



Fort Bend Mixed-Use Master-Planned Developments Update

By Larry Indermuehle, President

In 1972 Gerald Hines purchased a 7,500 acre tract in northeast Fort Bend County for the development of a new master-planned community. The idea was to offer Fort Bend County and Houston residents a new opportunity southwest of the Galleria area. Conceptually the long term development plan called for multiple phases of residential and commercial land; ultimately offering residents a place to live, work, and play. As we all know this dream became a huge reality called First Colony in the form of a well designed residential community with pockets of parks, schools and religious establishments strategically accented with retail to serve the development.

Thirty-three years and almost 40 million commercial square feet later, Fort Bend County has become an extremely well respected county renowned for its consistent population increases, job growth, educational attainment, and award-winning master planned communities. As 2005 draws to an end several new master planned communities are on the drawing board so here is the latest, greatest on a few new projects.

Telfair The sealed bid sale of over 4,000 acres of former prison land in the past two years will be the beginning of two new major communities in the Sugar Land area. The first development, known as Telfair, is a prominently located 2,017 acre tract fronting on Highway 59 south of First Colony Boulevard. The origin of the development name originates from a historic district in Savannah, Georgia. The tract wraps around behind Best Buy and Garden Ridge stretching around to Highway 6 with frontage from the Sugar Land Courthouse to the intersection of Highway 6 and Highway 90A.

The owner, a well known national developer, Newland Communities, is in the final planning stages of what should be another award-winning Sugar Land community. Leveraging their previous local success, Newland and Sugar Land have great prospects for an outstanding new landmark community. University Boulevard will be the main thoroughfare running through the development from Highway 59 to Highway 6 at Highway 90A.

Upon completion, Telfair will contain approximately 4,500 single family homes and over 200 acres of commercial development. The sale of approximately 105 acres of commercial property frontage at Highway 90A and Highway 6, should be under contract before the end of the year and we expect an announcement revealing the buyer any day now. Homebuilders are expecting lots in phase I to be delivered soon with the hopes of completing homes as soon as spring of 2006.

Aliana The second development community rising from the former prison land is Aliana. Dallas developer, Revalen, is planning an equally well designed development on their recently acquired 2,000 acre State of Texas, General Land Office, Tract 1. Aliana promises great things for the area in another strategic location. This development is located north of Highway 90A between Grand Parkway and FM 1464 up to Madden Road.

Having just closed on the land in July of 2005, Revalen has wasted little time in the planning stages and anticipates revealing a preliminary development plan soon. Dirt will start turning in January of 2006 in an effort to begin the delivery of over 5,000 new homes. Focused on the desire of many homeowners, Aliana will offer estate home sites on one-half and one acre lots, as well as townhomes and condos. It is the intent of the developer to have a very high quality upper end community, with many homes well over one million dollars.

Commercial development within Aliana will consist of 150-200 acres of retail, several office projects, an upscale hotel and a town village. Commercial tract availability will be forthcoming. Access to the development will be from FM 1464 as well as the Grand Parkway, with two or three major east-west cross streets through the project.



Lake Pointe Town Center The architect and creator of Sugar Land Town Square is well on their way to yet another development masterpiece, Lake Pointe Town Center. Sugar Land developer, Planned Community Developers, has a reputation for tackling projects both large and small and turning out excellent developments – case in point, previously mentioned, First Colony.

Lake Pointe Town Center is an extremely well located development on the last remaining undeveloped corner of Highway 59 and Highway 6 in Sugar Land. I love to refer to this intersection as the “Galleria Area” of Fort Bend County. This remaining 190 acre, \$200 million project wraps around the Fluor Daniel campus and will tie in retail, professional office space, medical space, and residential accented by pedestrian trails and unique landscaping.

Similar to PCD’s developments, most of the 190 acre development is spoken for; however, residential and commercial users and tenants will have many opportunities as sections of the project roll out. Lake Pointe Town Center calls for almost 500 homes, several office buildings and over 200,000 square feet of retail space. The development is underway now for office, retail and home sites.

The Richmond Rosenberg area has been experiencing a boom in almost every sense of the word. It has been reported that the total area has nearly 20,000 single family lots in various stages of development. In talking with Mike Chance, Economic Development Director for Rosenberg, he reports that Rosenberg alone has 13,764 single family lots in process at this time. Currently, Rosenberg has over 5,000 acres of new home developments on the drawing board with no foreseeable end in sight.

Brazos Town Center New Quest Properties new Brazos Town Center development is part of this remarkable growth. This 400 plus acre, \$250 million master planned development will offer over 200 acres of single family homes and over 100 acres of retail and professional office space. They report preparing for 300 single family, 250 patio homes, and 140 town homes. The northwest corner of Highway 59 and FM 762 is home to this new project. To date they have commitments from Cinemark for a 12 screen theatre, and a new Target. They are in negotiations with Hobby Lobby, Petco, Bed, Bath & Beyond, and Ross, among other national retailers for space at Brazos Town Center.

These developments among others will have a significant impact and benefit to the Fort Bend County area, as we prepare for a million residents by the year 2020. Over and above the new homes, new retail, and new office space, is the value these projects add to the community. These developments will add jobs and expand Fort Bend County’s tax base which benefits everyone. Join me in thanking these and other developers in our county for their contributions in making Fort Bend County the best county in the United States – the county we all call home.

If you are interested in learning more about any of these projects, you may contact any of the developers or you may contact us at Indermuehle & Company for additional information.

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