



Media Contact:
Natalie Rivera (nrivera@mmihouston.com)
Emily Braziel (ebraziel@mmihouston.com)
Marion Montgomery, Inc.
713.523.7900

SUGAR LAND TOWN SQUARE WELCOMES SUGARLAND SHAKE

Classic-style diner to offer burgers and milkshakes

SUGAR LAND, TEXAS (October 8, 2009) – Planned Community Developers, Ltd. (PCD) is pleased to announce the addition of its newest eatery -- Sugarland Shake. Set to open this month, Sugarland Shake will reflect a modern interpretation of the classic diner and will serve hamburgers, hot dogs, soups, sandwiches, salads, desserts and milkshakes.

The restaurant will utilize 3,175 square feet of retail space at 16019 City Walk and will feature original artwork commissioned by local artist Roberto Cervantes.

“We chose to open in Sugar Land Town Square because the developers were welcoming to local business owners,” said Sugarland Shake Owner Jeffrey Gale. “We plan to extend this same friendly service to our customers through our quality, consistency and value.”

“Part of what makes Town Square so unique is its mixture of locally-owned and corporate establishments,” said Charles Adams, vice president of retail for PCD. “From sandwich shops to steak houses and our diverse selection of retail stores, Town Square offers something for everyone.”

Adams represented PCD in the lease transaction; Gale represented Sugarland Shake.

For more information visit SugarLandTownSquare.com.

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, Two and Three 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, 390,000 square feet of Class A office space, 207,000 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 166,000 square feet of Class A office space and 31,000 square feet of retail space, which are on schedule for a first quarter, 2010 opening.

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