



FOR LEASE

JUSTICE CENTER SHOPPES & OFFICE SUITES



**WILLIAMS WAY AT GOLFVIEW DRIVE
RICHMOND, TEXAS 77469**

FEATURES

- Adjacent to Fort Bend County Government Complex
- The Complex houses approx. 1,000 employees & 750 jurors weekly
- Excellent location for professional services and attorneys
- Approximately 9,840 SF of office over 20,000 SF retail
- Office suites available from 800 SF
- Monument signage available
- Fronts Williams Way, the main corridor from Highway 59
- Parking Ratio: 5/1000
- Ready for occupancy 3rd Quarter 2011
- Lease Rate: \$24.00 PSF gross

CONTACT

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DEVELOPER:



2333 Town Center Drive, Suite 300
Sugar Land, Texas 77478
Phone: 281.240.9090 | Fax: 281.240.9070
www.icotexas.com

Information contained herein has been obtained from the owner of the property or from other sources that we believe reliable. We have no reason to doubt the accuracy of such information, however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All such information is submitted subject to errors, omissions or changes in conditions prior to sale, lease or withdrawal without notice. All information contained herein should be verified to satisfaction of the person relying thereon.



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SITE PLAN



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AERIAL



- Justice Center Shoppes & Suites is located adjacent to the new Fort Bend County Governmental Complex which includes the Gus George Police Academy, Precinct One Constable Office, Fort Bend County Tax Office and expanded County Jail. The new Courthouse/Justice Center is under construction and expected to open 3rd quarter 2011.
- Fort Bend County Governmental Complex will house approx. 1,000 employees. Approx. 750 Fort Bend residents will be summoned for jury duty, most of which will reach courthouse via Highway 59 & Williams Way.
- Property provides easy access to Highway 59 & Highway 90A. Williams Way will be expanded to a 4 lane divided highway prior to the Justice Center's opening.
- Fort Bend County ranked 5th in job growth – CNN Money
- Fort Bend County ranked 1st place to get ahead – Forbes, February 2010

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Executive Summary

Prepared By STDBOnline

Lat: 3448843.411215, Lon: -1...

Latitude: 29.573494

Longitude: -95.749371

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	5,923	40,799	105,200
Male Population	53.1%	50.1%	51.1%
Female Population	46.9%	49.9%	48.9%
Median Age	35.5	33.1	34.1
2010 Income			
Median HH Income	\$54,955	\$57,410	\$72,627
Per Capita Income	\$26,475	\$25,186	\$29,576
Average HH Income	\$76,768	\$80,459	\$97,324
2010 Households			
Total Households	1,757	12,192	31,026
Average Household Size	2.97	3.19	3.23
2010 Housing			
Owner Occupied Housing Units	56.2%	59.6%	67.3%
Renter Occupied Housing Units	30.3%	31.2%	25.2%
Vacant Housing Units	13.5%	9.1%	7.5%
Population			
1990 Population	3,539	22,256	48,320
2000 Population	4,768	27,270	77,723
2010 Population	5,923	40,799	105,200
2015 Population	7,225	49,228	125,696
1990-2000 Annual Rate	3.03%	2.05%	4.87%
2000-2010 Annual Rate	2.14%	4.01%	3%
2010-2015 Annual Rate	4.05%	3.83%	3.62%

In the identified market area, the current year population is 105,200. In 2000, the Census count in the market area was 77,723. The rate of change since 2000 was 3 percent annually. The five-year projection for the population in the market area is 125,696, representing a change of 3.62 percent annually from 2010 to 2015. Currently, the population is 51.1 percent male and 48.9 percent female.

Households			
1990 Households	1,151	6,825	15,257
2000 Households	1,332	8,255	23,584
2010 Households	1,757	12,192	31,026
2015 Households	2,200	14,798	37,223
1990-2000 Annual Rate	1.47%	1.92%	4.45%
2000-2010 Annual Rate	2.74%	3.88%	2.71%
2010-2015 Annual Rate	4.6%	3.95%	3.71%

The household count in this market area has changed from 23,584 in 2000 to 31,026 in the current year, a change of 2.71 percent annually. The five-year projection of households is 37,223, a change of 3.71 percent annually from the current year total. Average household size is currently 3.23, compared to 3.09 in the year 2000. The number of families in the current year is 25,177 in the market area.

Housing

Currently, 67.3 percent of the 33,551 housing units in the market area are owner occupied; 25.2 percent, renter occupied; and 7.5 percent are vacant. In 2000, there were 24,836 housing units - 69.2 percent owner occupied, 25.8 percent renter occupied and 5.0 percent vacant. The rate of change in housing units since 2000 is 2.98 percent. Median home value in the market area is \$150,294, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.33 percent annually to \$185,773. From 2000 to the current year, median home value changed by 2.94 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$32,635	\$27,624	\$33,425
2000 Median HH Income	\$41,406	\$38,500	\$56,298
2010 Median HH Income	\$54,955	\$57,410	\$72,627
2015 Median HH Income	\$63,089	\$64,413	\$79,985
1990-2000 Annual Rate	2.41%	3.38%	5.35%
2000-2010 Annual Rate	2.8%	3.98%	2.52%
2010-2015 Annual Rate	2.8%	2.33%	1.95%
Per Capita Income			
1990 Per Capita Income	\$14,674	\$10,871	\$12,932
2000 Per Capita Income	\$19,808	\$16,800	\$22,869
2010 Per Capita Income	\$26,475	\$25,186	\$29,576
2015 Per Capita Income	\$30,905	\$28,720	\$32,688
1990-2000 Annual Rate	3.05%	4.45%	5.87%
2000-2010 Annual Rate	2.87%	4.03%	2.54%
2010-2015 Annual Rate	3.14%	2.66%	2.02%
Average Household Income			
1990 Average Household Income	\$42,330	\$34,892	\$40,342
2000 Average Household Income	\$59,647	\$52,594	\$73,913
2010 Average HH Income	\$76,768	\$80,459	\$97,324
2015 Average HH Income	\$88,083	\$91,443	\$107,209
1990-2000 Annual Rate	3.49%	4.19%	6.24%
2000-2010 Annual Rate	2.49%	4.23%	2.72%
2010-2015 Annual Rate	2.79%	2.59%	1.95%

Households by Income

Current median household income is \$72,627 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$79,985 in five years. In 2000, median household income was \$56,298, compared to \$33,425 in 1990.

Current average household income is \$97,324 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$107,209 in five years. In 2000, average household income was \$73,913, compared to \$40,342 in 1990.

Current per capita income is \$29,576 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$32,688 in five years. In 2000, the per capita income was \$22,869, compared to \$12,932 in 1990.

Population by Employment

Currently, 89.3 percent of the civilian labor force in the identified market area is employed and 10.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.2 percent of the civilian labor force, and unemployment will be 8.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 63.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 65.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 18.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 79.1 percent of the market area population drove alone to work, and 2.7 percent worked at home. The average travel time to work in 2000 was 31.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 19.6 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 25.4 percent were high school graduates only (29.6 percent in the U.S.)
- 5.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 22.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 9.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

Sign below to acknowledge receipt of this information about brokerage services for the licensee's records.

 Buyer or Tenant

 Date

 Seller or Landlord

 Date