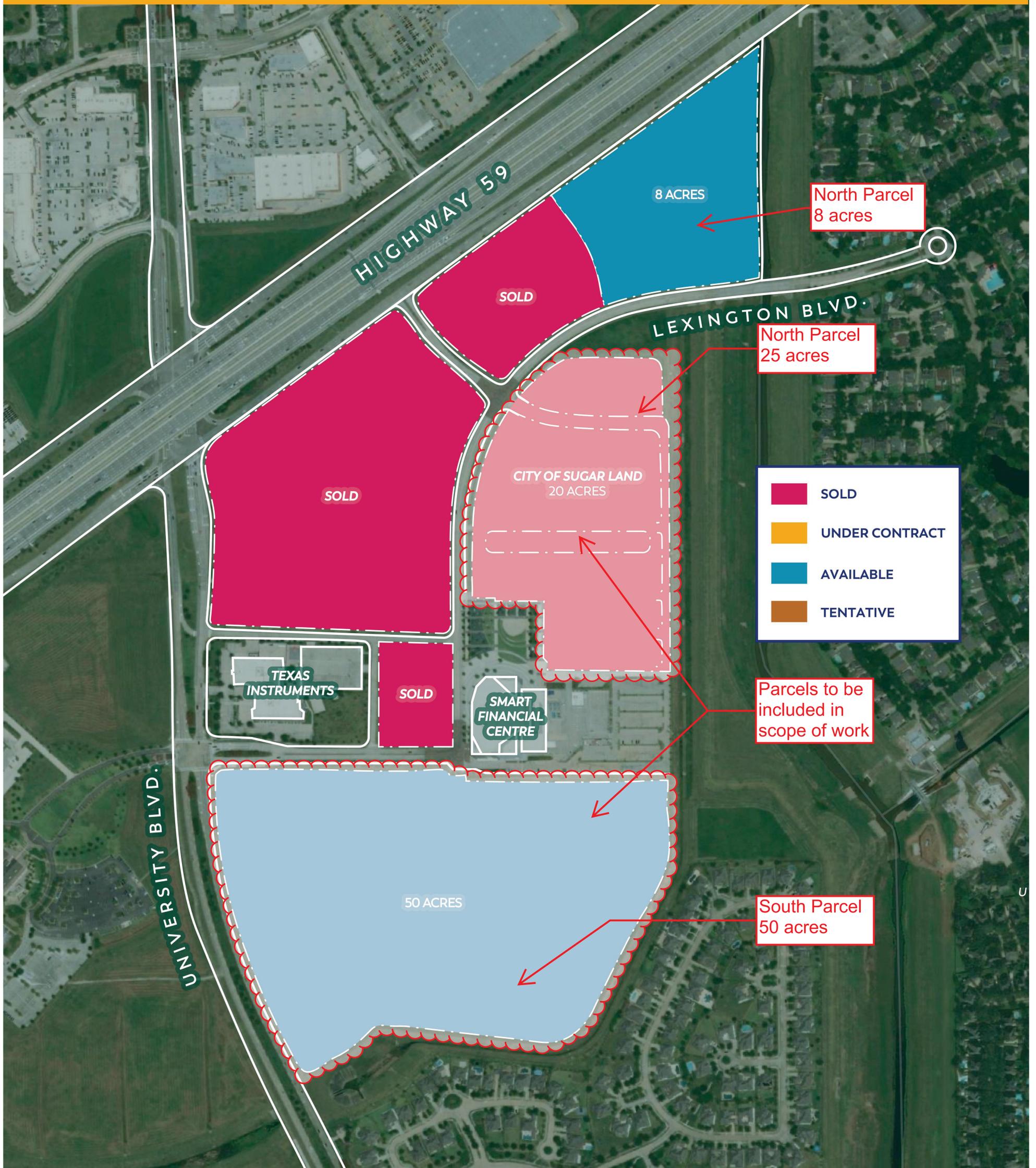
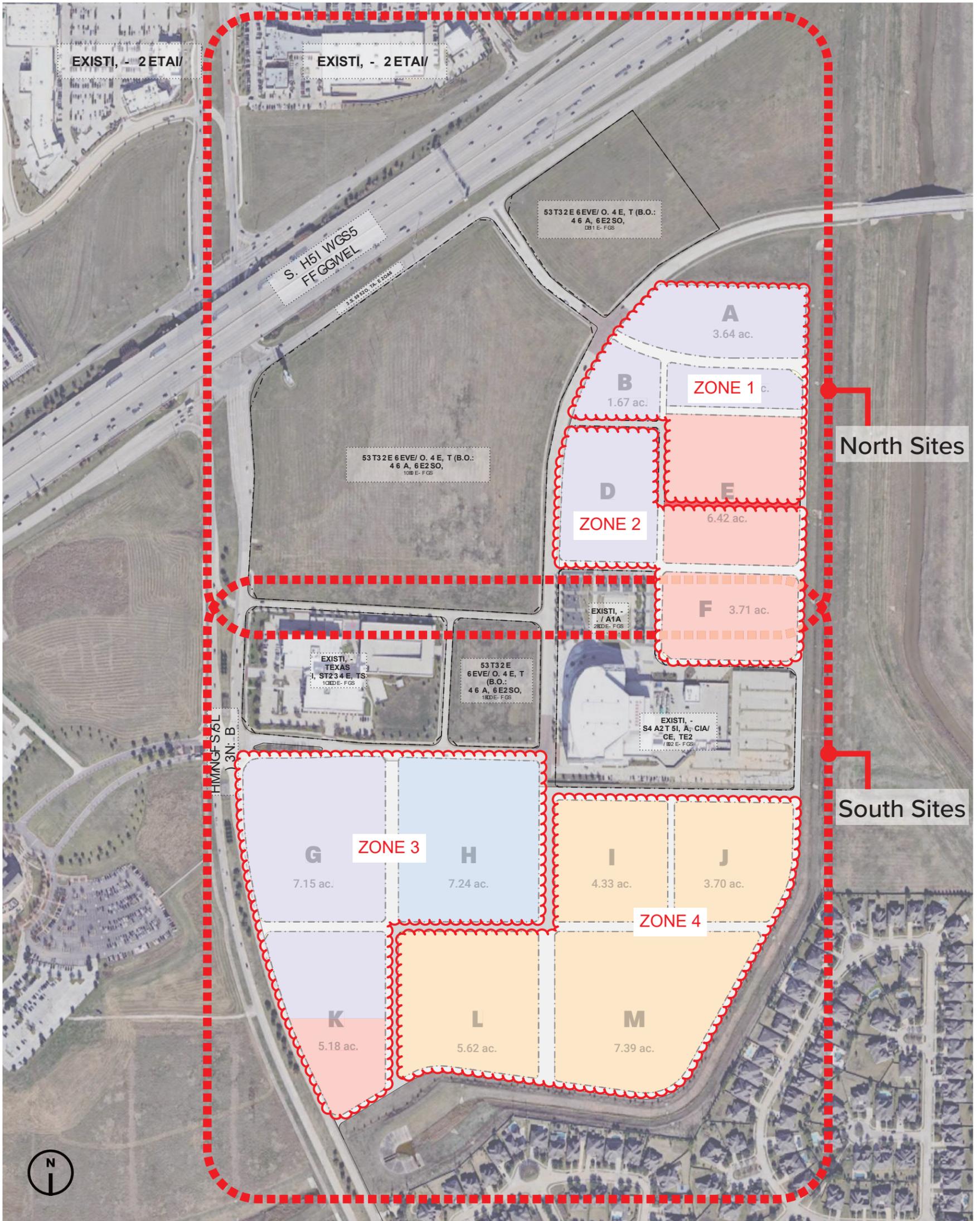


TRACT 5 – SMART FINANCIAL CENTRE AREA



City of Sugar Land | Tract 5 Sites Overview



Land Use + Density Metrics

Program	Units / Spaces	Square Feet
Residential	752	740,920
Commercial		91,250
Light Industrial - Life Sciences		939,250
Hotel & Convention Center		268,250
Community Center		29,970
Parking (Structured & Surface)	4,772	1,763,880

- PARK / OPEN SPACE / AMENITY
- COMMERCIAL / RETAIL
- INSTITUTIONAL
- OFFICE / LIGHT INDUSTRIAL
- PARKING
- RESIDENTIAL / MIXED USE

* Assumed residential unit mix: 20% STU, 30% 1BR, 30% 2BR, 20% 3BR
 * Assumed residential areas: STU: 550 sf, 1BR: 750 sf, 2BR: 1,000 sf, 3BR: 1,250 sf
 * Town homes / plexes include tuck-under parking in design
 * Parking estimates based on approximation from 3D model. Additional study required to verify feasibility. Parking counts based on GSF divided by 350 SF - includes spot and circulation.

