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## **LOCAL FASHION ACCESSORY RETAILER CHARMING CHARLIE OPENS IN SUGAR LAND TOWN SQUARE THIS SPRING**

**SUGAR LAND, TX (January 27, 2009)** – Planned Community Developers, Ltd. (PCD) is pleased to announce Charming Charlie, a Houston-based fashion accessories retailer, will open its doors for business in Sugar Land Town Square this spring.

Located at 16250 City Walk, the store will occupy 6,640 square feet of prime retail space directly along the perimeter of the Plaza in Town Square. Charming Charlie will offer a vast selection of affordable accessories, handmade jewelry in sterling silver and semi-precious stones, shoes, clothing and gifts in an upscale, boutique-style shopping atmosphere.

“Charming Charlie’s unique concept has experienced huge success in its other Houston-area locations,” said Charlie Adams, vice president of retail for PCD. “Sugar Land’s stylish, yet value-conscious shoppers will be thrilled the store has moved into their neighborhood.”

Charming Charlie’s Town Square location is set to open for business in late March, bringing its total number of Houston boutiques to nine. In addition, Charming Charlie has locations in San Antonio, Dallas and Austin.

“Since opening my first Charming Charlie location in Houston, my goal has been to offer a huge selection of the very latest in fashion accessories and merge the world of fashion with incredible deals and discounts,” said Charming Charlie CEO Charles Chanarat. “I’m excited to bring that ideal to Fort Bend County, specifically Sugar Land Town Square which has become such an attraction in the community.”

Adams represented PCD in the lease transaction.

**About Planned Community Developers, Ltd.**

*Planned Community Developers, Ltd. ("PCD") is the developer of the 9,700-acre First Colony master-planned community in Sugar Land, Texas, located southwest of Houston. PCD is also currently developing two other major projects: River's Edge, a 370-acre community in Richmond, Texas and Lake Pointe Town Center, a 190-acre, mixed-use development at the intersection of U.S. 59 and Highway 6. PCD continues to oversee the phased development of the 32-acre Sugar Land Town Square, located at the intersection of U.S. 59 and Highway 6. Phases One and Two of Town Square are complete and include a 300-room full-service Marriott hotel and conference center, a new 82,000 square-foot City Hall for Sugar Land, 167 mid-rise residential condos, 208,000 square feet of office space, 182,000 square feet of upscale Main Street retail and restaurants and a 1.4-acre pedestrian plaza. The next phases of development will include an additional 357,000 square feet of Class A office space and 56,000 square feet of retail space and is projected to be complete by 2010.*