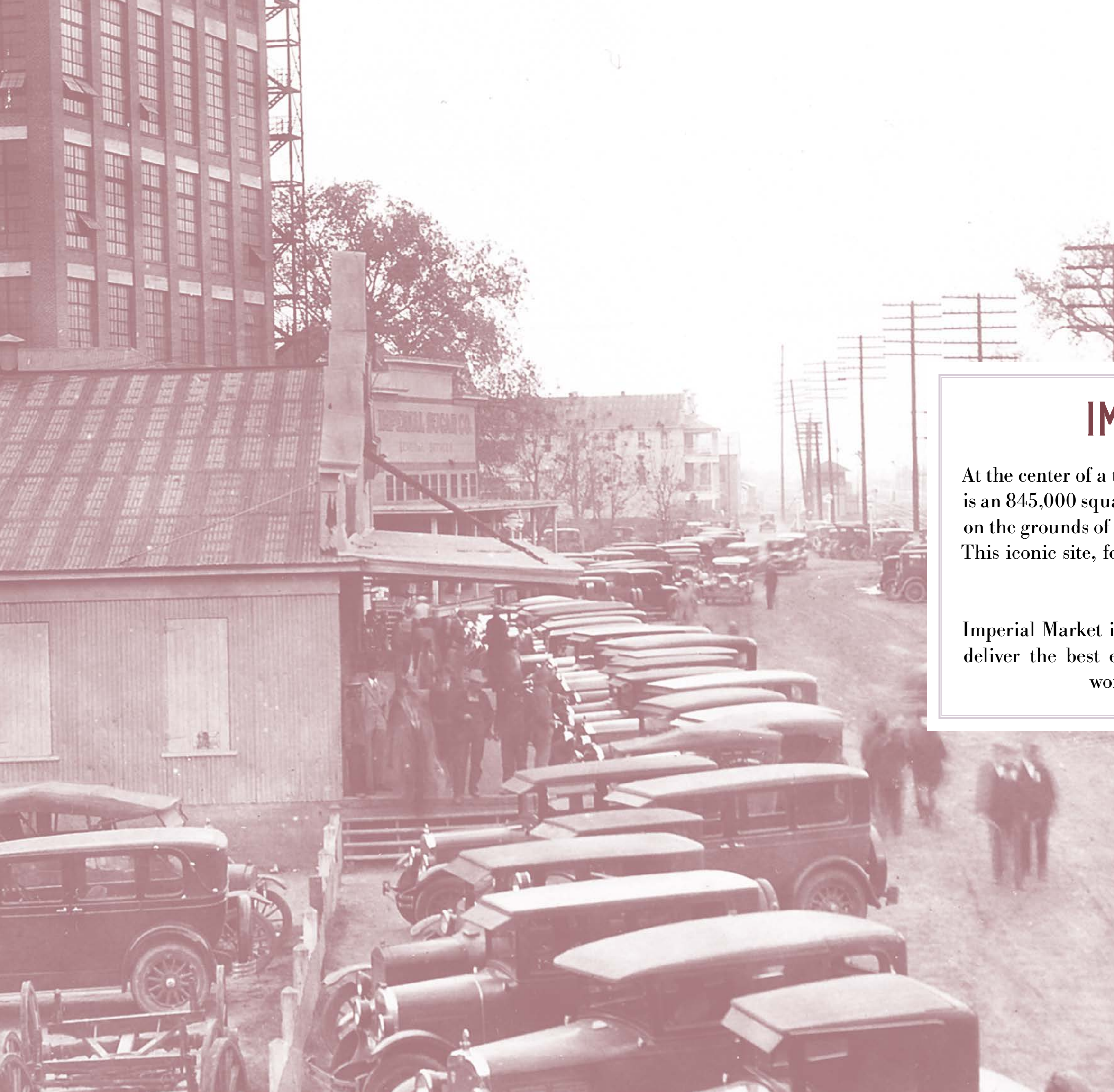




IMPERIAL  
MARKET

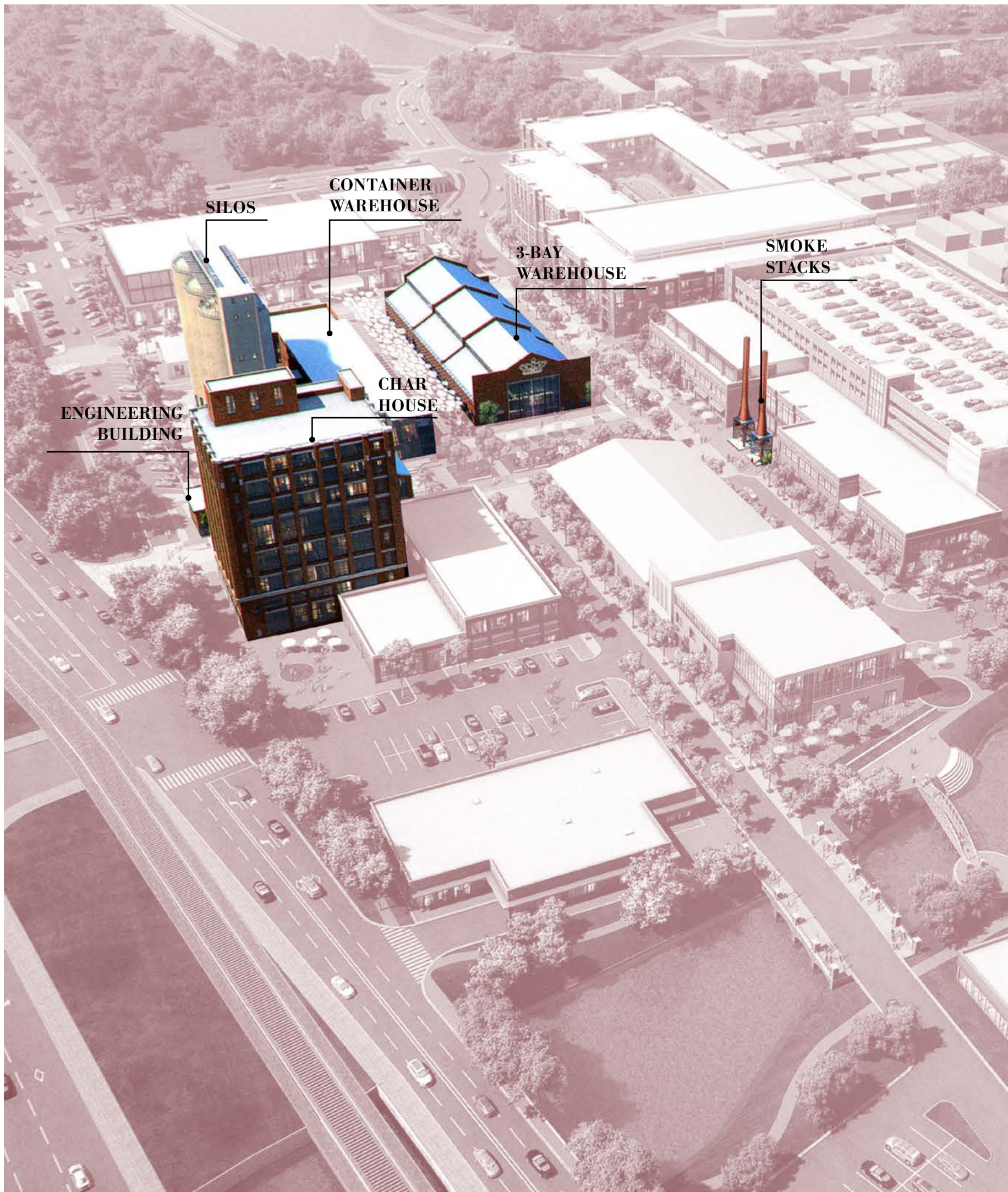


## IMPERIAL MARKET

At the center of a thriving 720-acre master planned community is an 845,000 square foot mixed-use project under development on the grounds of the former Imperial Sugar Company Refinery. This iconic site, founded in 1843, is the birth place of the city of Sugar Land.

Imperial Market is designed to preserve its historic flavor and deliver the best entertainment, dining, shopping, living and work experiences available today.





## HISTORY PRESERVED

Remaining original refinery structures will be painstakingly restored and repurposed, while new state of the art structures will be built around them, retaining the architectural character that defines Imperial Market

### CHAR HOUSE

Renovated 182-room boutique hotel will welcome visitors

### ENGINEERING BUILDING

Repurposed building will house a whimsical dining experience

### THE SUGAR SILOS

Will provide unique ground level restaurants with office lofts above

### THE CONTAINER WAREHOUSE

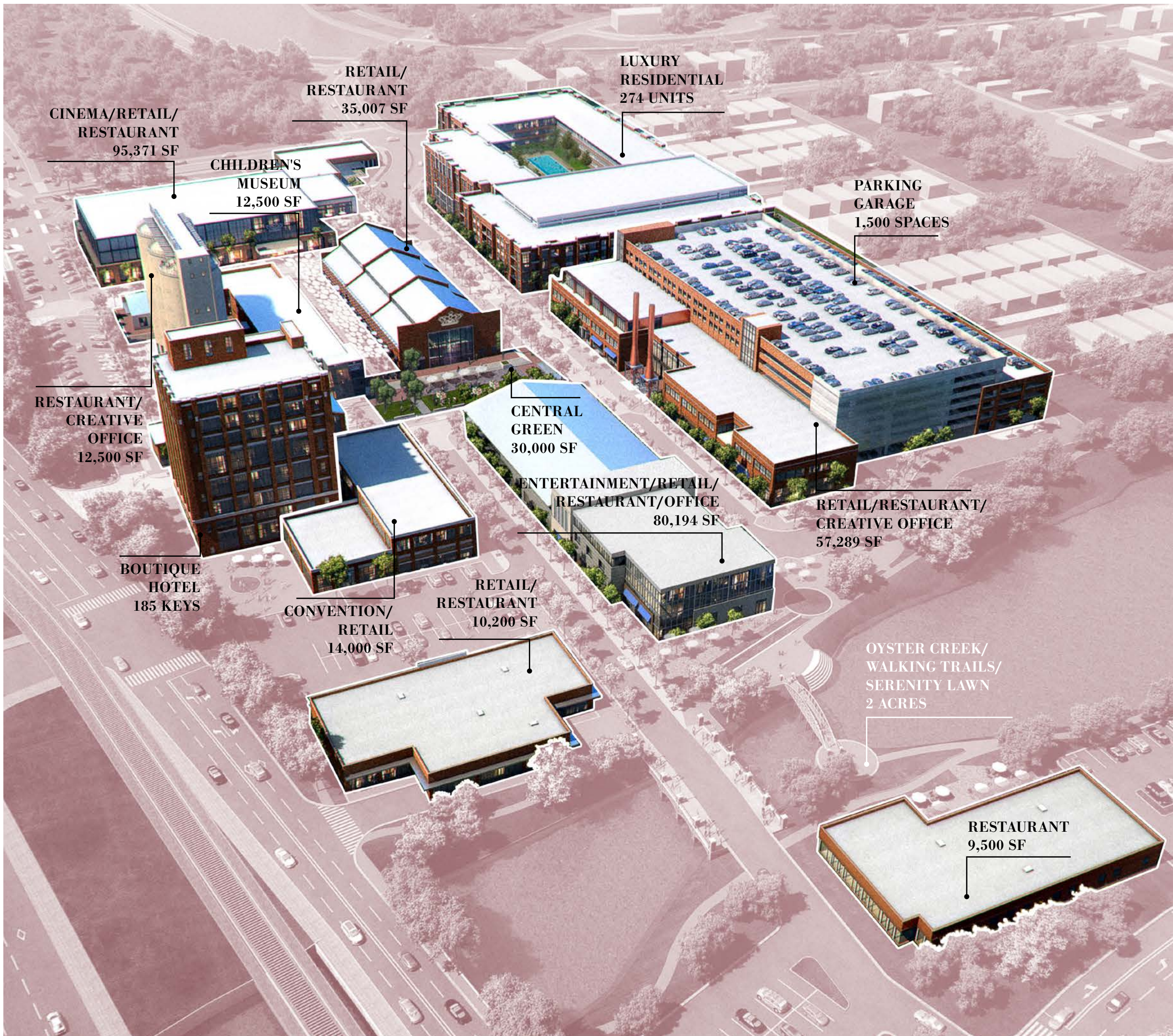
Is the home of the Fort Bend Children's Discovery Center, Sugar Land Convention and Visitors Bureau, and Sugar Land Heritage Foundation

### THE 3-BAY WAREHOUSE

Will retain its distinct authenticity while being converted into retail and restaurant space

### THE SMOKE STACKS

Relocated to form the northern terminus of the expansive central green linear park in the heart of the project



CINEMA/RETAIL/  
RESTAURANT  
95,371 SF

CHILDREN'S  
MUSEUM  
12,500 SF

RETAIL/  
RESTAURANT  
35,007 SF

LUXURY  
RESIDENTIAL  
274 UNITS

PARKING  
GARAGE  
1,500 SPACES

RESTAURANT/  
CREATIVE  
OFFICE  
12,500 SF

CENTRAL  
GREEN  
30,000 SF

ENTERTAINMENT/RETAIL/  
RESTAURANT/OFFICE  
80,194 SF

RETAIL/RESTAURANT/  
CREATIVE OFFICE  
57,289 SF

BOUTIQUE  
HOTEL  
185 KEYS

CONVENTION/  
RETAIL  
14,000 SF

RETAIL/  
RESTAURANT  
10,200 SF

OYSTER CREEK/  
WALKING TRAILS/  
SERENITY LAWN  
2 ACRES

RESTAURANT  
9,500 SF

## HISTORY REVIVED

### RETAIL/ENTERTAINMENT

285,000 SF of high end retail  
10-screen dine-in theater

### RESTAURANTS

Choice selection of fine dining

### RESIDENTIAL

274 luxury apartment units

### OFFICE

90,000 SF of Class A buildings

### BOUTIQUE HOTEL

150,000 SF | 185 rooms

### CENTRAL GREEN

30,000 SF

Imperial Market will present a seamless integration of revered historic structures with supplementary modern buildings. This one-of-a-kind site allows the development to retain an authenticity unique to Imperial Market alone.

## FEATURING

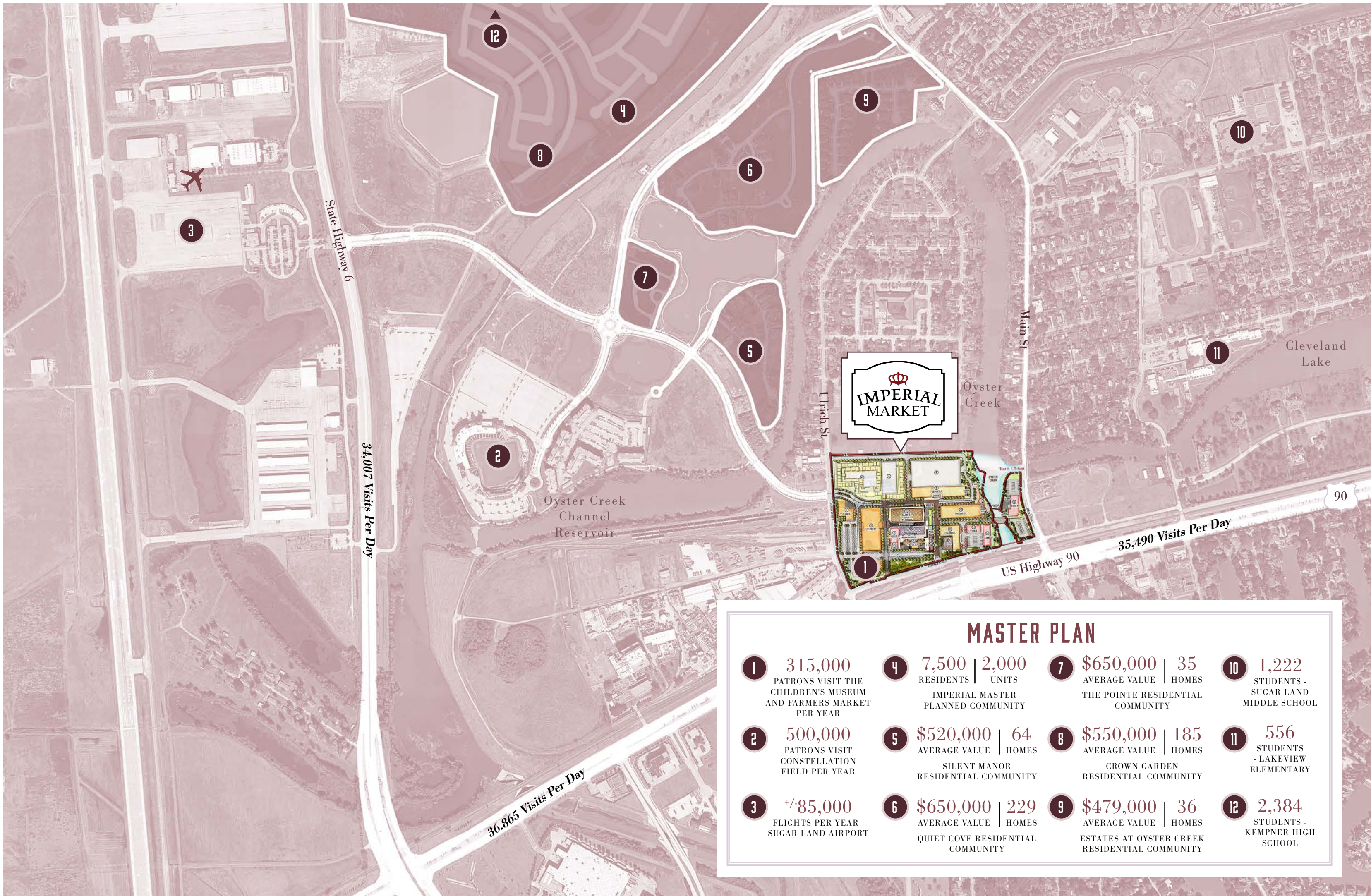


## OFFERING

Visitors will enjoy the artisan offerings of the established weekend farmer's market, yoga on the plaza, story time, live music, tastings and much more.

Imperial Market is the new focal point of community providing a place for families to gather and begin new traditions.

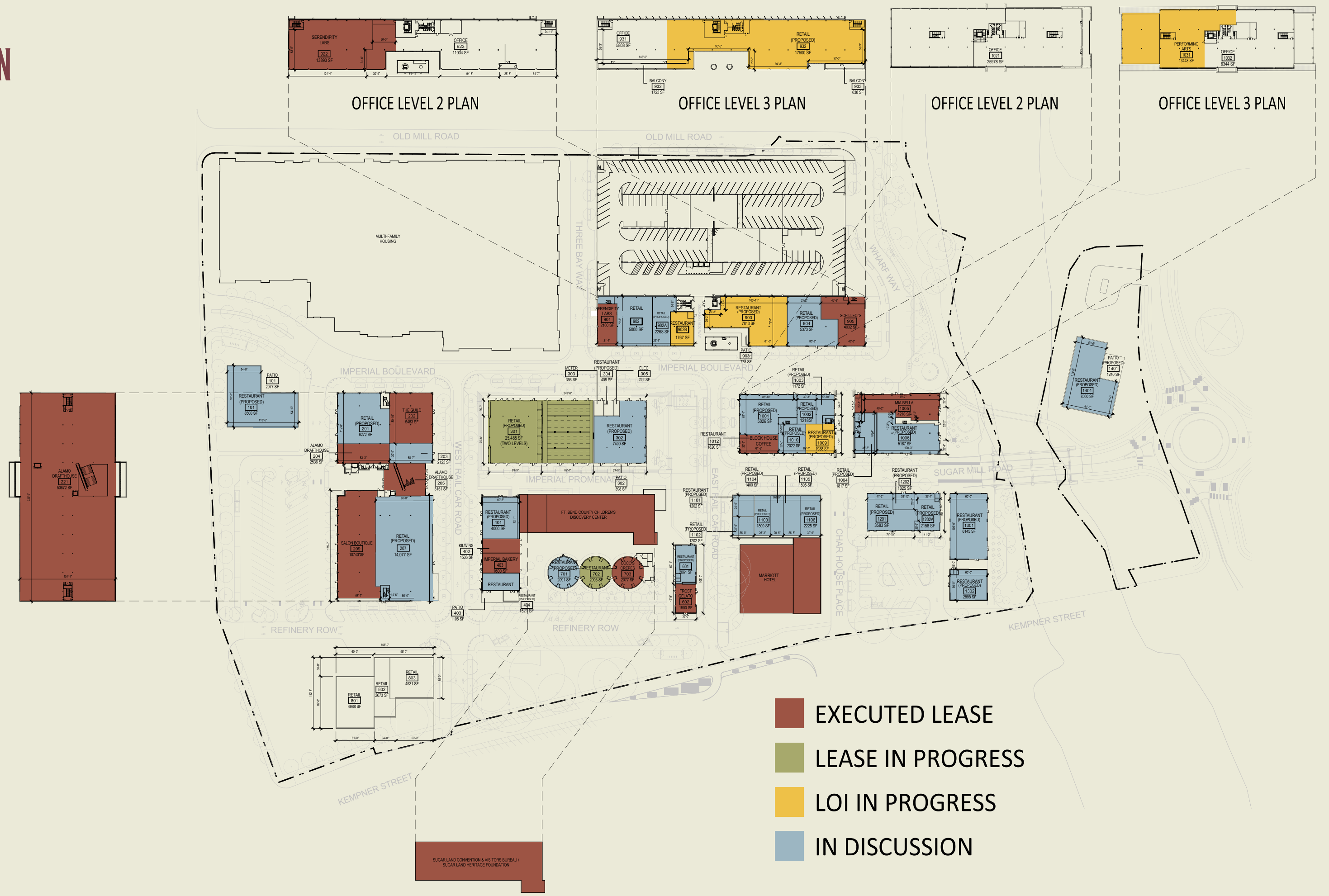




### MASTER PLAN

<b>1</b> 315,000 PATRONS VISIT THE CHILDREN'S MUSEUM AND FARMERS MARKET PER YEAR	<b>4</b> 7,500 RESIDENTS   2,000 UNITS IMPERIAL MASTER PLANNED COMMUNITY	<b>7</b> \$650,000 AVERAGE VALUE   35 HOMES THE POINTE RESIDENTIAL COMMUNITY	<b>10</b> 1,222 STUDENTS - SUGAR LAND MIDDLE SCHOOL
<b>2</b> 500,000 PATRONS VISIT CONSTELLATION FIELD PER YEAR	<b>5</b> \$520,000 AVERAGE VALUE   64 HOMES SILENT MANOR RESIDENTIAL COMMUNITY	<b>8</b> \$550,000 AVERAGE VALUE   185 HOMES CROWN GARDEN RESIDENTIAL COMMUNITY	<b>11</b> 556 STUDENTS - LAKEVIEW ELEMENTARY
<b>3</b> +/-85,000 FLIGHTS PER YEAR - SUGAR LAND AIRPORT	<b>6</b> \$650,000 AVERAGE VALUE   229 HOMES QUIET COVE RESIDENTIAL COMMUNITY	<b>9</b> \$479,000 AVERAGE VALUE   36 HOMES ESTATES AT OYSTER CREEK RESIDENTIAL COMMUNITY	<b>12</b> 2,384 STUDENTS - KEMPNER HIGH SCHOOL

# SITE PLAN



- EXECUTED LEASE
- LEASE IN PROGRESS
- LOI IN PROGRESS
- IN DISCUSSION

# BY THE NUMBERS

## SUGAR LAND

29,991

CURRENT HOUSEHOLDS

\$138,447

AVERAGE HOUSEHOLD INCOME

\$108,141

MEDIAN HOUSEHOLD INCOME

87,838

CURRENT RESIDENTS

91,128

PROJECTED FIVE-YEAR GROWTH

58,148

PEOPLE EMPLOYED

## FORTBEND

231,830

CURRENT HOUSEHOLDS

\$111,912

AVERAGE HOUSEHOLD INCOME

\$87,794

MEDIAN HOUSEHOLD INCOME

723,773

CURRENT RESIDENTS

813,593

PROJECTED FIVE-YEAR GROWTH

168,691

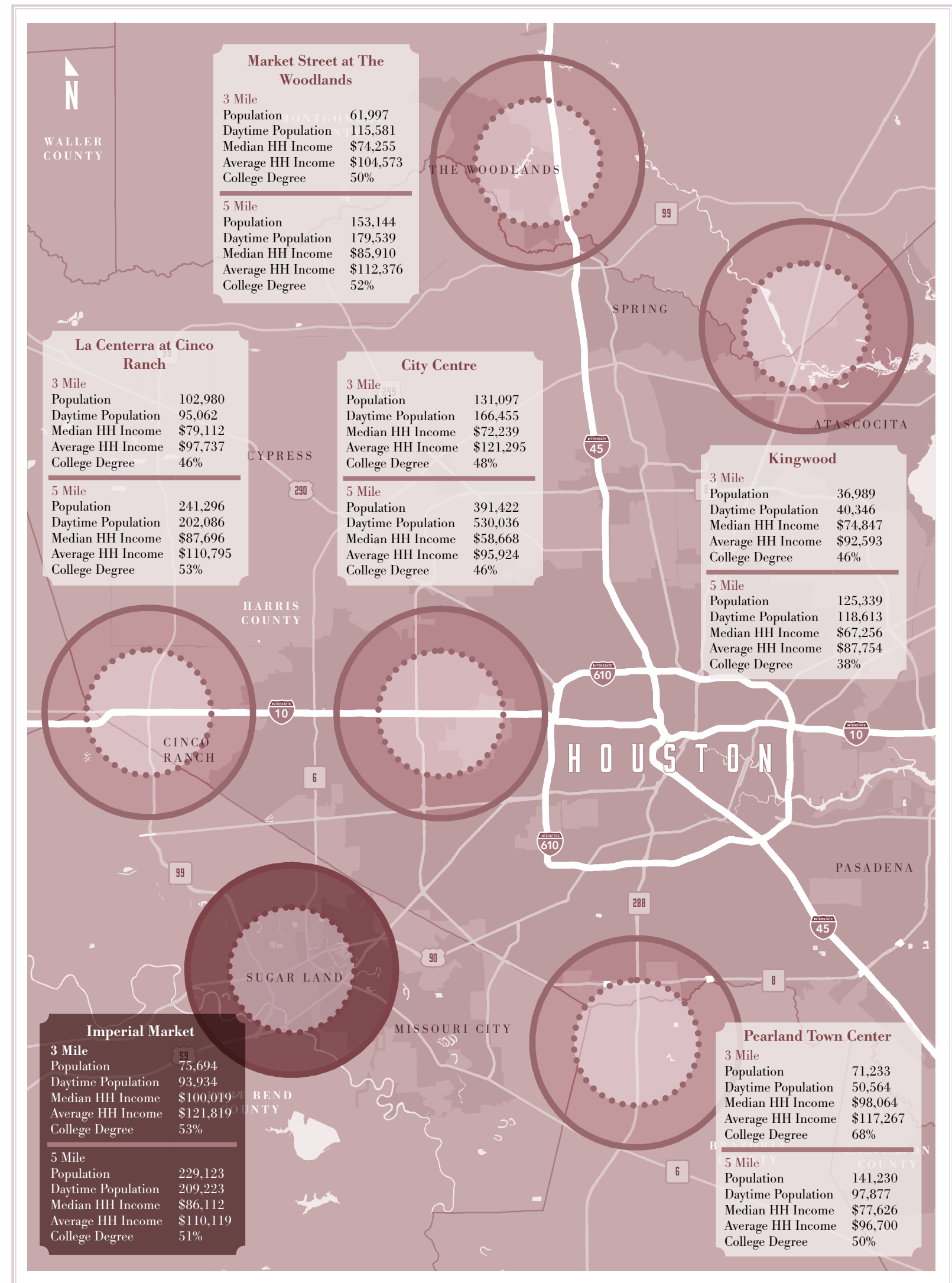
PEOPLE EMPLOYED

## MAJOR EMPLOYERS

Fort Bend ISD  
Flour Enterprises  
Schlumberger  
Methodist Hospital

Nalco Champion  
Texas Dept of Criminal Justice  
UnitedHealthcare

Tramontina USA  
City of Sugar Land  
First Data Corp







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A DEVELOPMENT BY:





IMPERIAL  
MARKET