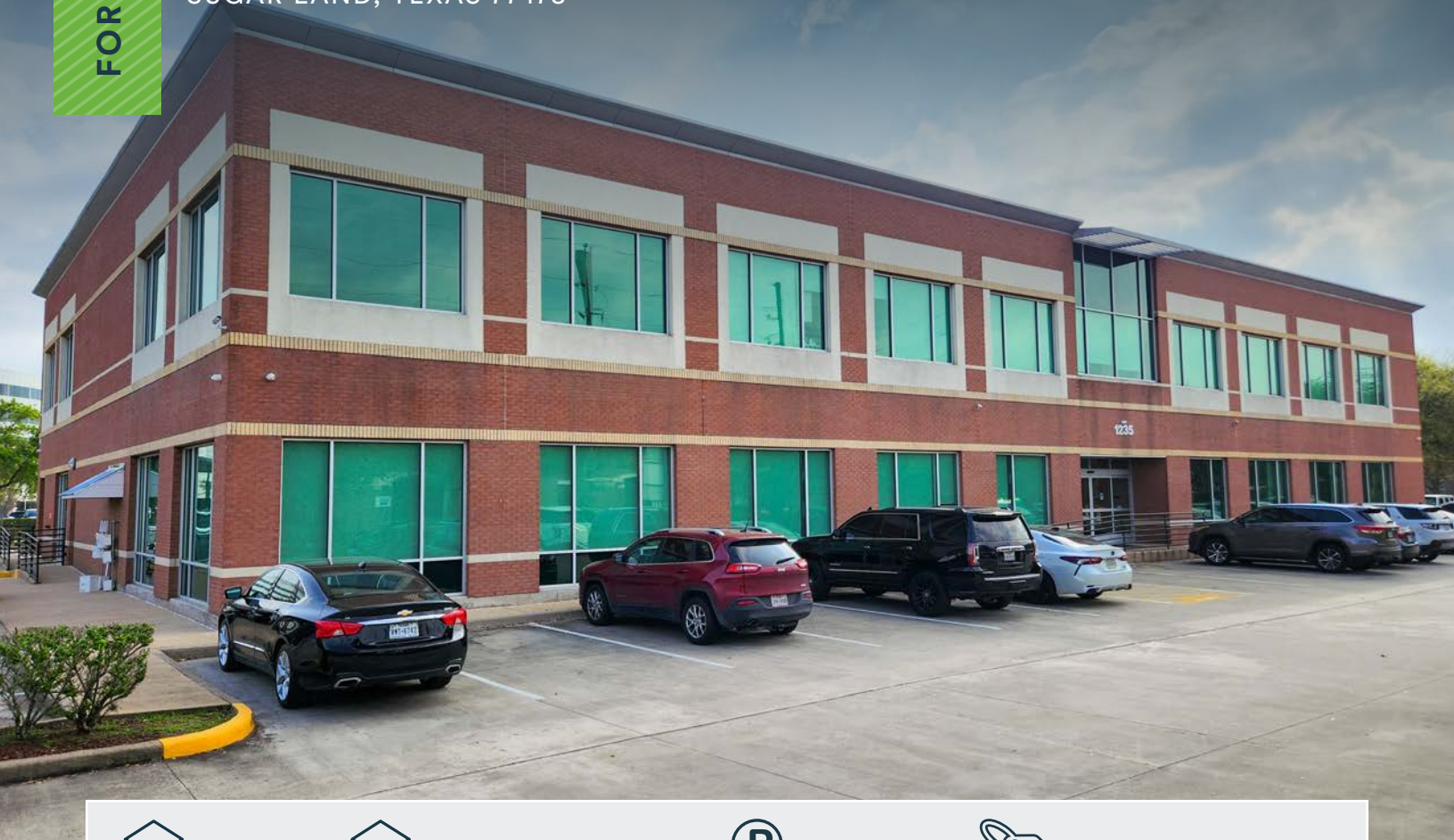


FOR LEASE

LAKE POINTE TOWN CENTER

1235 LAKE POINTE PARKWAY
SUGAR LAND, TEXAS 77478

Oldham
Goodwin **OG**



GLA
28,060 SF



AVAILABILITY
1,480 - 1,689 SF
SECOND FLOOR



PARKING
5.5/1000 SF



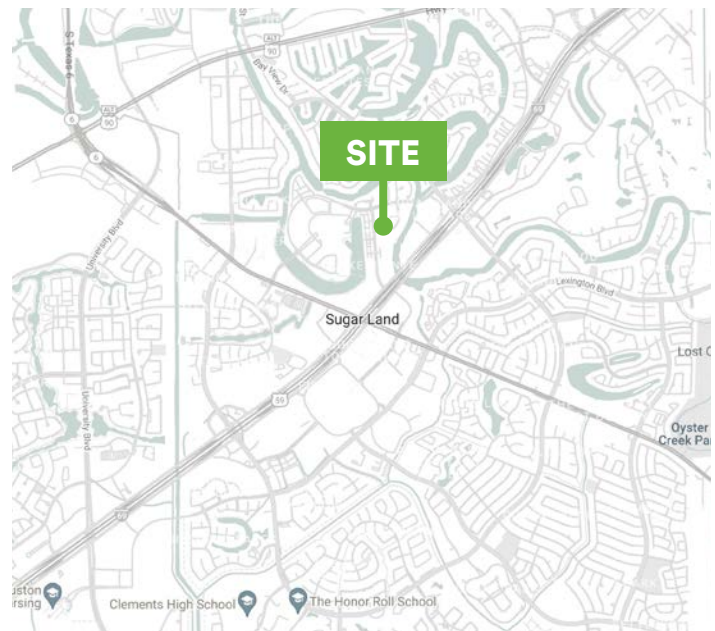
RENTAL RATE
\$20.00/SF/YR - NNN

PROPERTY HIGHLIGHTS

- Situated in the 190 acre Lake Pointe Town Center with 1,000,000 SF of office/medical, 170,000 SF of retail, two hotels, and 390 homes
- Easily accessible to Highway 6, less than .5 miles to I-69 and approximately 1.8 miles from Highway 90
- Improvement allowance negotiable
- Located in a dense medical node along side St. Luke's Sugar Land Hospital (across the street), M.D. Anderson, Memorial Hermann, Texas Children's, among many others

SECOND FLOOR SUITES

- Suite 203 - 1,480 SF - Available Now
- Suite 204 - 1,689 SF - Available Now



FOR LEASE

LAKE POINTE TOWN CENTER

1235 LAKE POINTE PARKWAY
SUGAR LAND, TEXAS 77478



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2022 Total Population	13,556	110,402	289,313
2027 Total Population	16,320	132,163	339,071
2022-2027 Annual Growth Rate	20.39%	19.71%	17.20%
2022 Households	5,449	38,624	93,800
2027 Households	6,537	46,091	109,847
2022 Median Home Value	\$379,827	\$337,277	\$289,902
2022 Average Household Income	\$118,916	\$136,758	\$123,158
2022 Total Consumer Spending	\$195,091,000	\$1,558,971,000	\$3,636,051,000
2027 Total Consumer Spending	\$254,365,158	\$2,024,016,671	\$4,659,698,828



5,991 VPD
Creekbend Drive



15,314
Employees

FOR LEASE

LAKE POINTE TOWN CENTER

1235 LAKE POINTE PARKWAY
SUGAR LAND, TEXAS 77478



SUITE 203

FOR LEASE

LAKE POINTE TOWN CENTER

1235 LAKE POINTE PARKWAY
SUGAR LAND, TEXAS 77478



SUITE 204

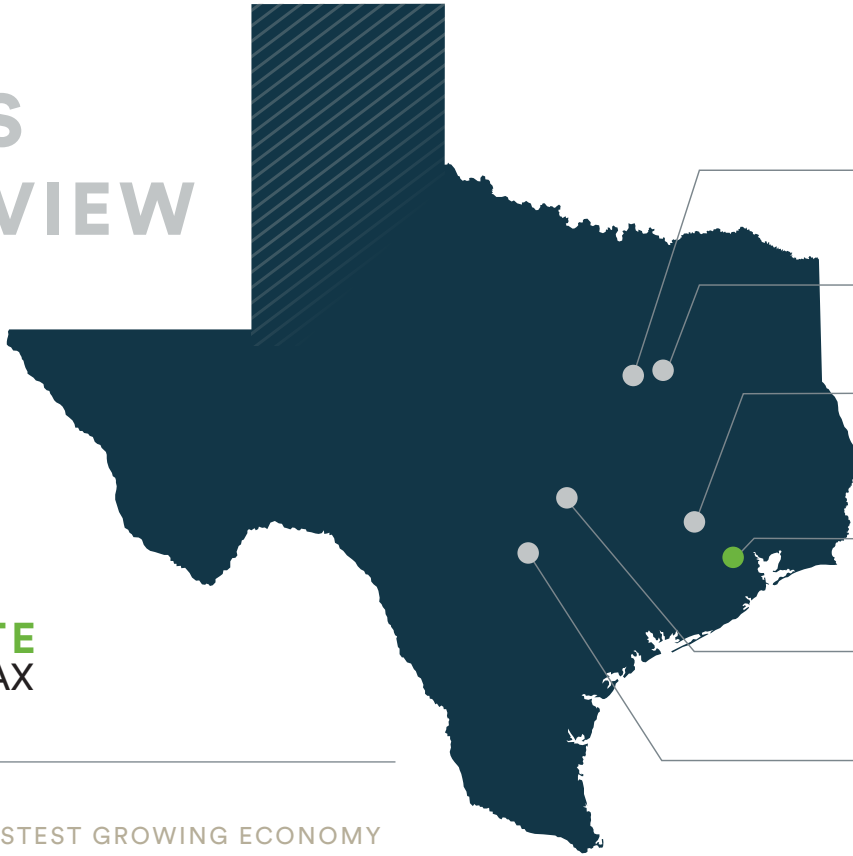


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LAKE POINTE TOWN CENTER

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SUGAR LAND, TEXAS 77478

TEXAS OVERVIEW



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

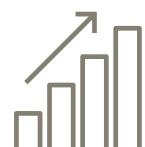
2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

LAKE POINTE TOWN CENTER

1235 LAKE POINTE PARKWAY
SUGAR LAND, TEXAS 77478

HOUSTON, TEXAS



POPULATION
7,000,000

21 FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD
HOME TO **39** OF THE NATION'S LARGEST
PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



58 MILLION AIRLINE PASSENGERS
GEORGE BUSH INTERCONTINENTAL AIRPORT:
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS
HOBBY AIRPORT: 60 DESTINATIONS

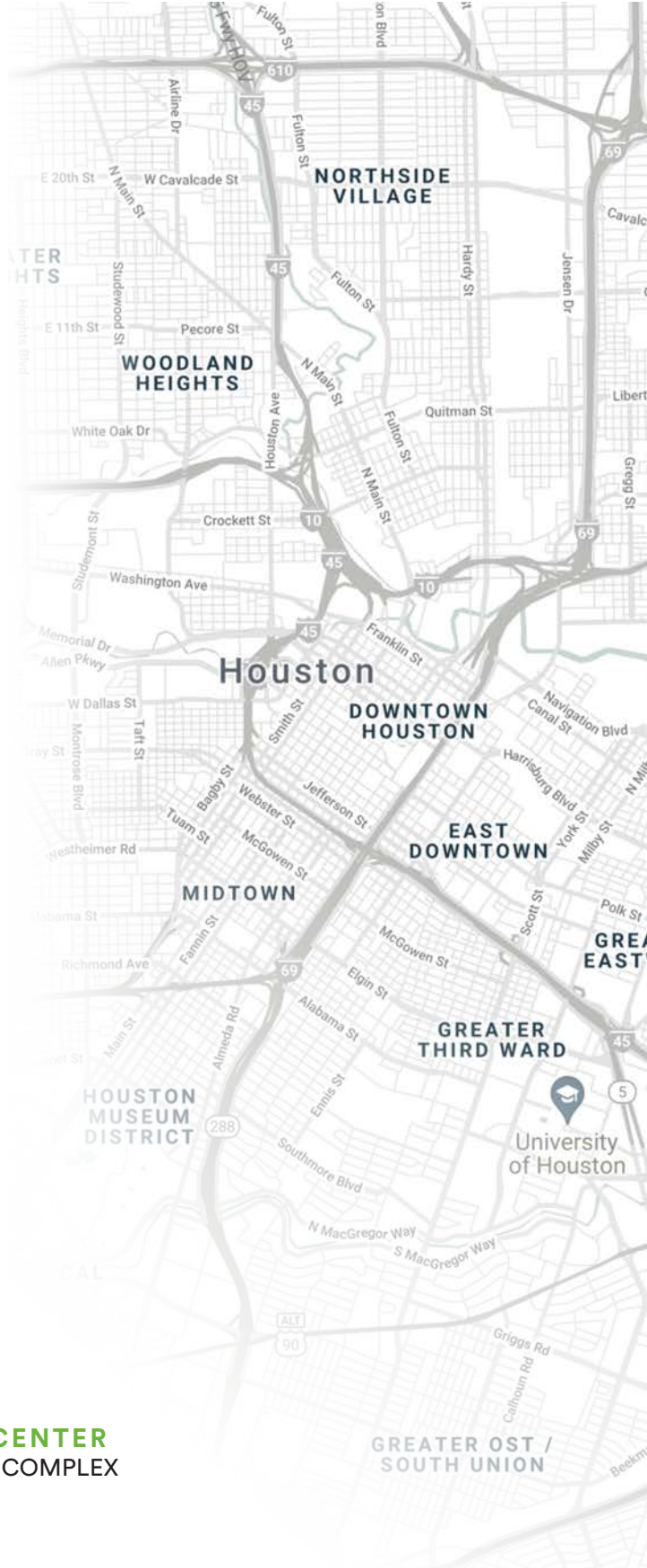


PORT OF HOUSTON
LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

4TH LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX
IN THE WORLD



LAKE POINTE TOWN CENTER

1235 LAKE POINTE PARKWAY
SUGAR LAND, TEXAS 77478

INFORMATION ABOUT BROKERAGE SERVICES

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457
Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

(979) 268-2000
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Aaron Morris, CCIM

Market Manager | Houston
Vice President | Investment Sales

D: 346.226.3515 **C:** 713.585.5715

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Houston

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BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM