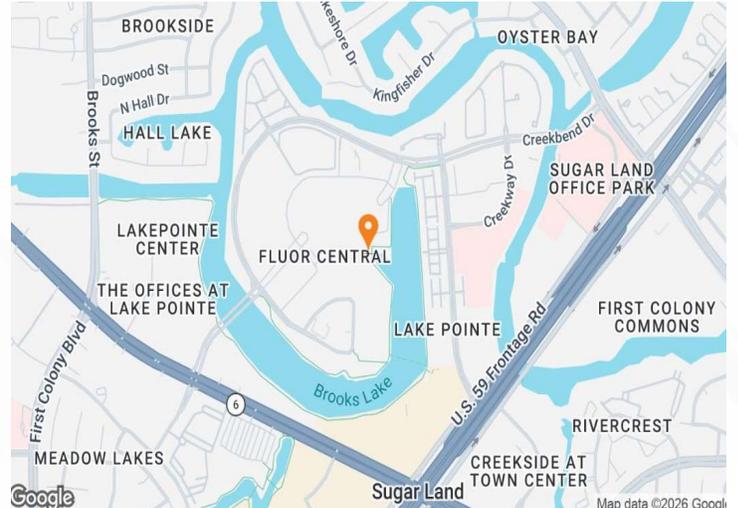


FOR SALE | LAKE POINTE WATERFRONT SITE

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 Developments – Lake Pointe Plaza and Lake Pointe Green.

Walkable Urban Waterfront Lifestyle with trails, plazas, retail, 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

Associate Investments

O: (713) 452-4358 C: (832) 693-5569

E: Justin.Comber@marcusmillichap.com

License: TX: 809898

KEITH E. LLOYD

Managing Director Investments

O: (713) 452-4243 C: (713) 927-4546

E: Keith.Lloyd@marcusmillichap.com

License: TX: 307120

Marcus & Millichap