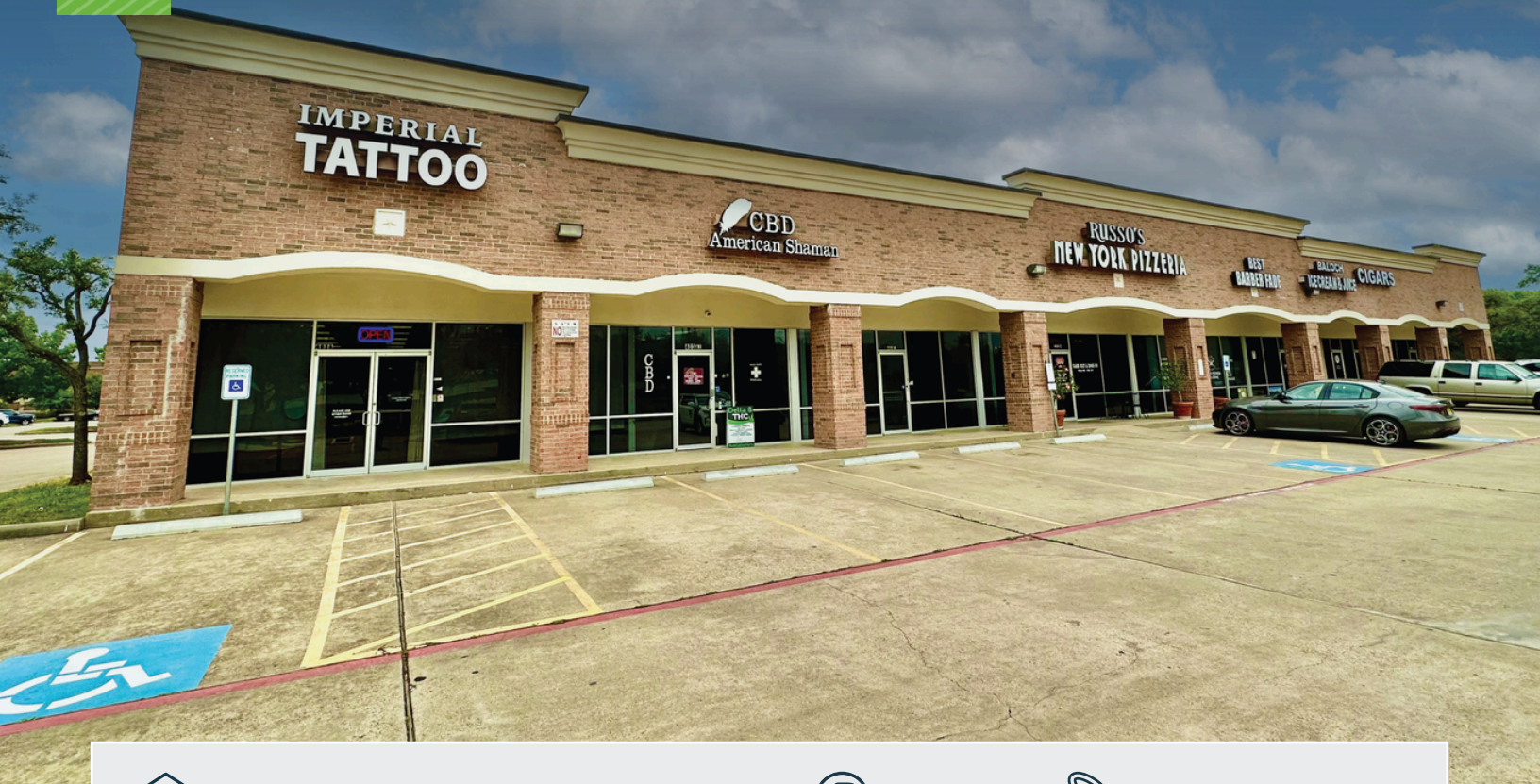


FOR LEASE

# THE SHOPS AT SUGAR CROSSING



403 HIGHWAY 6  
SUGAR LAND, TEXAS 77478



**AVAILABILITY**  
970 SF - 3,458 SF



**TRAFFIC**  
27,557 VPD



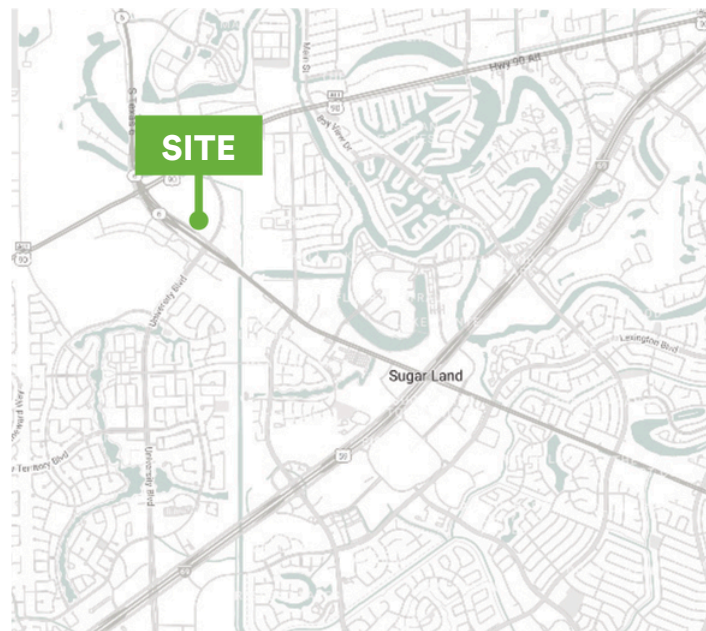
**PARKING**  
8.42/1,000 PSF



**RENTAL RATE**  
CALL BROKER

## PROPERTY HIGHLIGHTS

- 982 SF - 1,376SF 2nd generation in-line retail space available immediately
- All store-fronts have Highway 6 frontage with excellent visibility including daily traffic counts averaging over 27,000 VPD
- Optimal location in Sugar Land at the busy southeast corner of Highway 90 and Highway 6 in the mixed-use commercial development First Crossing
- Shadow anchored by big box retailers including Walmart and Sam's Club with additional shared parking
- Easily accessible from Highway 6 or University Blvd with multiple points of ingress/egress
- Strong retail corridor and minutes from Lake Pointe, Sugar Land Towne Square and First Colony Mall
- Superior demographics with approximately 34,000 households and over 87,000 in population in a 3 mile radius



FOR LEASE

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Total Population	5,301	86,387	259,606
2030 Total Population	5,978	97,072	290,859
2025-2030 Growth Rate	2.6%	2.5%	2.4%
2025 Households	2,067	29,905	85,976
2030 Households	2,345	33,751	96,763
2025 Median Home Value	\$649,245	\$443,105	\$389,683
2025 Average Household Income	\$162,104	\$148,748	\$136,061
2025 Total Consumer Spending	\$83,314,761	\$1,187,461,572	\$3,261,517,565
2030 Total Consumer Spending	\$101,474,050	\$1,453,353,372	\$3,986,469,473



27,557 VPD  
State Highway 6

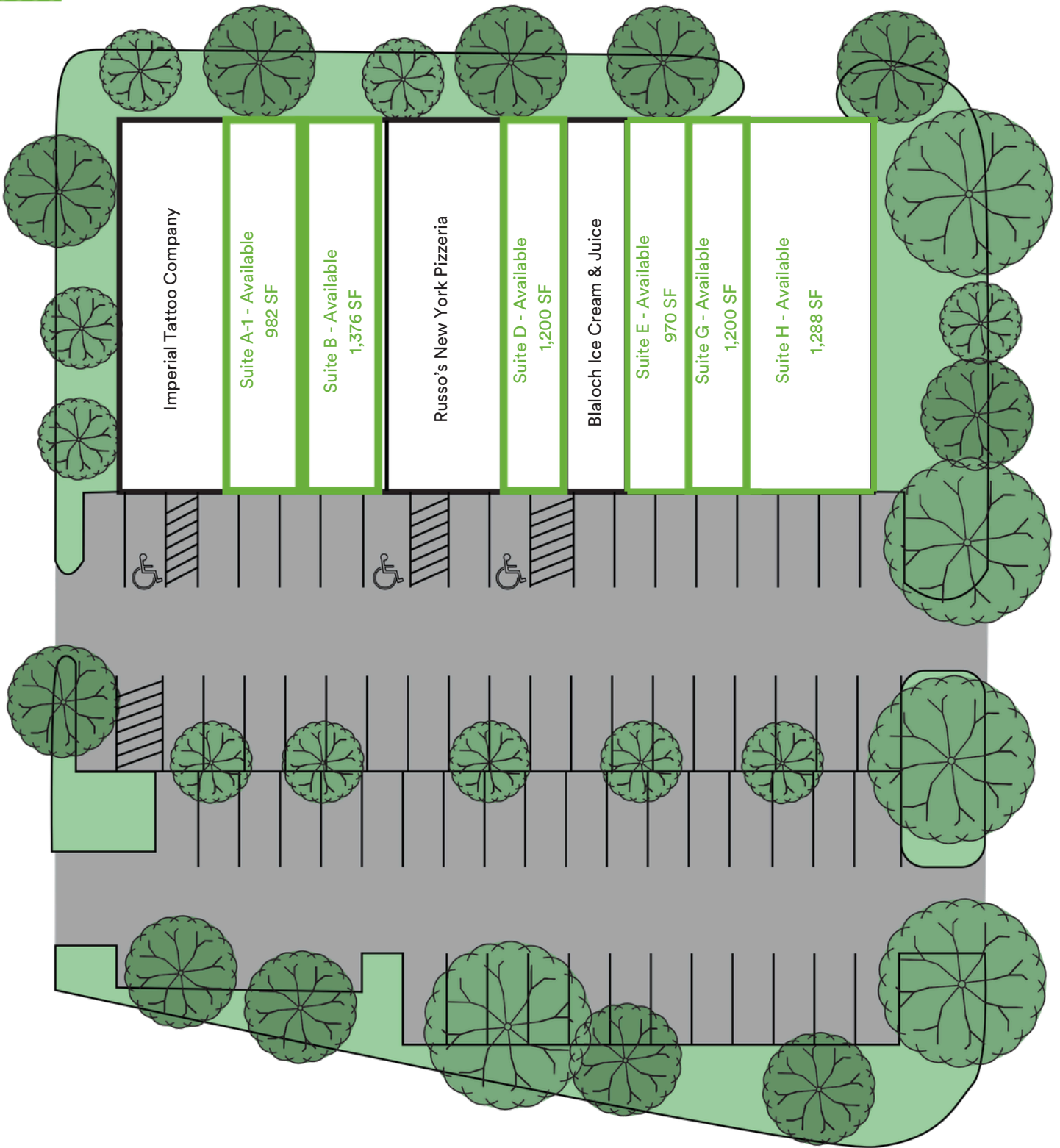


54,006  
Employees

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SUGAR LAND, TEXAS 77478

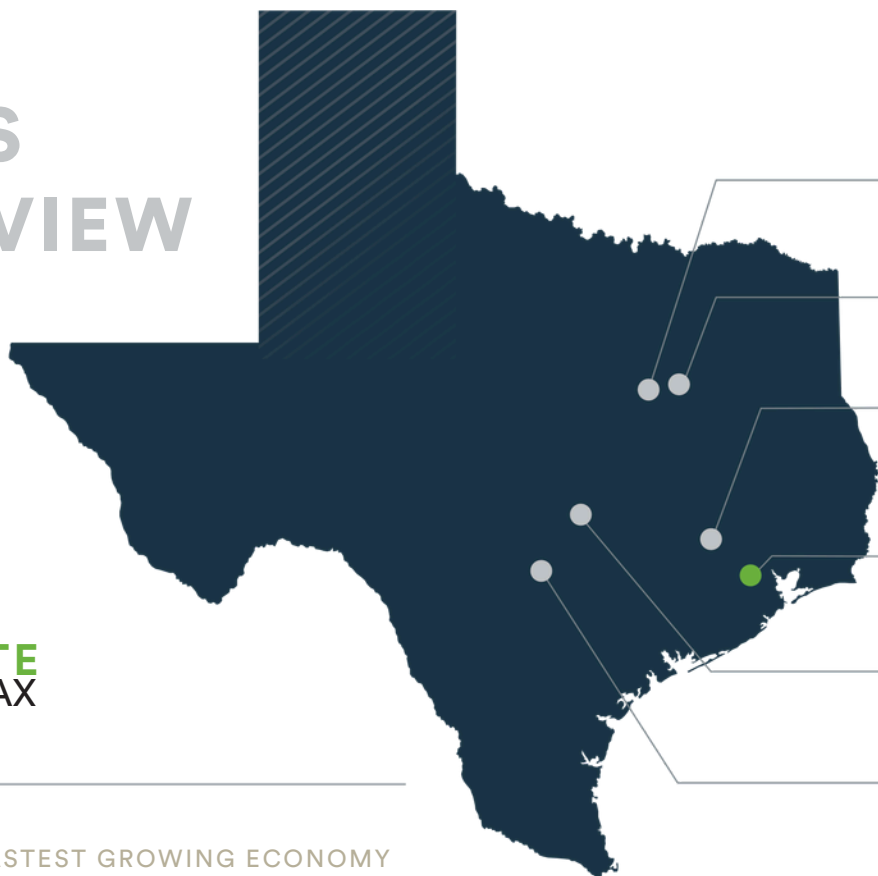


FOR LEASE

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SUGAR LAND, TEXAS 77478

## TEXAS OVERVIEW



### Fort Worth

TOP CITY FOR SALES GROWTH IN 2018

### Dallas

TOP MSA FOR POPULATION GROWTH IN 2020

### Bryan/College Station

#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

### Houston

4TH LARGEST POPULATION IN THE U.S.

### Austin

NAMED BEST CITY TO START A BUSINESS IN 2020

### San Antonio

2ND FASTEST GROWING CITY IN THE NATION



**NO STATE INCOME TAX**

**2ND** FASTEST GROWING ECONOMY IN THE UNITED STATES

**#1** STATE IN AMERICA TO START A BUSINESS

**2ND** LARGEST LABOR WORKFORCE: 14+ MILLION WORKERS



POPULATION **28,995,881**

**57**

FORTUNE 500 COMPANIES CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE FOR BUSINESS**



**TOP STATE FOR JOB GROWTH**



**LARGEST MEDICAL CENTER**

FOR LEASE

# THE SHOPS AT SUGAR CROSSING

403 HIGHWAY 6  
SUGAR LAND, TEXAS 77478

## HOUSTON, TEXAS



POPULATION  
**7,000,000**

**21**

FORTUNE 500  
COMPANIES BASED  
IN HOUSTON

**3<sup>RD</sup>**

IN THE WORLD  
FOR CITIES OF THE  
FUTURE



**ENERGY CAPITAL OF THE WORLD**  
HOME TO **39** OF THE NATION'S LARGEST  
PUBLICLY TRADED OIL&GAS EXPLORATION  
& PRODUCTION FIRMS



**58 MILLION AIRLINE PASSENGERS**  
GEORGE BUSH INTERCONTINENTAL AIRPORT:  
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS  
HOBBY AIRPORT: 60 DESTINATIONS



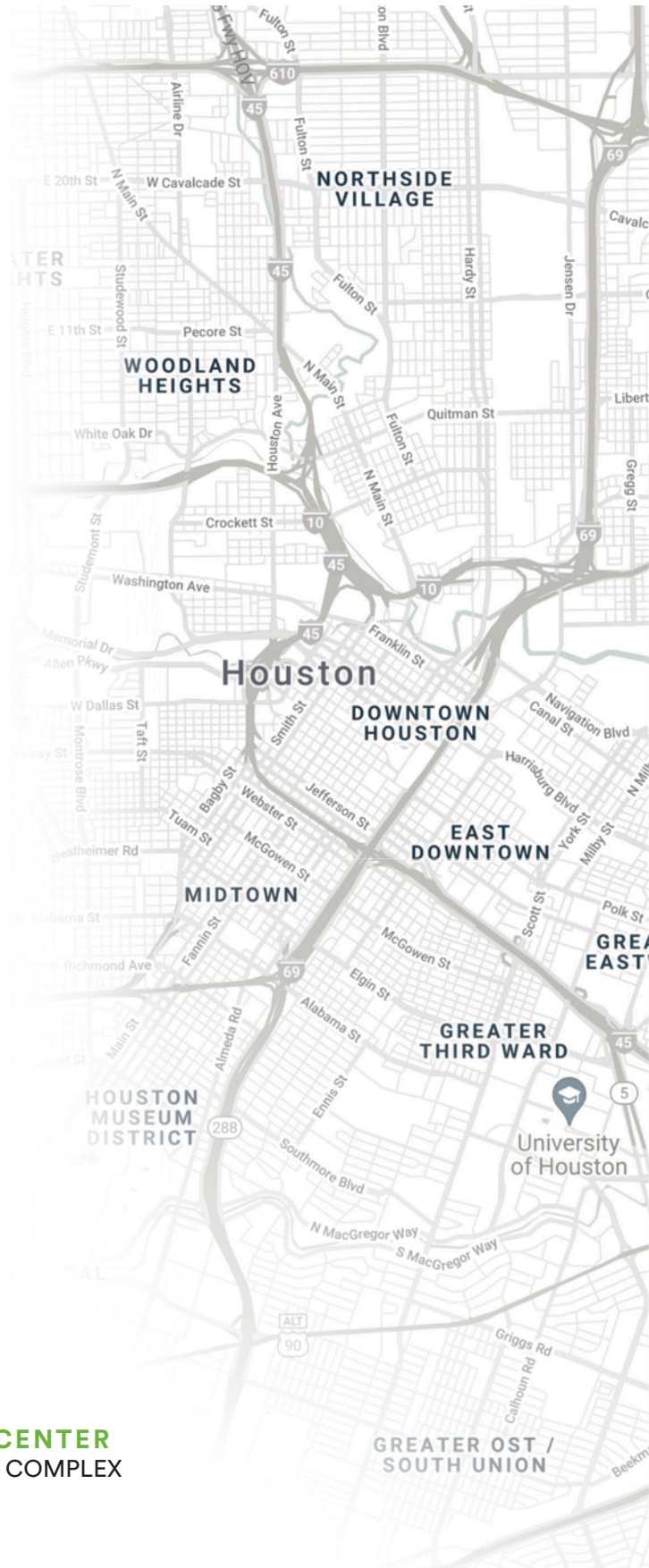
**PORT OF HOUSTON**  
LARGEST PORT ON THE GULF &  
2ND LARGEST IN THE US  
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

**4<sup>TH</sup>**

LARGEST CITY  
IN THE UNITED STATES



**TEXAS MEDICAL CENTER**  
LARGEST MEDICAL COMPLEX  
IN THE WORLD



# THE SHOPS AT SUGAR CROSSING

403 HIGHWAY 6  
SUGAR LAND, TEXAS 77478

## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - » that the owner will accept a price less than the written asking price;
  - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Assumed Business Name

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Licensed Supervisor of Sales Agent/Associate

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



**Tyler Reiley**

Associate | Brokerage Services

**D:** 346.226.3510 **C:** 713.598.6332

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