



SUGAR CREEK TOWERS

13131 & 13135 DAIRY ASHFORD | SUGAR LAND, TX

UP TO 125,000 SF AVAILABLE



NEWMARK



PRESTIGIOUS HIGH-DENSITY ANCHOR TENANT OPPORTUNITY



1,000 - 125,000 SF AVAILABLE
(UPPER FLOORS AVAILABLE)



BUILDING SIGNAGE
VISIBLE FROM FREEWAY



UP TO 5:1,000 SF
COVERED PARKING



NEW CONSTRUCTION,
MODERN DESIGN &
LARGE FLOORPLATES



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



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

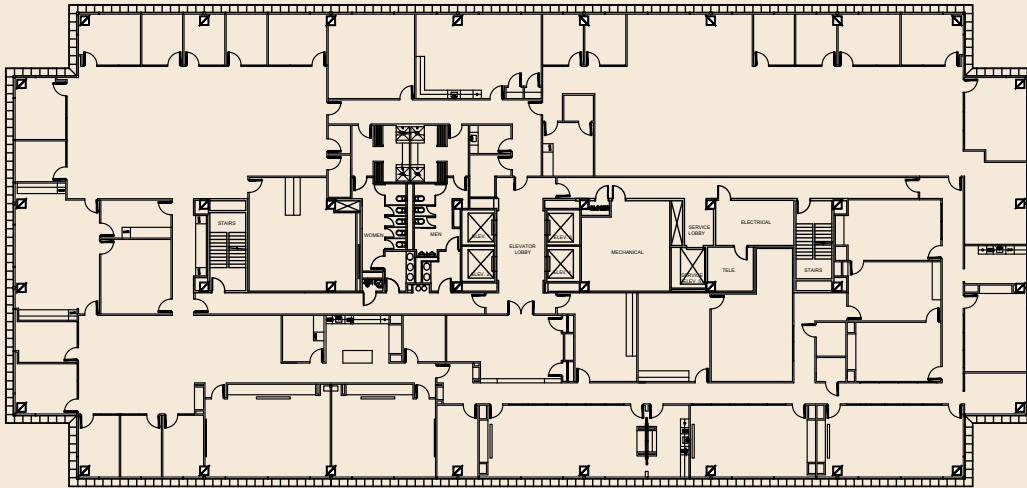


NEW CONSTRUCTION – MODERN DESIGN

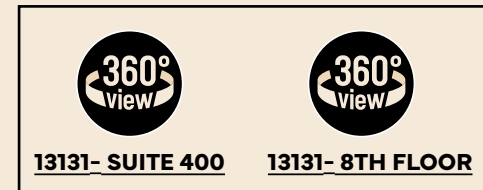
LARGE FLOORPLATES (26K SF) WITH GREAT VIEWS &
FLOOR TO CEILING GLASS



EXAMPLE FLOORPLAN



TAKE A VIRTUAL TOUR





UNIQUE SIGNAGE OPPORTUNITY

ON-BUILDING SIGNAGE
VISIBLE FROM FREEWAY



59

US 59
27,729 VPD

US 90
50,449 VPD

90



WALKABLE AND NEARBY AMENITIES

SUGAR LAND TOWN SQUARE
(4 MIN)

HWY 59 & 99
(8 MIN)

HWY 6 & 90
(6 MIN)



MINT dentistry

RED OAK GRILL
SUGAR CREEK CLEANERS

LA FONDA MEXICAN RESTAURANT

KABAB

Jack
in the box

Houston Swim Club

FIRST WATCH

DYNAMIC FITNESS

59

DRURY INN

PAPPASITO'S
Cantina

UP TO 5,100 SF PARKING

90

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



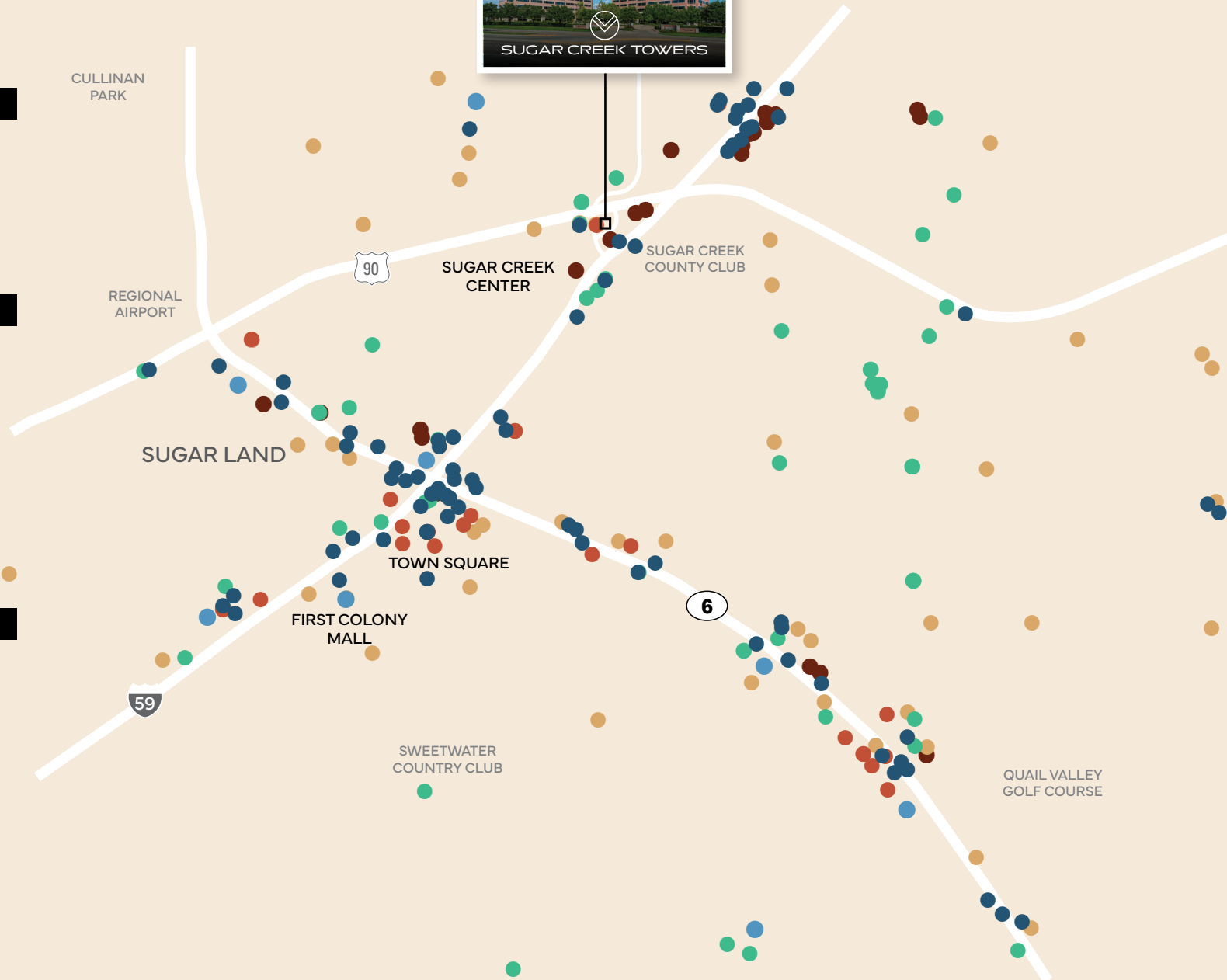
TOWN SQUARE | 2.8 MILES

26 EATERIES | 24 RETAIL | 1 HOTEL



FIRST COLONY MALL | 2.9 MILES

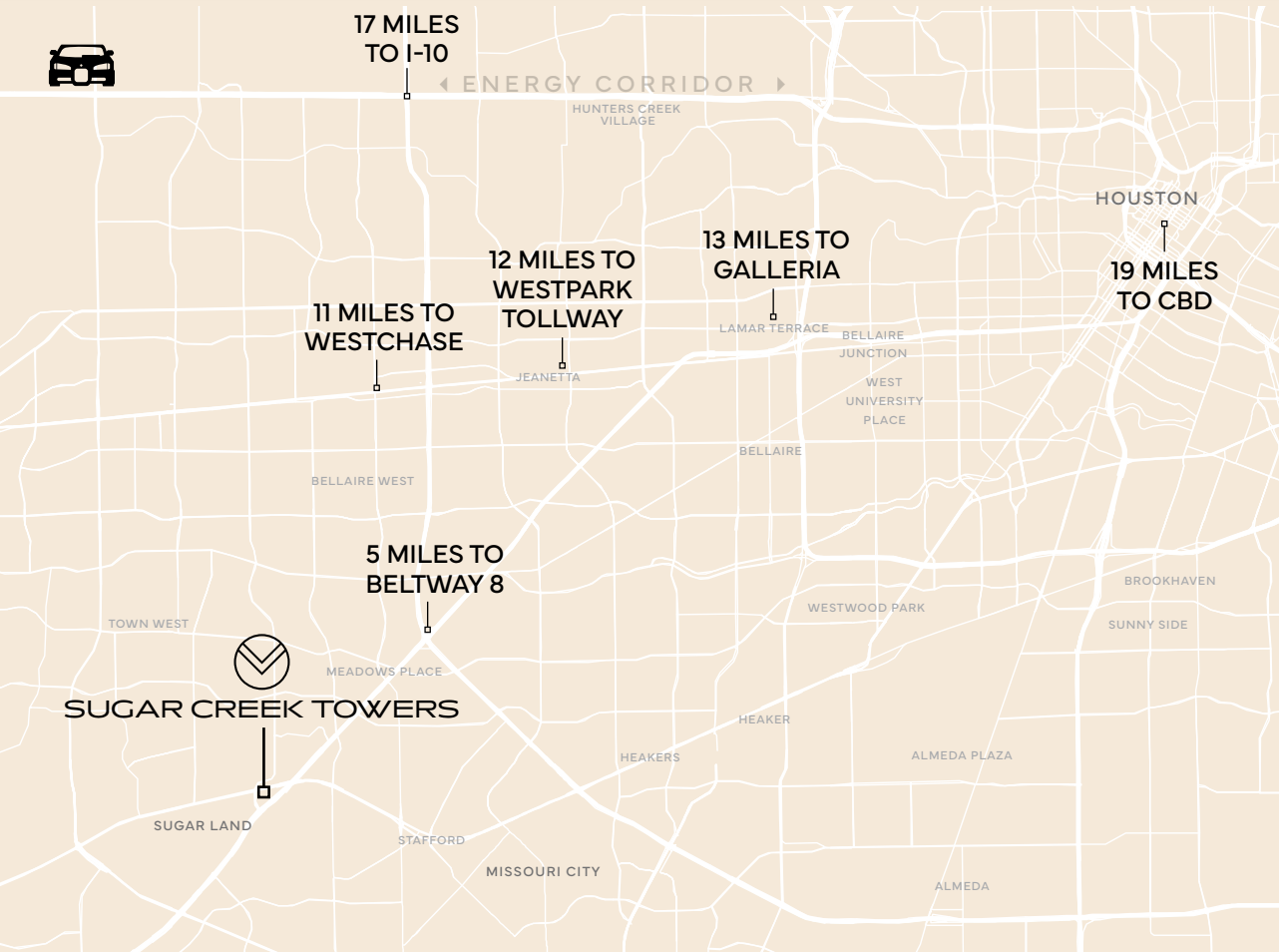
33 EATERIES | 185 RETAIL | 0 HOTELS



● EATERIES ● RETAIL ● HOTELS ● DAYCARES ● GYMS ● GROCERY



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

HOUSTON
Methodist
SUGAR LAND HOSPITAL

NOBLE

slb

ACCREDITO
PACKAGING, INC.

CHAMPIONX

ABM
Building Value

CHI
St. Luke's
Health

HCSS

QUVA
PHARMA

TEXAS
INSTRUMENTS

amazon

TRAMONTINA

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**
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NEWMARK

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