

FIRST COLONY MALL

SUGAR LAND, TEXAS



DYNAMIC MARKET

- Fort Bend is the fastest growing county of the ten largest counties in Texas and is consistently ranked in the top 3% of the nation's counties in five key demographic measures.
- Shoppers come from 40 zip codes in five counties.
- High-profile location at State Highway 59 and Highway 6.
- For more than 15 years, Fort Bend County has been in the top 20 counties in the nation for economic excellence and population growth.
- Access to Segment D of the Grand Parkway allows shoppers from the West Houston Energy Corridor ease of travel to First Colony Mall.
- As a regional employment center, Sugar Land is home to numerous high-profile regional and international corporations housed in over 22 million square feet of commercial space including Minute Maid, Schlumberger, Fluor Corporation, Bechtel EO and Aetna.
- City of Sugar Land added the area's only five-star hotel and conference center next to the mall. Town Square also serves as the home to the city of Sugar Land's administrative offices.
- Sugar Land has uniquely positioned itself as a hub for premium shopping, dining and entertainment. Venues such as the Houston Museum of Natural Science at Sugar Land and Constellation Field, as well as the future concert/performing arts center and Sugar Land Heritage Museum, will further establish the community as a cultural and historical destination.

GREAT SHOPPING

- New retailers Michael Kors, Vera Bradley and francesca's collections join a strong retail line-up that includes Apple, Sephora, Banana Republic, Williams-Sonoma, Talbots, Barnes & Noble, White House | Black Market, Soma Intimates, ALDO, Coach, Coldwater Creek, J.Jill, Foreign Exchange, Pottery Barn, Chico's, James Avery and Ann Taylor. Five sit-down restaurants – Black Walnut Café, The Cheesecake Factory, Grimaldi's Pizzeria, Mia Bella Trattoria and Tucano's Brazilian Grill (opening 2013) – position First Colony Mall as a dining destination.
- 24-screen AMC Theatre adjacent to the property.
- Over 15 million shoppers annually.

AFFLUENT SHOPPERS

- The average household income within a 3-mile radius of the center is more than \$125,000.
- Located in the 4th wealthiest zip code in the Houston area, as ranked by ESRI.
- Fort Bend County citizens over 25 years old have the highest levels of educational attainment in the Houston region.

TOP PERFORMING CATEGORIES

- Restaurants
- Electronics
- Fashion
- Jewelry

MALL INFORMATION

LOCATION: Highway 59 and Highway 6, Sugar Land, TX

MARKET: Houston

DESCRIPTION: Single level, enclosed, regional, with streetscape outdoor shopping and dining.

ANCHORS: Macy's, Dillard's, Dillard's Men, jcpenny

TOTAL RETAIL SQUARE FOOTAGE: 1,125,476

PARKING SPACES: 4,890

OPENED: 1996

EXPANDED: 2006

TRADE AREA PROFILE

2013 POPULATION 741,558

2018 PROJECTED POPULATION 812,907

2013 HOUSEHOLDS 242,897

2018 PROJECTED HOUSEHOLDS 266,708

2013 MEDIAN AGE 34.5

2013 AVERAGE HOUSEHOLD INCOME \$86,059

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$91,457

5 - MILE RADIUS

2013 POPULATION 199,397

2018 PROJECTED POPULATION 217,425

2013 HOUSEHOLDS 66,815

2018 PROJECTED HOUSEHOLDS 72,935

2013 MEDIAN AGE 38.2

2013 AVERAGE HOUSEHOLD INCOME \$115,772

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$125,112

DAYTIME EMPLOYMENT

3 - MILE RADIUS 56,041

5 - MILE RADIUS 103,379

Source: Nielsen

