

THE MINUTE MAID BUILDING

2150 Town Square Place

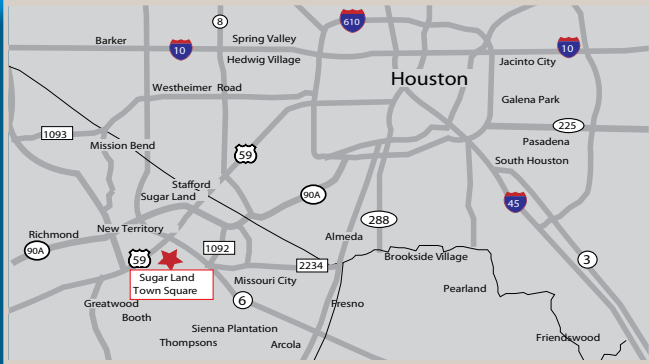


SUGAR LAND TOWN SQUARE

A Premier And Dynamic Office Environment

THE MINUTE MAID BUILDING

Class A Office Space with All of the Amenities of a True TownCenter



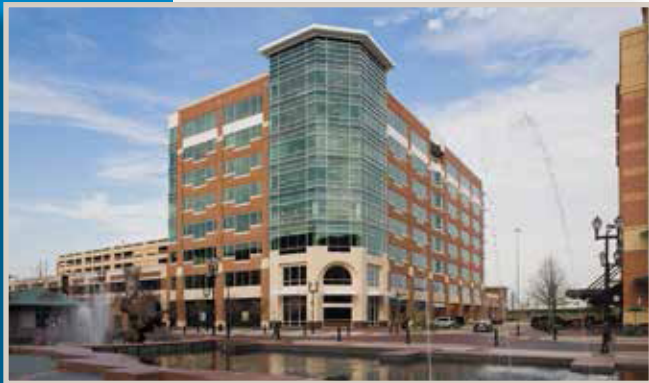
Planned Community Developers, Ltd., the developer for the 9,700 acre community of First Colony, is proud to introduce its mixed use and pedestrian friendly lifestyle center – Sugar Land Town Square in Sugar Land, Texas.

LOCATION

Southeast corner of US 59 and State Highway 6

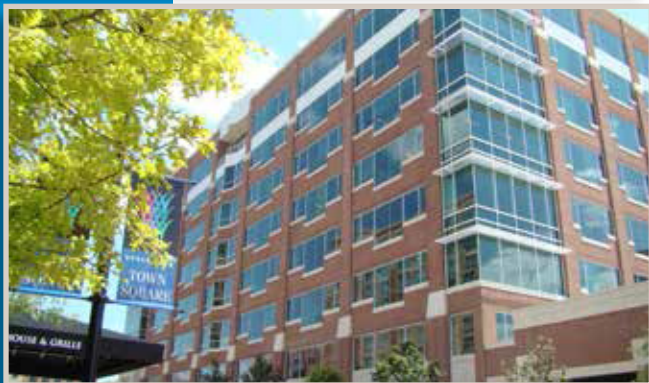
AMENITIES

- 1.4 million s.f. mixed-use development
- 300-room full-service Marriott Hotel & Conference Center
- City Hall (82,000 s.f.)
- 167 mid-rise residential units
- 1.4-acre pedestrian plaza
- Pedestrian-friendly walkways to stores and restaurants
- 560,000 s.f. of office space
- 241,000 s.f. of retail space
- 24-hr. traffic counts at US 59 N - approx. 187,000
- 24-hr. traffic counts at SH 6 W - approx. 61,000
- Adjacent to First Colony Mall (1,000,000 s.f.)



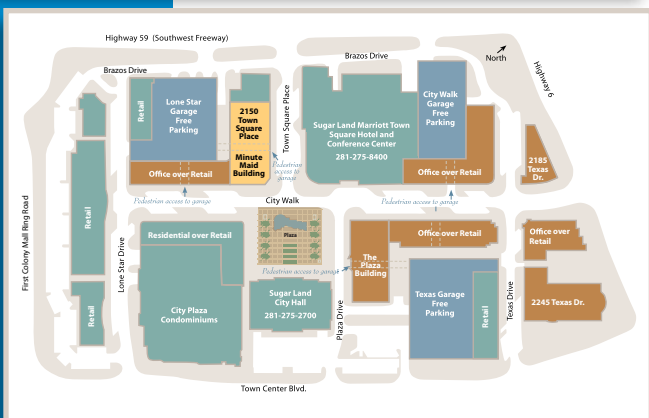
2150 TOWN SQUARE PLACE

- Eight floors
- 185,000 s.f. of Class A office
- Structured parking with covered connection
- Phone activated and zoned after-hours HVAC
- Fiber optics available
- Plaza view
- 25,000 s.f. floor plate
- Freeway exposure
- Adjacent to Marriott Hotel
- First floor retail



DEMOGRAPHICS (US 59 @ STATE HIGHWAY 6)

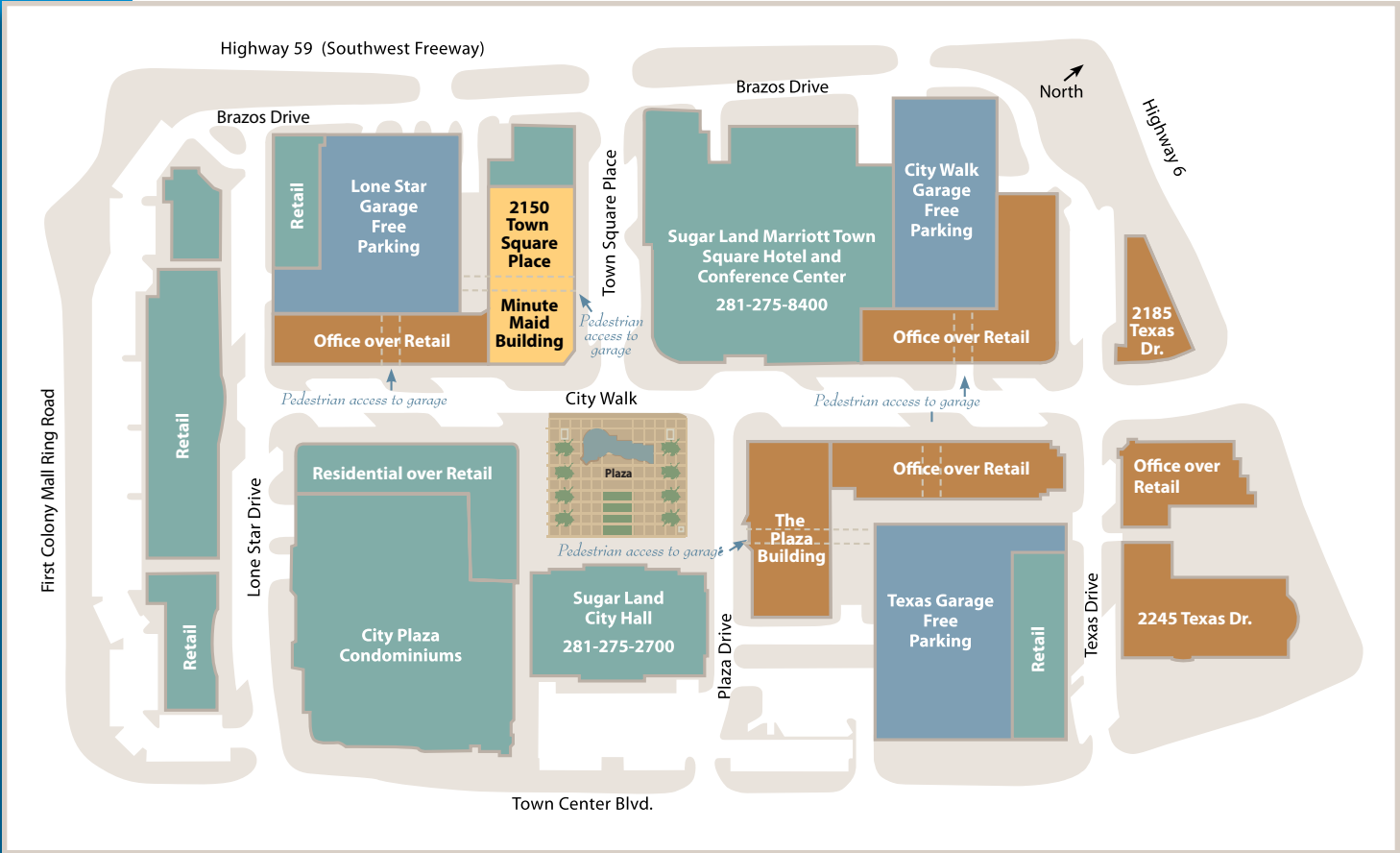
	3 Mile	5 Mile	8 Mile
Population:	87,440	231,219	625,845
Pop. Growth:	4.5%	4.4%	3.6%
Median Age:	36.17	34.77	33.24
Income Avg:	\$152,355	\$128,303	\$93,524
Median Housing	\$264,319	\$217,647	\$172,623



For more information contact Don Janssen (office space) or Jennifer Fogle (retail space) @ 281-242-2000 or visit www.pcdltd.com

THE MINUTE MAID BUILDING

2150 Town Square Place | Site Plan



“We are pleased with our decision to move the Minute Maid corporate headquarters to Sugar Land. The economic incentives provided by the City of Sugar Land were a key factor in our decision to select this site. *Sugar Land truly offers a great, cost-effective alternative to officing close to Houston’s central business district* and we have enjoyed a smooth transition into our new home here in Sugar Land Town Square.

“We chose *to office in Sugar Land Town Square because it is a unique and well-planned development.* Our employees have taken advantage of all the great restaurants and shopping. Our new office building is beautifully designed and *we are excited to finally be settled and be a part of the Sugar Land business community.*”

Michael Saint John, President of Coca-Cola North America and General Manager of the Minute Maid Business Unit