

**APEX
REALTORS**

7746
HIGHWAY 6
MISSOURI CITY, TX 77459



AVAILABLE FOR LEASE

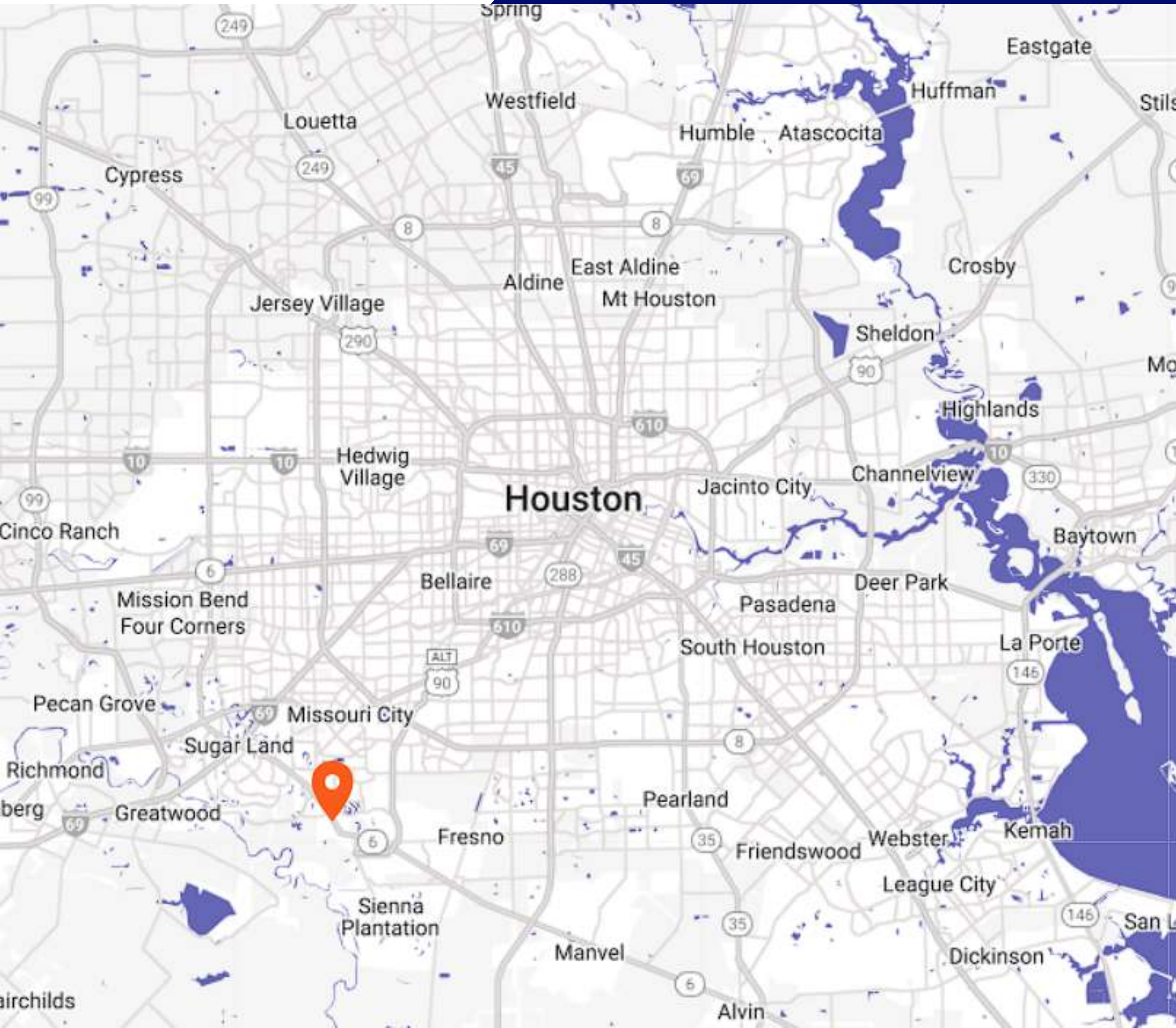
1,850 SF AVAILABLE

FOR MORE INFORMATION

DANIEL MYERS

281-339-9888

DMYERS@APEXREALTORS.COM



AVAILABLE SPACE

Suite	Size	Rate
D1	2,005 SF	Call for Pricing
M	4,050 SF	Call for Pricing

DEMOGRAPHICS

	1 mile	3 mile
Population	8,824	518,430
Households	2,831	236,246
Median Age	39.70	36.5
Population Growth'21-'26	20.40%	20.04%

PROPERTY HIGHLIGHTS

High traffic and strong household income
 Strong tenant mix comprising of Medical, Personal and Professional tenants
 Montessori, elementary and middle school in planning to the rear of the building

TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea
Alvin-Sugarland Rd	Flat Bank Dr SE	39,127	2022
Alvin-Sugarland Rd	Flat Bank Dr SE	63,564	2021
Alvin-Sugarland Rd	Flat Bank Dr NW	24,661	2022
Alvin-Sugarland Rd	Lake Olympia Pkwy NW	32,562	2022
Lake Olympia Pkwy	Alvin-Sugarland Rd SW	10,426	2022
Sienna Ranch Rd	Oyster Creek Pl NE	13,053	2022

“AT APEX REALTORS, WE ARE NOT A 9-5,
WE ARE A START TO FINISH BUSINESS”

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PROPERTY HIGHLIGHTS

Highway 6 prime location

Second generation retail
space

Office, restroom, storage

Large parking lot

Monument sign available

Strong co-tenants



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