

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Section 6.051(b) of the Tax Code, this Commissioners Court approves FBCAD's purchase of the real estate located at 13135 Dairy Ashford Road, Sugar Land, Fort Bend County, Texas in the amount of \$16,737,500.00, plus additional amounts for construction and renovation of approximately \$9,000,000.00 for use of expanding the existing officer facilities.

Passed and approved this ____ day of _____, 2026.

FORT BEND COUNTY, TEXAS

KP George, County Judge

ATTEST:

Laura Richard, County Clerk



FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600

Phone (281) 344-8623 | www.fbcad.org

November 20, 2025

RECEIVED

NOV 25 2025

County Judge

Fort Bend County General Fund
The Honorable KP George, Fort Bend County Judge
301 Jackson Street
Richmond, TX 77469

To Whom It May Concern,

Fort Bend County is one of the fastest growing counties in Texas and the United States. As our county grows, the responsibility for the Fort Bend Central Appraisal District (FBCAD) to adhere to statutory deadlines and responsibilities and meet the needs of a growing populace while also providing excellent service also grows. Addressing this existential question has been FBCAD's top priority over the previous years.

The trend of an increase in workload volume remains steady and continues to be more complex in an ever-changing legal environment. The agency has seen a consistent increase in new accounts created, which results in a higher volume of appraisal valuation and appeals activities. These necessitate additional staffing and contribute to greater operational challenges. The combination of these factors limits the efficiency of our operations, impairs our ability to fulfill our statutory obligations, and inhibits our capacity to serve the public.

The growth of the appraisal district directly correlates to the growth of Fort Bend County. As the local population increases, so does our need to increase the size of staff and services to meet the needs of the property owners and our customers. Additionally, the Appraisal Review Board (ARB) must also scale to meet their legal requirements regarding the approval of the appraisal records. We sought to address this problem with portable buildings installed on our property, which quickly became clear as an ineffective long-term strategy.

Over the past few years, it has become increasingly evident that the current facility no longer meets our operational, logistical, and strategic needs. The current facility is operating at capacity, creating bottlenecks in production and administrative operations. Additionally, the lack of adequate employee work areas, space for meetings, and property owner-facing functions impacts internal operations, as well as interactions with stakeholders and property owners.

This organization and its Board of Directors are committed to building an appraisal district that provides excellent mass appraisals and quality customer services, leverages technology to

improve efficiency and accuracy, and continues to improve our outreach and public education, while meeting the challenges of a rapidly growing county. The clearest, long-term solution to fulfill this commitment and meet our statutory requirements is to acquire facilities to grow into as Fort Bend County grows.

The decision to pursue a new facility came after a long and exhaustive due diligence process, which included spatial analysis by a third-party firm, RDLR Architects. The report from the architects indicated that FBCAD outgrew its current facilities years ago and needs larger facilities to serve the needs of a high-growth populace. After extensive evaluation of various options to address the growing need for additional workspace and ensure continued support for the Appraisal Review Board's operations, the Board of Directors of the Fort Bend Appraisal District determined the most effective solution is to purchase the Sugar Creek Tower I property located at 13135 Dairy Ashford Road, Sugar Land, Texas 77478. This property is well-located in Fort Bend County, with improved access to property owners and the public. The total purchase price for the property is \$16,737,500. This transaction includes the entirety of Tower 1 and the adjacent parking garage. The District also expects to spend approximately \$9,000,000 on construction and renovation of the existing space. Detailed information on the options that were evaluated, along with the associated costs, is enclosed with this packet.

Please note, FBCAD's current budget includes funds for this transaction. The FBCAD Board of Directors supports this initiative and is committed to ensuring the appropriate level of funding is carried in future budgets. Investing in a larger facility is a strategic move that will position the organization for continued success, greater capacity, and long-term sustainability.

Please feel free to contact me if you have any questions or need additional information. My direct line is (281) 633-4179 and my email address is jordanwise@fbcad.org.

Sincerely,



Jordan T. Wise, RPA, CTA, CCA
Chief Appraiser



FORT BEND CENTRAL APPRAISAL DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS FOR THE FORT BEND CENTRAL APPRAISAL DISTRICT NOVEMBER 18, 2025

WHEREAS, Section 6.051 of the Texas Tax Code authorizes the Board of Directors of an appraisal district to purchase real property and improvements as necessary to establish and operate the appraisal office; and

WHEREAS, the Board of Directors of the Fort Bend Central Appraisal District will notify the presiding officer of each governing body entitled to vote on the approval to purchase property which is situated in Fort Bend County; and

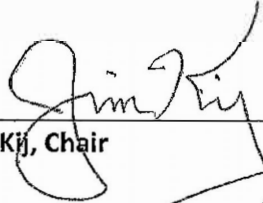
WHEREAS, Texas Property Tax Code, Section 6.051(a), allows for the purchase, lease, and construction of improvements as necessary to establish and operate the appraisal office and Section 6.051(b) states that this action must be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members;

NOW THEREFORE BE IT RESOLVED by the Fort Bend Central Appraisal District Board of Directors the desire to seek approval to purchase the property located at 13135 Dairy Ashford, Sugar Land, Texas 77479, commonly known as Sugar Creek Tower I, for a purchase price of Sixteen Million Seven Hundred Thirty-Seven Thousand and Five Hundred Dollars, \$16,737,500, plus additional amounts for construction and renovation at a cost of approximately \$9,000,000.

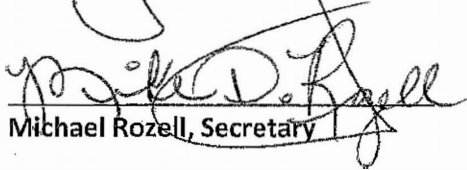
NOW THEREFORE BE IT FURTHER RESOLVED that the Chief Appraiser be and is hereby authorized to negotiate the final terms of the Agreement and related financing documents with the winning proposer and to execute all such documents on behalf of the District.

That it is officially found and determined that this meeting was open to the public as required by law, and the notice of the time, place and subject matter of this meeting has been posted in the manner required by law.

ADOPTED this the 18th day of November 2025.



Jim Kij, Chair



Michael Rozell, Secretary

RESOLUTION

APPROVAL OF FORT BEND CENTRAL APPRAISAL DISTRICT REAL ESTATE ACQUISITION

WHEREAS, Fort Bend Central Appraisal District has demonstrated the need for additional office workspace to maintain the appraisal office and to meet the growing demand for appraisal services and statutory duties; and

WHEREAS, the Board of Directors of the Fort Bend Central Appraisal District proposed and authorized the purchase of real estate located at 13135 Dairy Ashford Road for future expansion of the District's facilities, pursuant to Texas Property Tax Code Section 6.051; and

WHEREAS, Texas Property Tax Code Section 6.051 requires the acquisition or conveyance of real property by an appraisal district be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, purchase of the proposed real estate offers the most effective solution to provide the Fort Bend Central Appraisal District with the additional office space needed to house additional staff and service the taxing entities and the taxpayers of Fort Bend County;

NOW, THEREFORE BE IT RESOLVED that _____ approves the Fort Bend Central Appraisal District purchase of the real estate located at 13135 Dairy Ashford Road, Sugar Land, TX in the amount of \$16,737,500, plus additional amounts for construction and renovation of approximately \$9,000,000 for use of expanding the existing office facilities.

Passed and approved by _____
on the _____ day of _____, 2025.

By: _____

Attest:

By: _____

Site Options: Current Location

FORT BEND CENTRAL APPRAISAL DISTRICT



Legend

- Site access
- Generator and lift station
- Detention Pond
- Parking Area
- New Building
- Outdoor staff space
- Building access

SITE DIMENSION: 740' x 480'

AREA: 355,200 SF - 8.15 Acres

REQUIRED PARKING: 200,000 SF

OVERALL COST: \$67,992,668 USD

Site Options: Vacant Building

CONCEPTUAL ESTIMATE - IN10 CONSULTING, LLC



This project involves the renovation of the interior of an existing two-story building, with a total area of 150,000 square feet, designated as office/flex space, featuring 75,000-square-foot floor plates. The building, dating back to 2001, is located on a 10.65-acre fenced and landscaped site within the "deed restricted" Sugar Land Business Park. The renovation of the building has been considered with very limited site development and structural and envelope rework, except for replacing the roof and filling in the skylight area with a flat roof.

TOTAL RENOVATION COST + MARKUPS: \$44.5M

HIGH RANGE: \$48.9M

LOW RANGE: \$42.3M

TOTAL LAND COST + RENOVATION COST + MARKUPS: \$54.5M

Site Options: Vacant Tracts

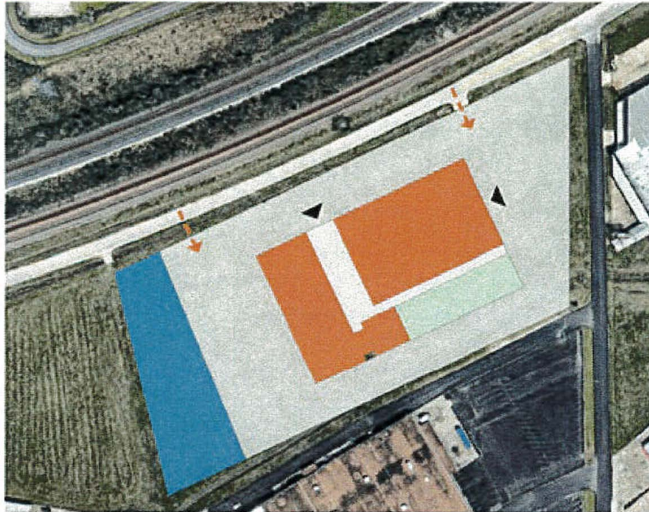
Option 1

OLD RICHMOND RD - 9.15 Acres of Commercial Land

Location : 3456-3594 Old Richmond Rd

Land Cost: \$1,350,000 USD

OVERALL COST: \$68,283,784 USD



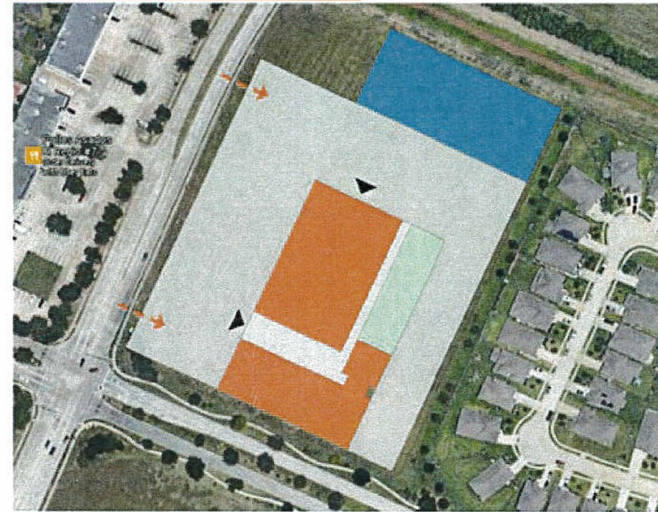
Option 2

TOWN CENTER BLVD - 10 Acres of Commercial Land

Location : FM 2218 & Town Center Blvd

Land Cost: \$16PSF - \$6,969,600 USD

OVERALL COST: \$ 73,903,384 USD

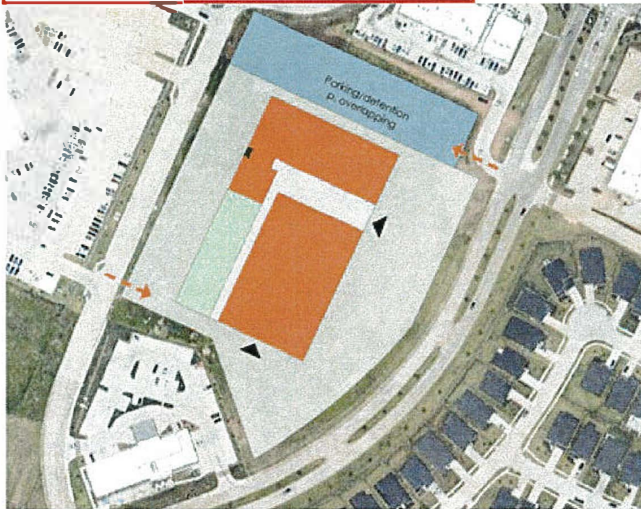


Site Options: Vacant Tracts (cont.)

Option 3

6740 READING ROAD - 8.9 Acres of Commercial Land
Location : 6740 Reading Road - Hwy. 59 / Reading Road
Land Cost: unknown

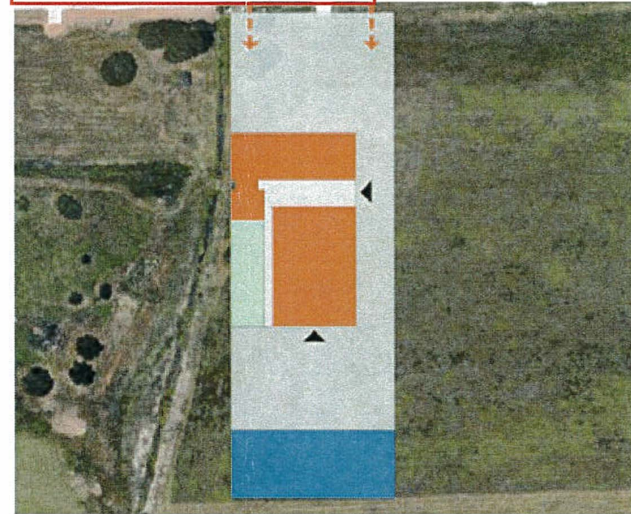
OVERALL COST: \$ 66,933,784 USD + Land Cost



Option 4

SEABOURNE CREEK CENTER - 9 Acres of Commercial Land
Location : US 59 & Hwy 36 - Seabourne Creek Center
Land Cost: \$10PSF - \$4,356,000 USD

OVERALL COST: \$ 71,289,784 USD



Site Options: Vacant Tracts

Option 5

VILLAGE CROSSING - 10 Acres of Commercial Land

Location : Highway 59 & FM 2218 - Village Crossing

Land Cost: \$9PSF - \$3,920,400 USD

OVERALL COST: \$ 70,854,184 USD



Comparable Property Analysis

Property Name	Property Address	City	Property Type	Year Built	Building Class	RBA	Total Available Space (SF)	Rent/SF/Yr	For Sale Status	Percent Leased
Commerce Green One	14090 Southwest Fwy	Sugar Land	Office	2000	B	111,130	11,106	\$17.00	N	98.59
Sugar Land Medical Plaza	1327 Lake Pointe Pky	Sugar Land	Office	2008	A	120,596	10,060	\$22.00	N	91.66
4800 Sugar Grove	4800 Sugar Grove Blvd	Stafford	Office	1982	B	123,570	27,251	\$22.50	N	77.95
Imperial Medical Center	1111-1211 Highway 6	Sugar Land	Office	1983	B	129,819	31,997	\$25.20 - 30.80 (Est.)	N	77.22
77 Sugar Creek	77 Sugar Creek Center Blvd	Sugar Land	Office	1998	A	143,410	21,210	\$22.00	N	94.67
Sugar Creek Place I	14100 Southwest Fwy	Sugar Land	Office	1998	A	151,772	67,119	\$25.20 - 30.80 (Est.)	N	55.78
The Plaza Building	2277 Plaza Dr	Sugar Land	Office	2006	A	153,036	18,891	\$15.00 - 25.50	N	90.32
12808 Airport Holdings LP	12808 W Airport Blvd	Sugar Land	Office	1984	B	155,243	21,472	\$18.50	N	88.78
Imperial Plaza	3 Sugar Creek Center Blvd	Sugar Land	Office	2008	A	165,146	49,327	\$21.00	N	73.16
Sugar Land Business Park	1410 Gillingham Ln	Sugar Land	Office	2000	B	178,500	-	\$22.00 - \$27.00 NNN	N	100.00
LCFRE Sugar Land Town Square	2150 Town Square Pl	Sugar Land	Office	2008	A	185,000	61,101	\$25.50	N	66.97
The Atrium Bldg	10701 Corporate Dr	Stafford	Office	1981	B	187,208	11,039	\$19.50 - 21.00	N	94.57
The Texas Drive Building	2245 Texas Dr	Sugar Land	Office	2009	A	194,593	70,187	\$23.00 - 25.50	N	79.73
Sugar Creek Tower I	13135 Dairy Ashford Rd	Sugar Land	Office	2000	A	206,546	167,904	\$28.80 - 35.20 (Est.)	Y	18.71
Sugar Creek Tower II	13131 Dairy Ashford Rd	Sugar Land	Office	2009	A	206,732	47,699	\$27.00 - 33.00 (Est.)	N	80.93
Comerica Office Tower	1 Sugar Creek Center Blvd	Sugar Land	Office	1983	A	208,552	82,740	\$12.00 - 22.00	N	68.72