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**FOR LEASE**

1,868 SF, 1,998 SF

High Visibility End-cap Restaurant and Retail Space Available

# Bonaventure Plaza

636 State Highway 6, Sugar Land, TX 77479



(281) 748-9454

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Cooking Girl	Marble Slab Creamery	Available	Legacy Nails	Pan Thai Message	Available	A7 Dental	Teriyaki Madness	Big Ben Tavern
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# Location



## Property Features

- Project Size: 2.065 acres
- 18,702 sq. ft. shopping center
- Located in 112 acre mixed-use commercial development, The Crossing at Telfair
- Telfair Master Planned Community to have over 4,500+ single and multi-family homes
- Some current tenants include:
  - Bombay Pizza
  - Big Ben Tavern
  - Marble Slab Creamery
  - Planet Bleach
  - A-7 Dental
  - Beyond 20-20 Eyecare
  - Pan Thai Message
  - Legacy Nails
  - State Farm Insurance

## Location Features

- Located at the intersection of State Highway 6 and University Boulevard in Phase I of The Crossing at Telfair
- Within close proximity to Constellation Field Baseball Stadium and Sugar Land's Regional Airport
- Some of the neighboring businesses include:
  - HEB Grocery Store,
  - Sam's Club
  - Walmart
  - Kelsey Seybold Clinic
  - Hilton Garden Inn
  - Fadi's Mediterranean Restaurant
  - Chuy's Mexican Restaurant
  - Cheddar's Restaurant
  - Frost Bank



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## Spaces Available

### Space 1

Space Available: 1,998 SF

Rental Rate: \$32-\$36/SF/Year

Space Type: Current built out as an Optometrist Office

Lease Type: NNN

NNN Estimate: \$10.25/SF/Year

### Space 2

Space Available: 1,868 SF

Rental Rate: \$32-\$36/SF/Year

Space Type: Retail/Office (Existing space built out for Planet Beach)

Lease Type: NNN

NNN Estimate: \$10.25/SF/Year

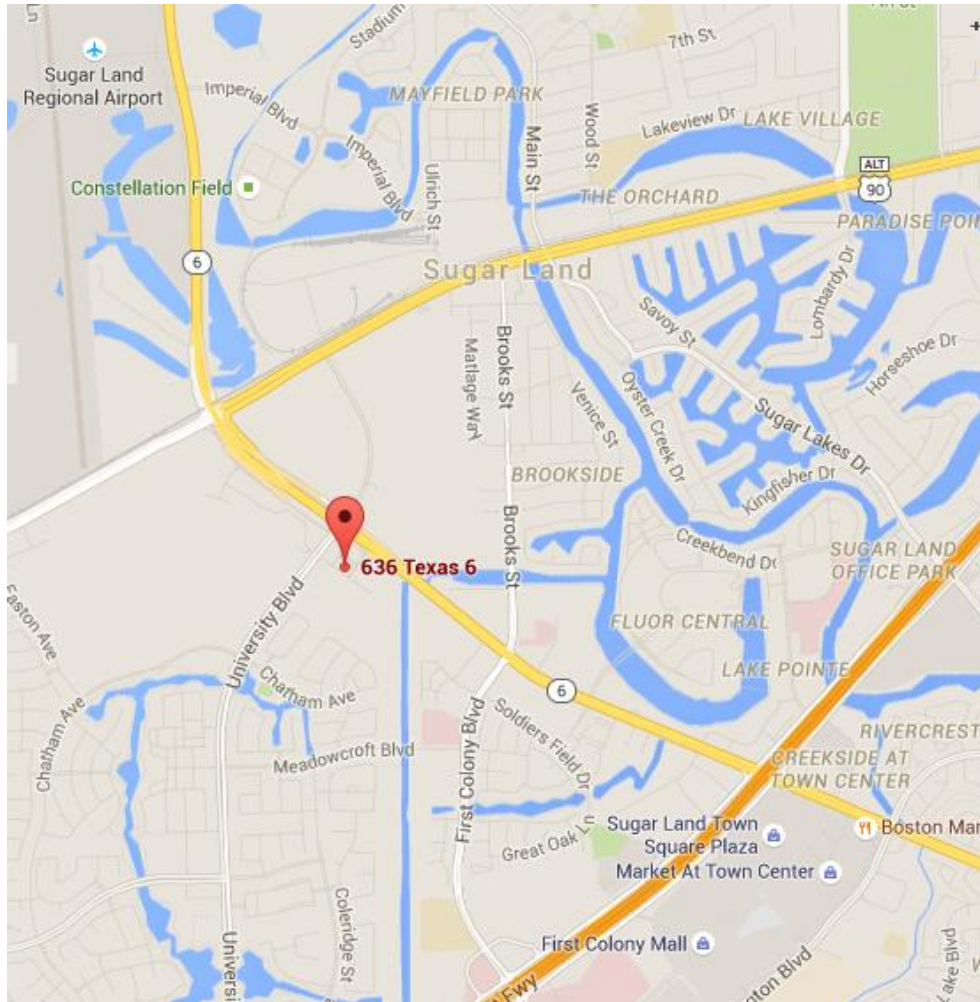


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Map View



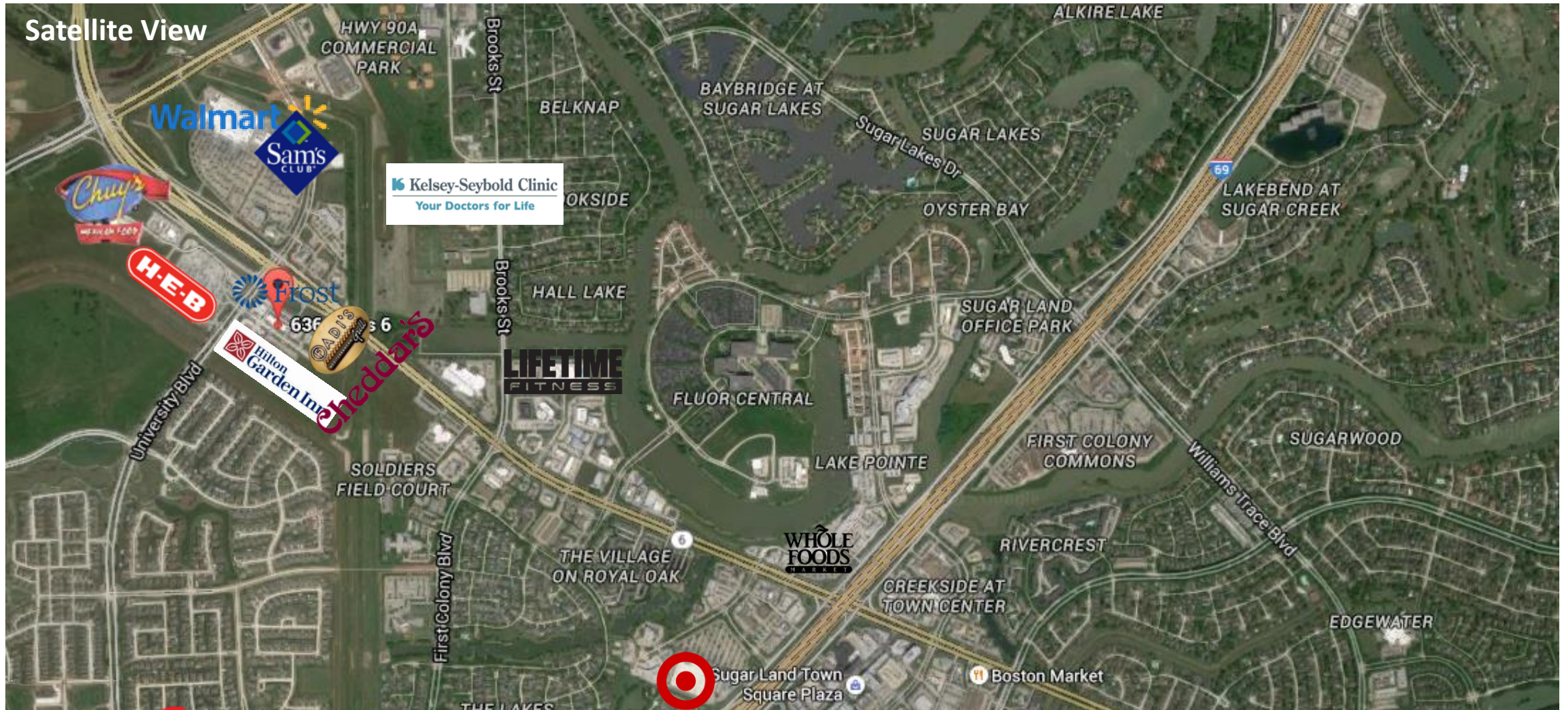
Aerial View



Tilted Aerial View



Satellite View



# Sugarland Market Overview

Sugarland is ranked as one of the “Top Cities in Texas” for business relocation and expansion by both Outlook Magazine and Texas Business. Numerous high-profile regional and international corporations have chosen Sugarland as a corporate home including:

- Aetna –S&P 500 NYSE:AET - 350 employees
- Bechtel Equipment Operations -53,000 employees worldwide
- Baker Petrolite – 350 employees
- CVR Energy – S&P 500 NYSE:CVI
- CSM Bakery Products – 400 employees
- Fluor Corporation – S&P 500 NYSE:FLR – 2,000 employees
- Imperial Sugar - 750 employees
- Methodist Hospital – 1,000 employees
- Memorial Hermann Hospital – 457 employees
- Minute Maid (Coca –Cola) - 1,900 employees
- Money Management International – 1,023 employees
- Nalco – 1,000 employees
- Noble Drilling – 407 employees
- Schlumberger – NYSE:SLB – 2,000 employees
- St. Luke’s Hospital – 532 employees
- Texas Instruments (opened July 2014) – 375 employees
- Tramontina USA – 500 employees

## Master Planned Communities

- Avalon – 427 ac. waterfront community with more than 70 acres of Lakes. Houses range from \$200’s to \$1MM
- First Colony – 17,200 homes, 3.5 million SF of retail, 2.5 million SF of campus and garden-style offices
- Lake Point Town Center – 190 ac. mixed-use development, houses

range from \$400’s to \$1MM

- River Park – 790 ac. community with 160 ac. Brazos River frontage. Houses range from \$130’s to \$250’s
- Sugar Creek – 1200 ac. community, 27 hole and 18 hole golf courses. Houses range from \$130’s to \$1.9MM
- Telfair – 2018 ac. community with over 300 ac. of recreational space and a 70 ac. lake. 4,500 homes ranging from the \$250’s to \$500’s

## Additional highlights

- Sugarland Regional Airport
- Wharton Junior College and University of Houston – Sugarland
- Constellation Stadium, home to the minor league Sugarland Skeeters
- First Colony Mall
- Sugarland Ice and Sports, home to the Sugarland Imperials, a tier III Junior “A” hockey team

## Special recognitions

- 2007 - Sugarland was the “Fittest City in Texas” and held the title four consecutive years
- 2006 – CNN/Money magazine ranked Sugarland third on its list of 100 Best Cities to Live in the United States
- 2007 – CQ Press ranked Sugarland 5th on its list of Safest Cities in the United States
- and in 2010 the 12th safest City in the United States making it the safest city in Texas
- 2008 – Forbes selected Sugarland as one of three suburbs in the Houston area “Top Suburbs to Live Well”

# Telfair Community



Telfair is a 2,018-acre (817 ha) master planned community located in Sugar Land, Texas.

Telfair hosts a variety of community programs and events, including yoga and dance classes, fitness boot camps, math tutoring, bingo, garden club, holiday festivals, and more.

## Telfair Amenities

Telfair Central Hall has 4 different sized rooms exclusively for Telfair Residents to rent out. A fitness room is available for residents to use with cardio equipment, free weights and weight machines. Three tennis courts are open 7 a.m. - 11 p.m.

- Central pool is the main pool facility with a luxurious beach entry & two winding tube slides, as well as a splash pad built into the pool.
- The Palmetto House is a private facility that may be reserved for parties by select residents.
- Trails and Lakes

## Historical Information

In 2002 the State of Texas sold a parcel of land from the Texas Department of Criminal Justice Central Prison Unit to Newland Communities, a developer from San Diego, California. The property was one of the last large tracts within the city limits of Sugar Land that was open for development. In February 2005 Newland broke ground on Telfair, a master planned community located on former prison land. The community was named after a square in downtown Savannah, Georgia. The developer planned to build 4,000 to 4,500 houses, and it planned to open the first group of houses in the northern hemisphere Spring of 2006. The development opened in 2006. In 2009 Telfair had a 10% sales increase. At that time new house sales in most areas of Houston had decreased by double digits. As of March 2010, of the 2,800 planned houses, over 1,600 of them had been constructed. In 2010 the Houston Business Journal awarded the development three landmark awards: one for the best residential community, and two for transforming a housing facility of the Central Unit into a museum facility.

The community includes a plot of land earmarked to house a future high school.

The original community plans stated that 417 acres (169 ha) of the property would be recreational land. Newland planned to add a 70-acre (28 ha) lake. The community includes a plot of land earmarked to house a future municipal park, which would take an additional 70 acres.





# Master Plan for The Crossing At Telfair

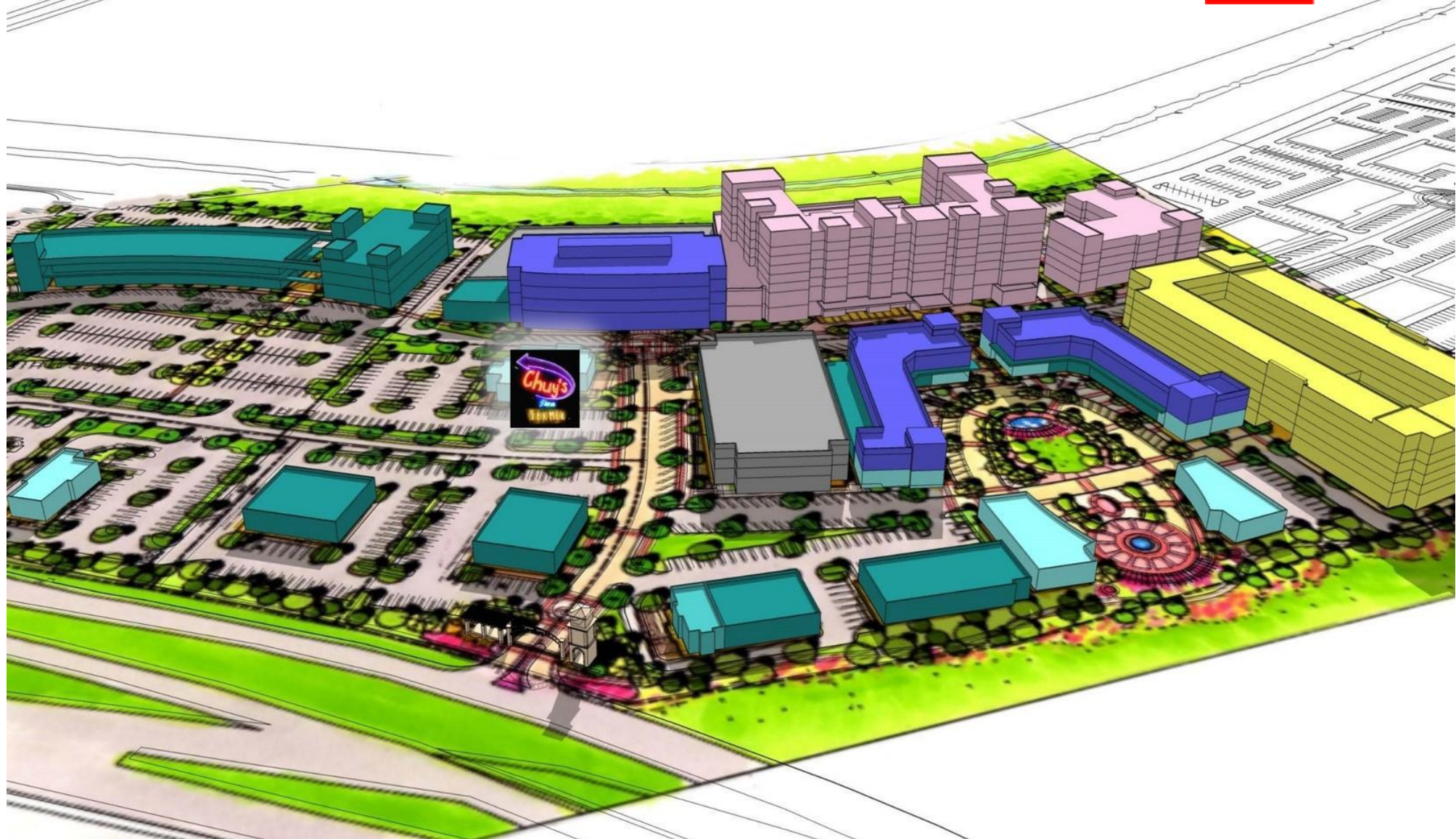


ILLUSTRATIVE SITE PLAN

# Master Plan for The Crossing At Telfair



# Master Plan for The Crossing At Telfair



# Bonaventure Plaza – Demographic Analysis



## Demographic Report

	1 Mile	2 Mile	5 Mile		1 Mile	2 Mile	5 Mile
2000 Population	2,881	51,335	147,196	\$ 0 - \$14,999	6.00%	5.30%	5.00%
2010 Population	4,255	69,844	199,795	\$ 15,000 - \$24,999	2.20%	4.60%	4.80%
2013 Population	5,031	74,233	208,057	\$ 25,000 - \$34,999	4.20%	5.60%	6.00%
2018 Population	6,163	82,448	232,465	\$ 35,000 - \$49,999	5.50%	7.90%	9.30%
2000 Households	615	16,324	46,101	\$ 50,000 - \$74,999	10.10%	14.30%	16.40%
2010 Households	1,037	23,199	64,750	\$ 75,000 - \$99,999	14.40%	15.20%	15.20%
2013 Households	1,265	24,633	67,421	\$100,000 - \$124,999	18.90%	14.80%	14.00%
2018 Households	1,507	27,452	75,745	\$125,000 - \$149,999	12.90%	10.20%	9.30%
2013 Average Household Size	3.22	2.98	3.03	\$150,000 - \$199,999	9.30%	9.90%	9.40%
2013 Daytime Population	39,426	79,290	79,290	\$200,000 - \$249,999	8.20%	5.20%	4.70%
2000 Median Housing Value	\$105,685	\$140,591	\$144,081	\$250,000 +	8.50%	7.00%	6.10%
2000 Owner Occupied Housing Units	95.77%	80.50%	77.01%				
2000 Renter Occupied Housing Units	16.18%	14.58%	18.54%	2013 Median Household Income	\$110,128	\$95,084	\$88,898
2000 Vacant	4.01%	3.47%	4.00%	2013 Per Capita Income	\$35,780	\$42,176	\$38,584
2013 Owner Occupied Housing Units	87.12%	76.75%	76.12%	2013 Average Household Income	\$141,704	\$125,731	\$118,402
2013 Renter Occupied Housing Units	12.88%	23.25%	23.88%				
2013 Vacant	5.85%	4.12%	3.17%				
2018 Owner Occupied Housing Units	88.16%	76.10%	75.76%				
2018 Renter Occupied Housing Units	11.84%	23.90%	24.24%				
2018 Vacant	6.11%	4.23%	3.04%				

Demographic data © 2012 by Experian

# Bonaventure Plaza – Demographic Analysis



## Summary Report

### Geography: 5 miles

#### Population

In 2013, the population in your selected geography was 208,057. The population has changed by 41.34% since 2000. It is estimated that the population in your area will be 232,465 five years from now, which represents a change of 11.73% from the current year. The current population is 49.6% male and 50.3% female. The median age of the population in your area is 37.5, compare this to the U.S. average which is 37. The population density in your area is 3,055.13 people per square mile.

#### Households

There are currently 67,421 households in your selected geography. The number of households has changed by 46.24% since 2000. It is estimated that the number of households in your area will be 75,745 five years from now, which represents a change of 12.34% from the current year. The average household size in your area is 3.02 persons.

#### Income

In 2013, the median household income for your selected geography is \$88,898, compare this to the U.S. average which is currently \$53,535. The median household income for your area has changed by 15.32% since 2000. It is estimated that the median household income in your area will be \$100,383 five years from now, which represents a change of 12.91% from the current year. The current year per capita income in your area is \$38,584, compare this to the U.S. average, which is \$28,888. The current year average household income in your area is \$118,402, compare this to the U.S. average which is \$75,373.

#### Race & Ethnicity

The current year racial makeup of your selected area is as follows: 45.79% White, 13.23% African American, 0.37% Native American and 32.13% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.20% White, 12.65% African American, 0.96% Native American and 5.01% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 17.17% of the current year population in your selected area. Compare this to the U.S. average of 16.55%.

#### Housing

The median housing value in your area was \$144,081 in 2000, compare this to the U.S. average of \$110,781 for the same year. In 2000, there were 37,030 owner occupied housing units in your area and there were 8,916 renter occupied housing units in your area. The median rent at the time was \$757.

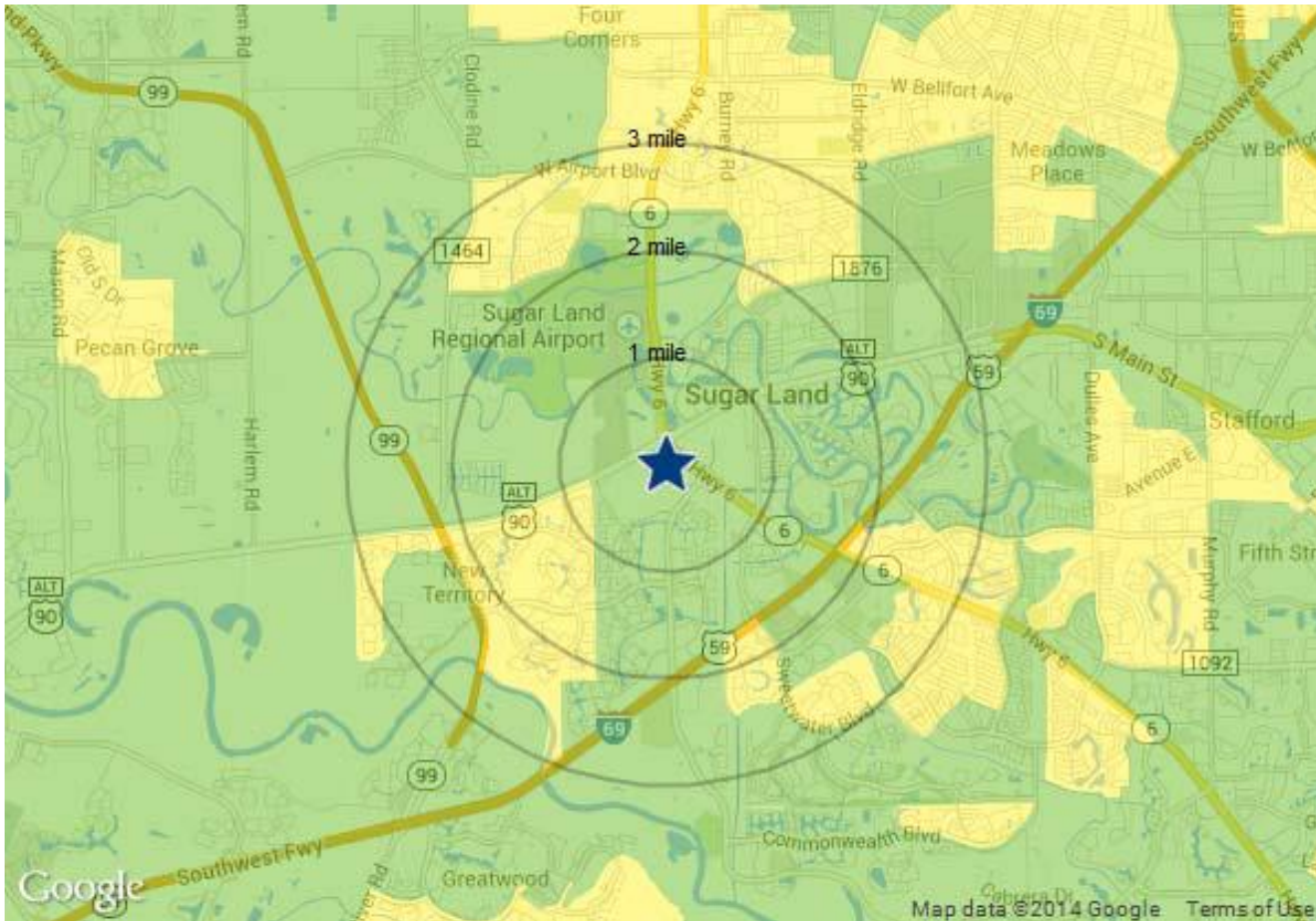
#### Employment

In 2013, there are 79,290 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 81.8% of employees are employed in white-collar occupations in this geography, and 18.1% are employed in blue-collar occupations. In 2013, unemployment in this area is 3.02%. In 2000, the median time traveled to work was 31.4 minutes.

# Bonaventure Plaza – Demographic Analysis



## Population Density



Demographic data © 2012 by Experian

## Population Density

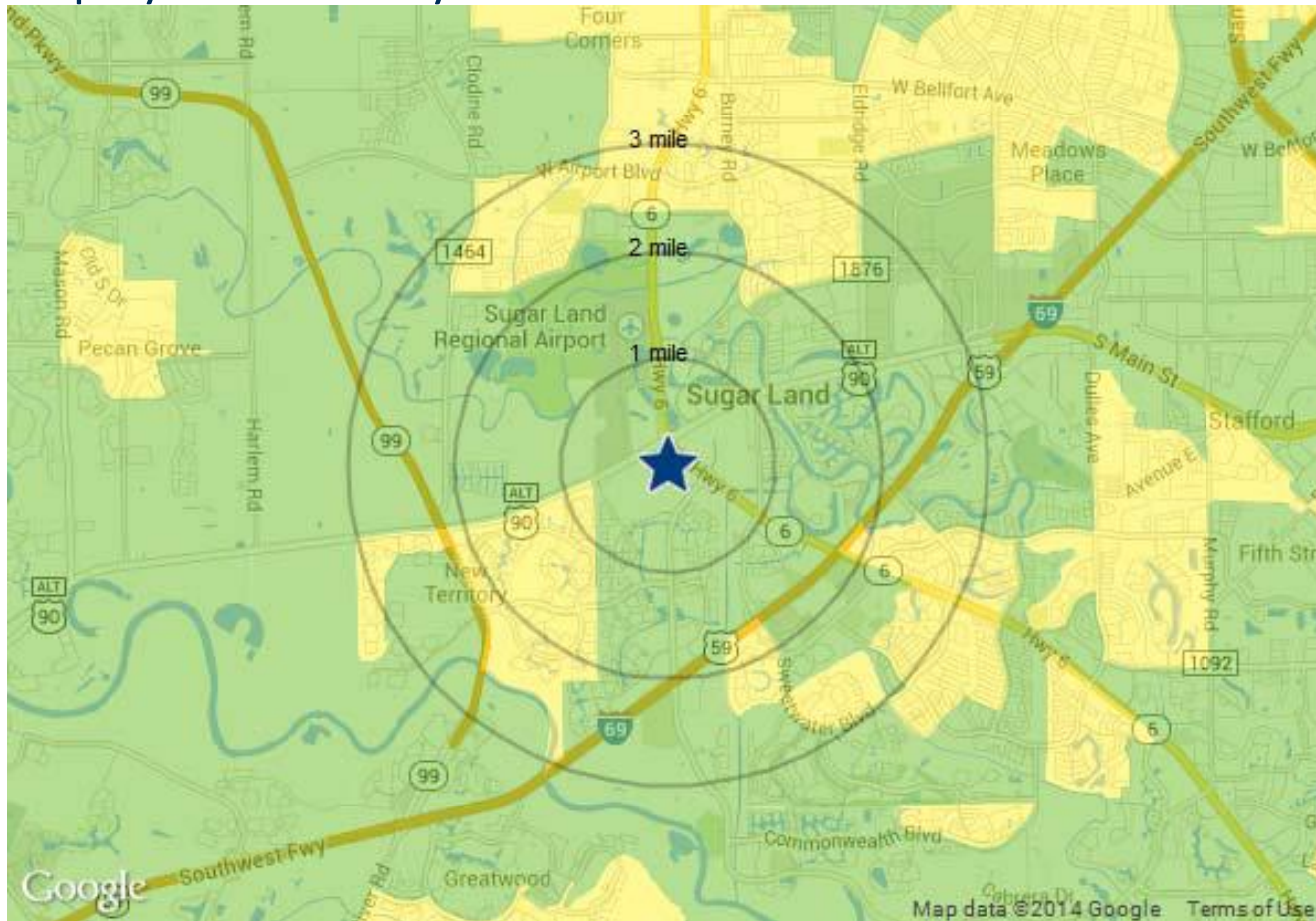
Theme	Low	High
Low	Less than 55	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	Or more

Number of people living in a given area per square mile

# Bonaventure Plaza – Demographic Analysis



## Employment Density



Demographic data © 2012 by Experian

## Employment Density

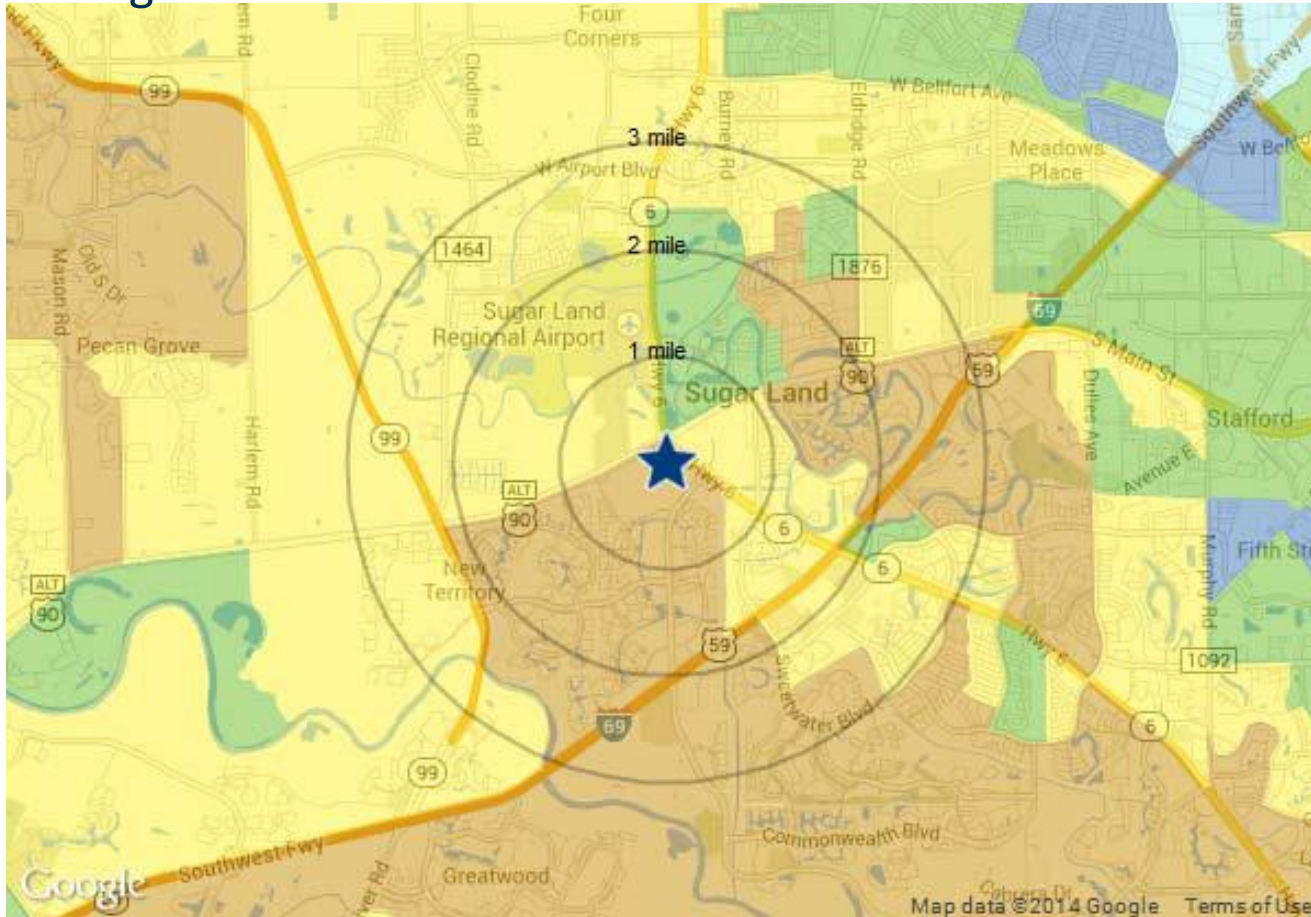
Theme	Low	High
Low	Less than 9	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	Or more

The number of people employed in a given area per square mile.

# Bonaventure Plaza – Demographic Analysis



## Average Household Income



Demographic data © 2012 by Experian

## Average Household Income

Theme	Low	High
Low	Less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	Or more

Average income of the people 15 years and older occupying a single housing unit



# Bonaventure Plaza – Demographic Analysis



## Traffic Counts



Two-way, average daily traffic volumes.

\* Traffic Count Estimate

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