



SUGAR CREEK TOWER

13131 DAIRY ASHFORD | SUGAR LAND, TX

NEWMARK



BEST WEST HOUSTON ANCHOR TENANT OPPORTUNITY AVAILABLE



UPPER FLOORS WITH FULL
CEILING TO FLOOR GLASS
AVAILABLE



BUILDING SIGNAGE
VISIBLE FROM BOTH US 59
AND US 90



ABOVE STANDARD PARKING-
UP TO 4:1,000 SF COVERED
PARKING



NEW CONSTRUCTION - BUILT 2009
MODERN DESIGN &
LARGE FLOORPLATES



UPDATED BUILDING AMENITIES
COMING SOON (CONFERENCE
CENTER, FITNESS CENTER,
FOOD SERVICE)



SUGAR LAND INCENTIVES
FOR NEW & RENEWING
TENANTS TO AREA



GREAT VIEWS WITH FLOOR TO
CEILING GLASS AVAILABLE



NEW OWNERSHIP/
DEALMAKERS



ON-SITE AMENITIES

STRUCTURED PARKING GARAGE
WITH COVERED WALKWAY

TENANT LOUNGE
COMING SOON

24/7 UNIFORMED
SECURITY

ON-SITE
MANAGEMENT

CONFERENCE CENTER
COMING SOON

FITNESS CENTER/
LOCKER ROOMS



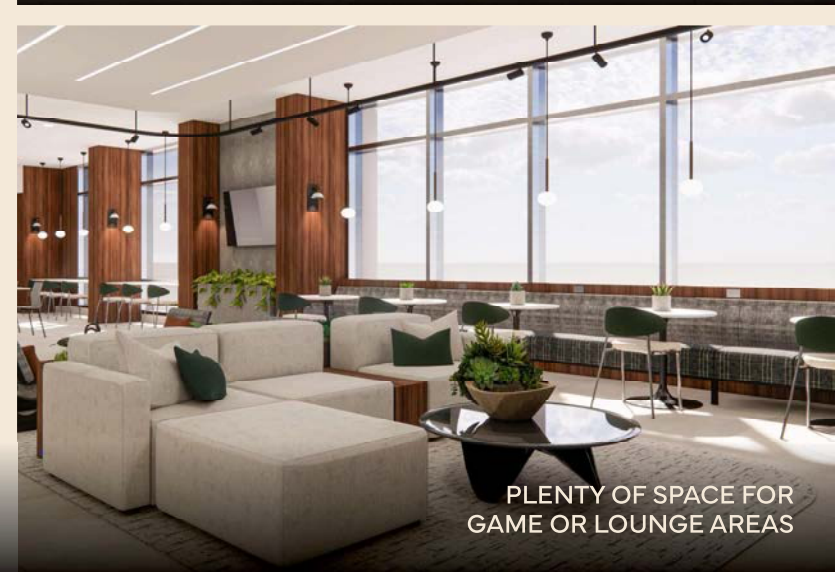
AMENITIES COMING Q3 2026



TENANT DINING & LOUNGE AREAS
COMING Q3 2026



GRAB & GO



PLENTY OF SPACE FOR
GAME OR LOUNGE AREAS

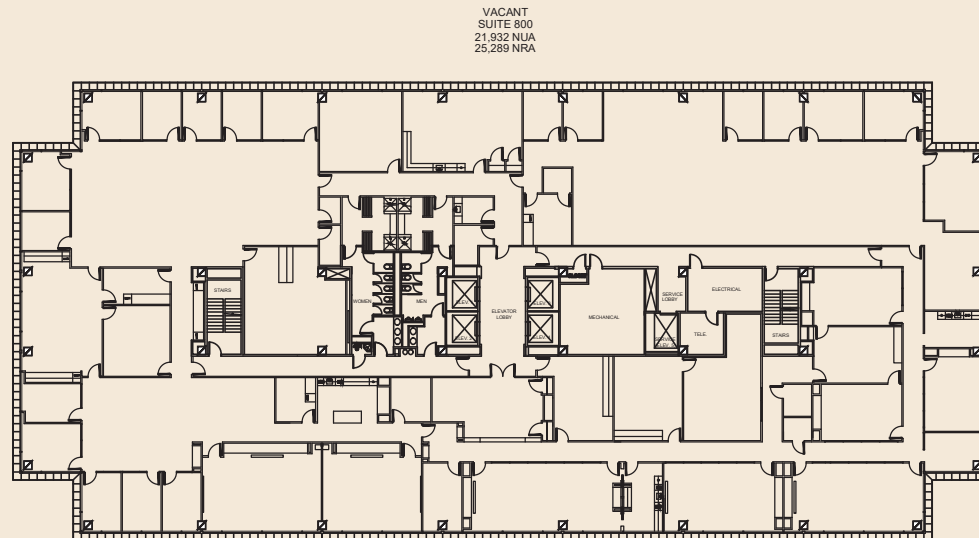


NEW CONSTRUCTION – MODERN DESIGN

LARGE FLOORPLATES (26K SF) WITH GREAT VIEWS &
FLOOR TO CEILING GLASS



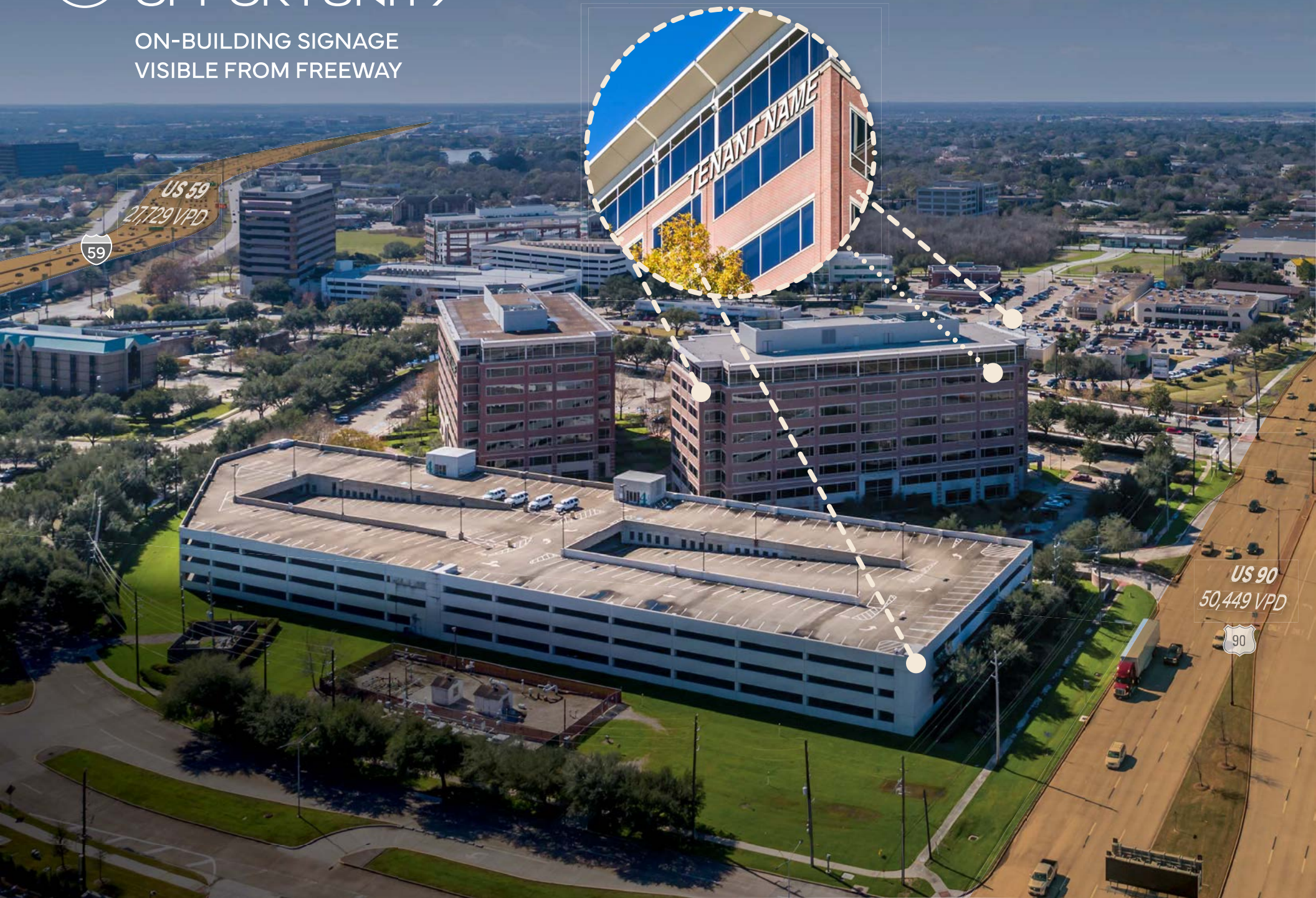
EXAMPLE FLOORPLAN





UNIQUE SIGNAGE OPPORTUNITY

ON-BUILDING SIGNAGE
VISIBLE FROM FREEWAY



US 59

27,729 VPD

59

US 90
50,449 VPD

90



WALKABLE AND NEARBY AMENITIES



SUGAR LAND
TOWN SQUARE
(4 MIN)

HWY 59 & 99
(8 MIN)

HWY 6 & 90
(6 MIN)



MINT
dentists

RED OAK
GRILL
SUGAR CREEK
CLEANERS

LA FONDA
MEXICAN
RESTAURANT

KABAB

Jack
in the box

Houston Swim Club

FIRST
WATCH

DYNAMIC
FITNESS

59

DRURY
INN

PAPPASITO'S
Cantina

UP TO 4,100 SF PARKING

90

OVER **200 EATERIES**
REPRESENTING A WIDE
VARIETY OF WORLD
CUISINES WITHIN **10**
MINUTE DRIVE OR
LESS

6 MINUTES FROM
TOWN SQUARE, WHICH
HAS OVER 200K SF
RESTAURANTS AND
RETAIL

STEPS TO
167 CONDOS & A HIGH
END HOTEL HOSTING
OVER **70 EVENTS/**
YEAR

7 MINUTES FROM FIRST
COLONY MALL, WITH
146 STORES

5 DAYCARES WITHIN
AN **8-MINUTE RADIUS**

20+ HOTELS IN A **6**
MINUTE RADIUS

OVER 50 PARKS,
SPORT FACILITIES,
PLAYGROUNDS, TRAILS
AND GREEN SPACES
WITHIN A **10 MIN DRIVE**
IN ANY DIRECTION



IN THE HEART OF SUGAR LAND AMENITIES



SUGAR CREEK | 0 MILES

20 EATERIES | 23 RETAIL | 5 HOTELS

PAPPASITOS
Cantina

DYNAMIC
FITNESS

RAJA GRILL CANTINA
BERRYHILL

FIRST
WATCH

TOWN SQUARE | 2.8 MILES

26 EATERIES | 24 RETAIL | 1 HOTEL

Marriott
HOTELS · RESORTS · SUITES

BOARDROOM
STYLING LOUNGE

art
museum
TX

BISTRO & BAR

B.B. ITALIA

Bar Louie
THE COUNTRY BAR

CAVA

ANN TAYLOR

FIRST COLONY MALL | 2.9 MILES

33 EATERIES | 185 RETAIL | 0 HOTELS

WHOLE
FOODS
MARKET



TARGET

The Cheesecake Factory

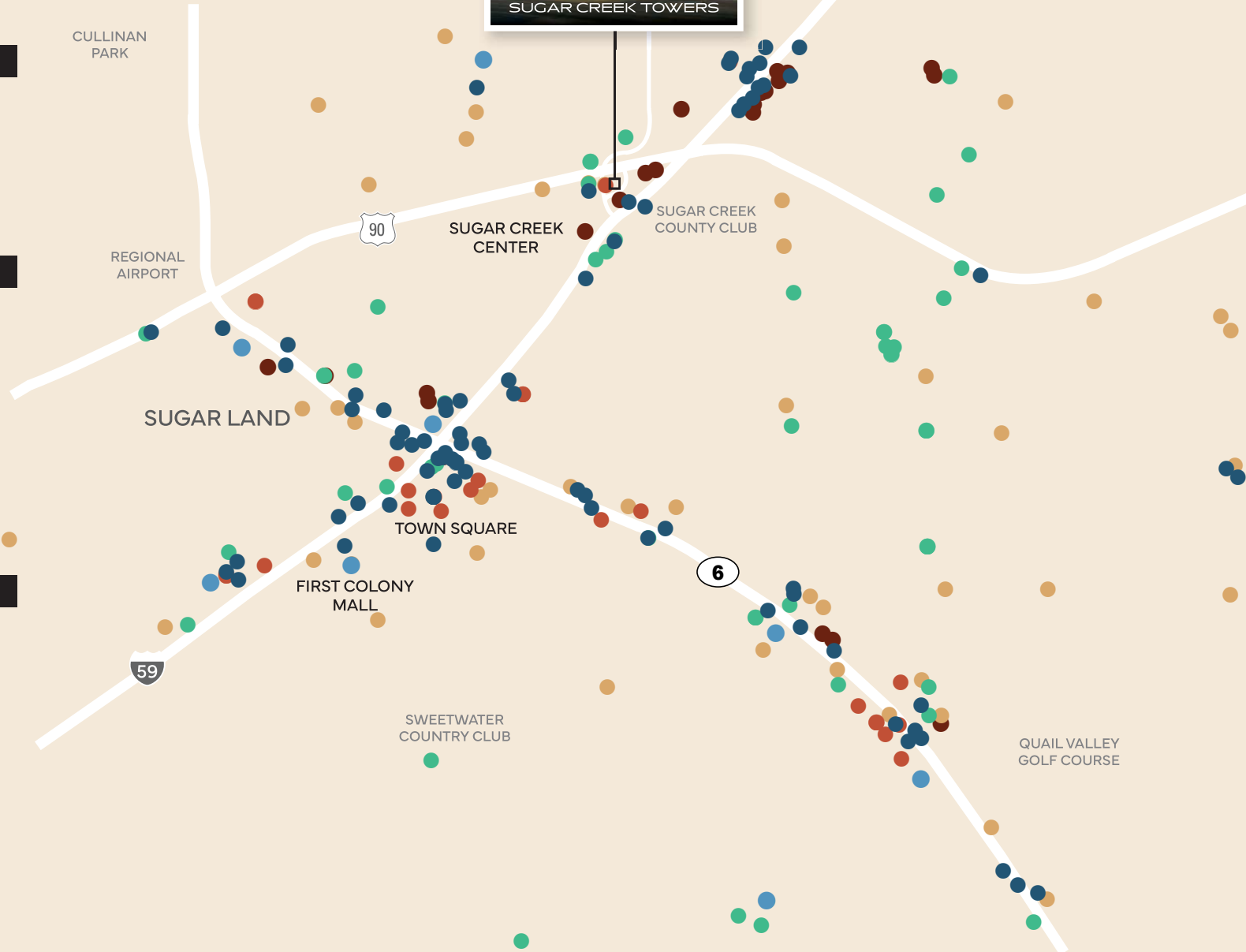
GRIMALDI'S
ITALIAN BREAD · PIZZERIA

Orangetheory
FITNESS

LIFE TIME
ATHLETIC

AMC
THEATRES

★ macy's



● EATERIES

● RETAIL

● HOTELS

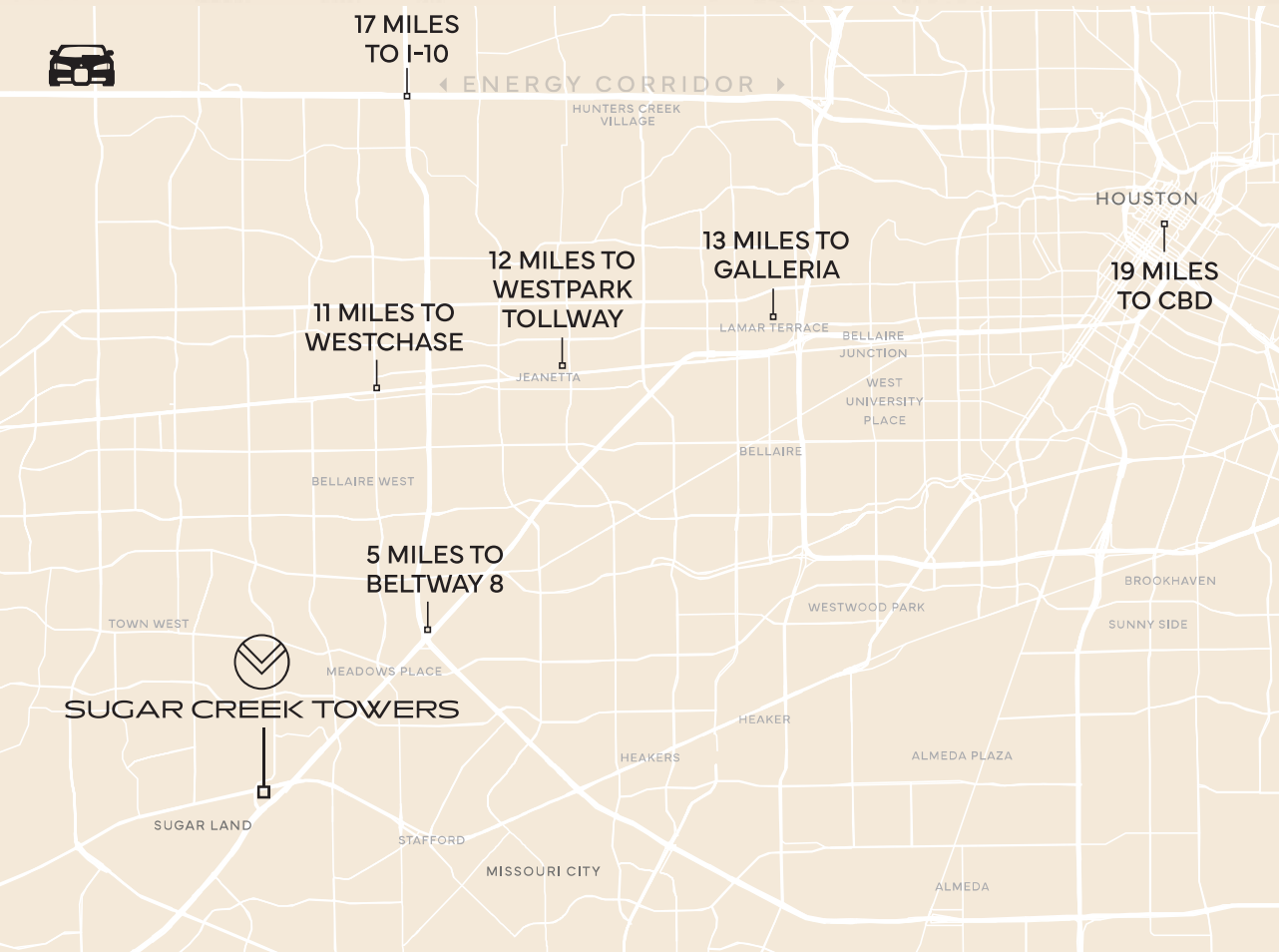
● DAYCARES

● GYMS

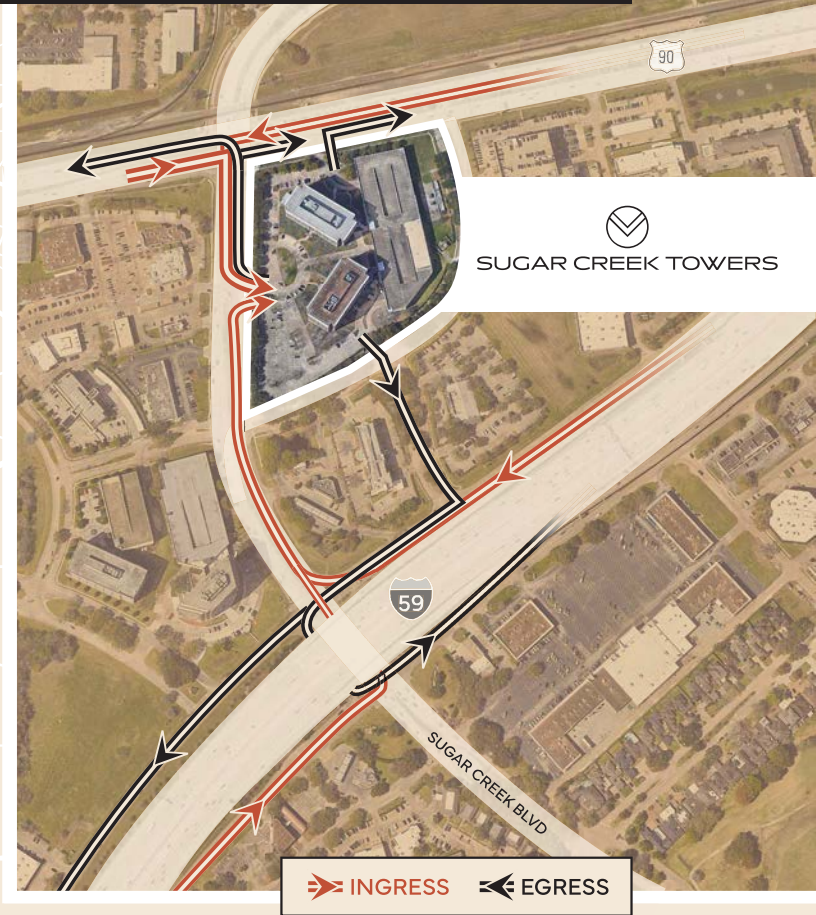
● GROCERY



CLOSE TO MAJOR METRO AREAS



EASY INTERSTATE & HIGHWAY ACCESS



ABUNDANCE OF EMPLOYEES NEARBY

	2010 Population	2020 Population	2022 Population	2027 Projected Population	White Collar Employed Pop	White Collar Employed Pop %
Sugar Creek Towers	1,106,583	1,268,256	1,303,919	1,372,654	648,613	62%
Energy Corridor	1,072,998	1,235,868	1,275,459	1,321,053	654,343	63%



SUGAR LAND IS BEST FOR BUSINESSES

SUGAR LAND ECONOMIC DEVELOPMENT INCENTIVES

One of the nation's top corporate tax environments, Sugar Land, TX, is helping businesses thrive. The dedicated Economic Development team works closely with businesses to find the right state and local financial incentives. From startups looking for funding to global brands seeking corporate tax incentives by Houston, Texas, these Sugar Land incentives deliver results.



UP TO \$6K PER EMPLOYEE

*TERMS AND CONDITIONS APPLY



NEGOTIABLE FOR HQ RENEWALS, EXPANSIONS, AND RELOCATIONS OVER 25K SF



COMPETITIVE INCENTIVES ATTRACT TENANTS FROM HARRIS COUNTY TO SUGAR LAND

SUGAR LAND LARGEST EMPLOYERS

HOUSTON
Methodist
SUGAR LAND HOSPITAL

UH
SYSTEM
SUGAR LAND

slb

ACCREDITO
PACKAGING, INC.

CHAMPIONX

ABM
Building Value

CHI
St. Luke's
Health

HCSS

QUVA
PHARMA

TEXAS
INSTRUMENTS

amazon

TRAMONTINA

WHERE EMPLOYEES WANT TO WORK



JOB GROWTH IN SUGAR LAND WAS
4 TIMES THE NATIONAL RATE



NEARLY **60%** OF RESIDENTS AGED 25 AND
OLDER HOLD A **BACHELOR'S DEGREE**
OR HIGHER



ACCESS TO MORE THAN A **HALF MILLION**
COLLEGE GRADUATES WITHIN A
30-MINUTE DRIVE OF SUGAR LAND

WHERE PEOPLE WANT TO LIVE



PUBLIC SCHOOLS IN SUGAR LAND ARE IN
THE **TOP 10%** OF TEXAS PUBLIC SCHOOLS



24.6% ADULTS VOLUNTEER TO HELP
CHARITABLE ORGANIZATIONS



62.2% OF RESIDENTS VOTED IN THE LAST
ELECTION



SUGAR LAND BOASTS A **71.2% DIVERSITY**
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NEWMARK

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