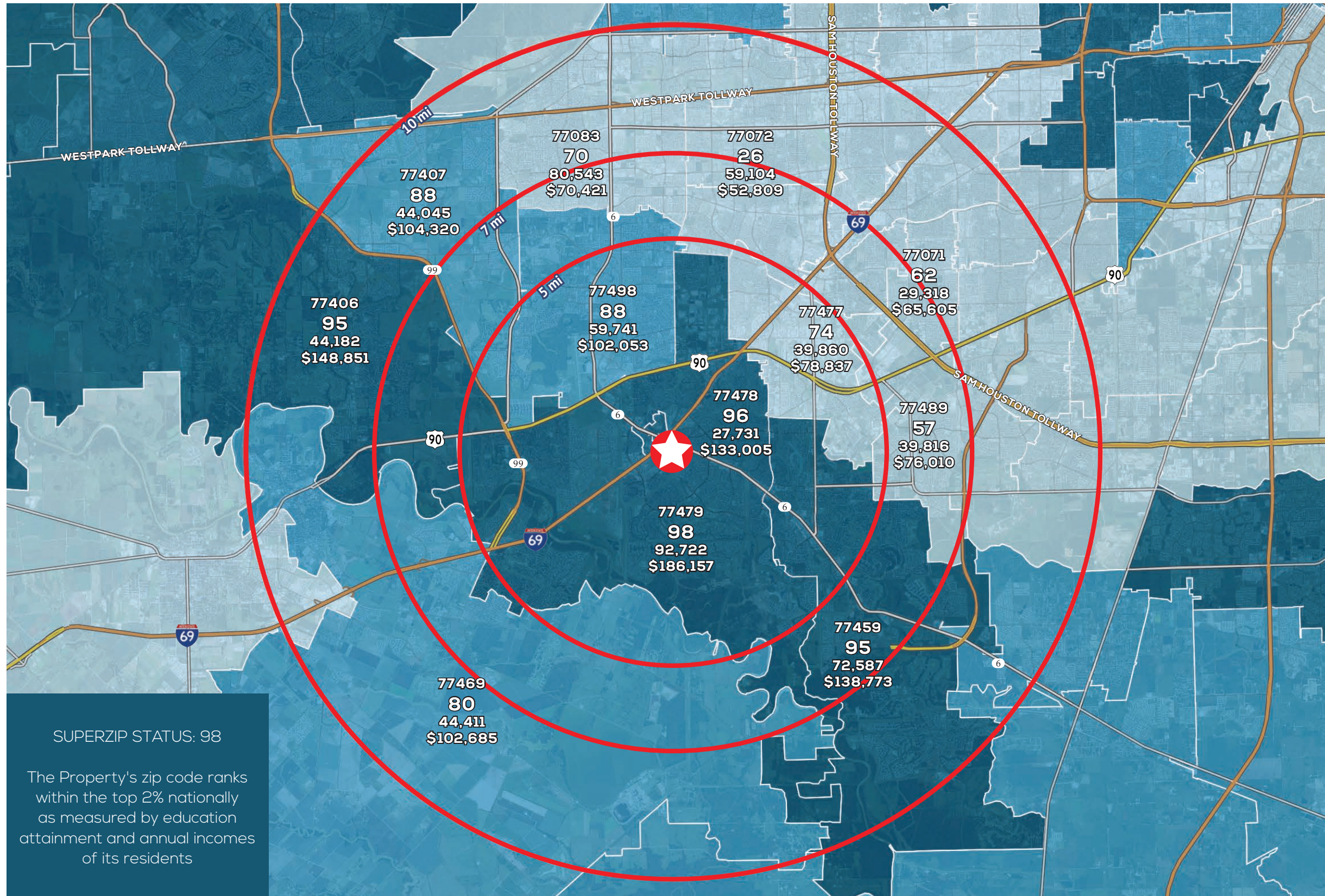


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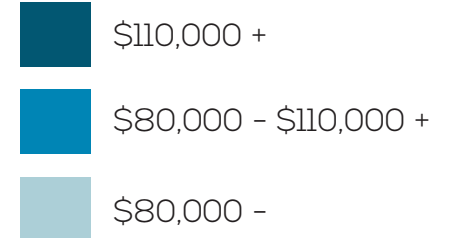
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Average Household Income



77479 ..... Zip  
 98 ..... SuperZip Score  
 92,722 .... Population  
 \$186,157 ... Avg Household Income

Within a 5 mile radius

- Over 242,000 Residents
- Up 18% since 2010 and up 59% since 2000
- \$134,000 Average Household Income (>\$154,000 within 3 miles)
- 47% of Adults have earned a Bachelor's Degree or higher

SUPERZIP STATUS: 98

The Property's zip code ranks within the top 2% nationally as measured by education attainment and annual incomes of its residents



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Market at Town Center	0-1 mi	%	0-3 mi	%	0-5 mi	%	0-10 mi	%
<b>Population</b>								
2027 Forecast	15,080		96,183		247,873		1,070,105	
2022 Projection	13,855		88,804		230,307		990,599	
2017 Estimate	13,168		85,376		224,231		937,637	
Growth 2027-2022	8.84%		8.31%		7.63%		8.03%	
Growth 2022-2017	5.21%		4.01%		2.71%		5.65%	
<b>2017 Estimated Total Population by Age</b>								
	<b>13,168</b>		<b>85,376</b>		<b>224,231</b>		<b>937,637</b>	
Age 0 to 4	937	7%	5,376	6%	15,641	7%	74,443	8%
Age 5 to 14	1,145	9%	8,250	10%	25,281	11%	126,102	13%
Age 14 to 18	585	4%	4,501	5%	13,198	6%	55,700	6%
Age 18 to 22	855	6%	6,032	7%	15,440	7%	57,788	6%
Age 22 to 25	544	4%	3,552	4%	9,058	4%	37,868	4%
Age 25 to 30	796	6%	4,868	6%	13,142	6%	60,458	6%
Age 30 to 35	772	6%	3,936	5%	11,570	5%	60,792	6%
Age 35 to 40	728	6%	3,950	5%	11,995	5%	62,616	7%
Age 40 to 45	749	6%	4,637	5%	13,932	6%	64,914	7%
Age 45 to 50	851	6%	5,617	7%	15,853	7%	63,933	7%
Age 50 to 55	978	7%	6,755	8%	17,184	8%	62,204	7%
Age 55 to 60	1,118	8%	7,845	9%	17,972	8%	60,788	6%
Age 60 to 65	1,082	8%	7,400	9%	15,853	7%	52,862	6%
Age 65 to 70	866	7%	5,568	7%	12,002	5%	40,316	4%
Age 70 to 75	503	4%	3,296	4%	7,450	3%	25,701	3%
Age 75 to 80	284	2%	1,829	2%	4,305	2%	15,256	2%
Age 80 to 85	189	1%	1,117	1%	2,558	1%	9,205	1%
Age 85 and over	186	1%	848	1%	1,798	1%	6,693	1%
<b>2017 Median Age</b>	<b>41.5</b>		<b>42.4</b>		<b>38.7</b>		<b>34.6</b>	
<b>2017 Average Age</b>	<b>40.3</b>		<b>40.2</b>		<b>38.0</b>		<b>35.5</b>	
<b>Households</b>								
2027 Forecast	6,092		32,603		81,769		354,425	
2022 Projection	5,606		30,184		76,115		328,063	
2017 Estimate	5,347		29,191		74,416		310,386	
Growth 2027-2022	8.68%		8.02%		7.43%		8.04%	
Growth 2022-2017	4.85%		3.40%		2.28%		5.70%	
<b>Median Household Income</b>	<b>\$89,667</b>		<b>\$118,552</b>		<b>\$99,068</b>		<b>\$62,685</b>	
<b>Average Household Income</b>	<b>\$114,321</b>		<b>\$151,324</b>		<b>\$127,702</b>		<b>\$87,275</b>	

SOURCE: STI PopStats





  
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DEVELOPMENT GROUP

400 Clematis Street · Suite 201 · West Palm Beach,  
Florida · 33401

T 561 578 8700 F 561 598 6612  
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