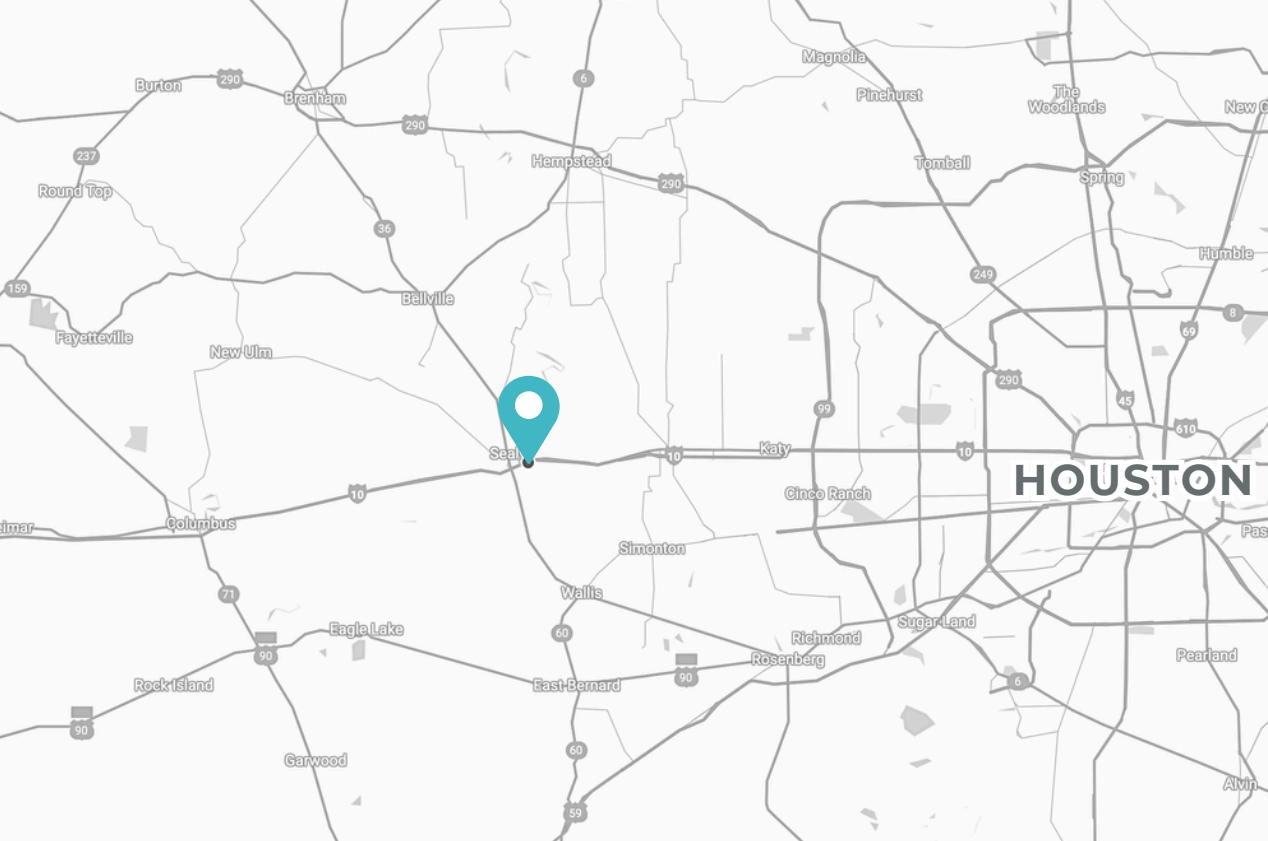




FOR LEASE | ± 1,630 - 30,830 SF

SEALY MALL | SEALY RETAIL

 3701 Outlet Center Dr. Sealy, TX 77474



LOCATION

PRIME INTERSTATE ACCESS

LOCATED JUST OFF I-10 AT W. LUCHAN ROAD, OFFERING SEAMLESS REGIONAL CONNECTIVITY AND VISIBILITY TO OVER 100,000 VEHICLES PER DAY

WEST HOUSTON POSITIONING

APPROXIMATELY 20 MILES WEST OF HOUSTON IN THE GROWING SEALY CORRIDOR, WITH DIRECT ACCESS FROM A NEWLY COMPLETED TXDOT EXIT

HIGH-EXPOSURE OPPORTUNITY

PYLON SIGNAGE AVAILABLE FRONTING I-10, ENSURING MAXIMUM BRAND VISIBILITY FOR RETAIL AND BUSINESS PARK TENANTS ALIKE

TRAFFIC COUNTS:

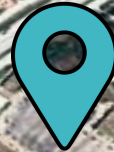
I-10 West of W. Luchan Rd.: **46,516**
 I-10 East of W. Luchan Rd.: **54,614**

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION:	7,892	10,661	20,214
HOUSEHOLDS:	2,848	3,838	7,220
HH INCOME:	\$73,217	\$73,655	\$75,197



FOR LEASE | 3701 Outlet Center Dr. Sealy, TX 77474



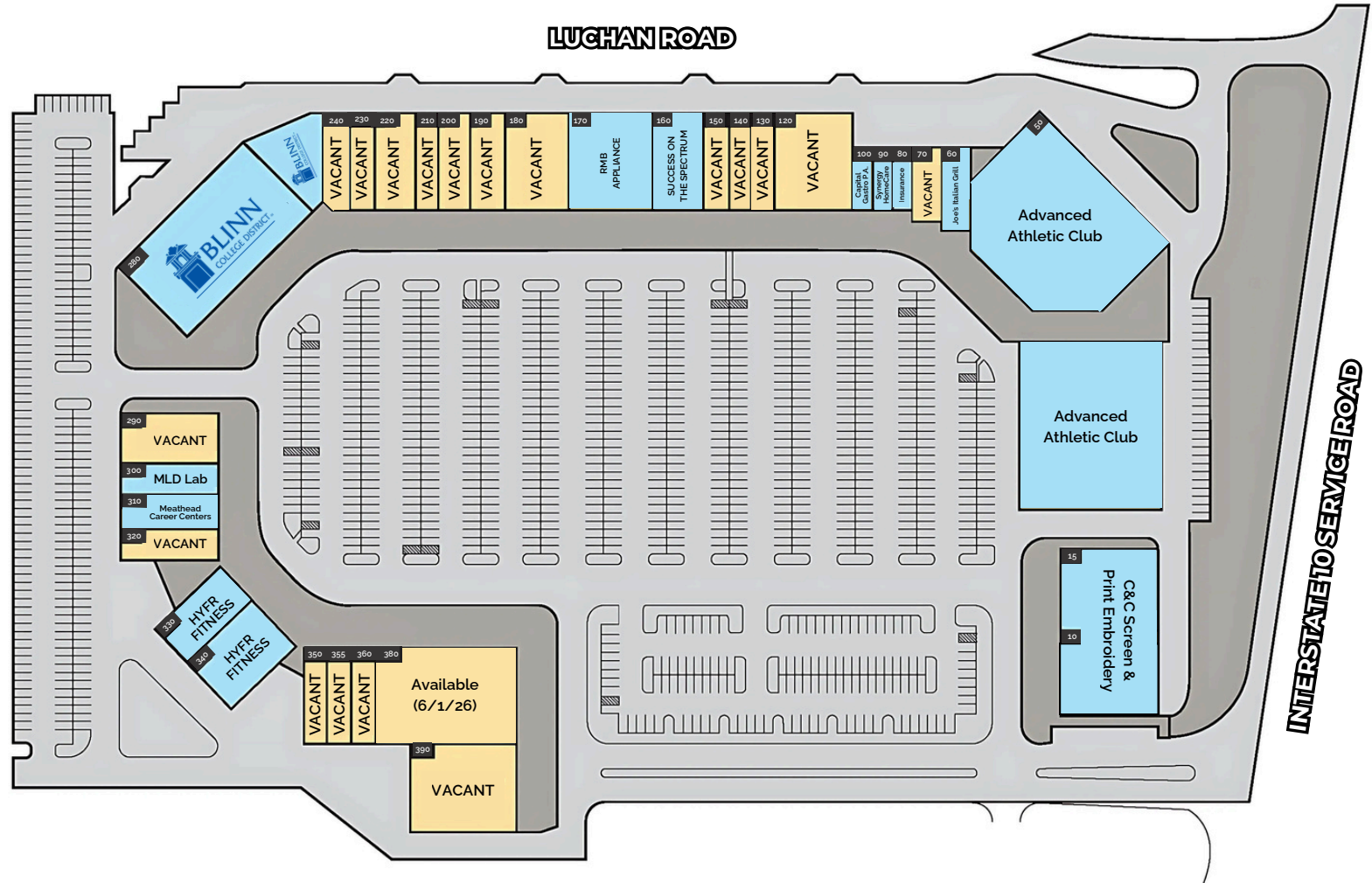
20 Miles to Katy, TX



Briarwood Estates
Manufactured Home Community

SITE PLAN

SUITE #	RETAIL	SQ. FT.
10	C&C Screen & Print Embroidery	9,000
15	C&C Screen & Print Embroidery	8,000
50	Advanced Athletic Club	25,244
60	Joe's Italian Grill	2,250
70	Available	2,250
80	Insurance	1,300
90	Synergy HomeCare	1,300
100	Capital Gastro P.A.	1,300
120	Available	8,000
130	Available	2,400
140	Available	2,400
150	Available	2,600
160	Success on the Spectrum	5,000
170	RMB Appliance	8,500
180	Available	6,500
190	Available	3,600
200	Available	3,200
210	Available	2,400
220	Available	5,000
240	Available	1,630
250	Blinn College	4,500
260	Blinn College	6,000
280	Blinn College	12,000
290	Available	5,200
300	MLD Lab	3,000
310	Meathead Career Centers	3,600
320	Available	3,200
330	HYFR FITNESS	5,000
340	HYFR FITNESS	7,000
350	Available	2,500
355	Available	2,500
360	Available	2,500
380	Available (6/1/26)	14,500
390	Available	6,060





Open Air Concept Mall

Mixed Use Retail & Business Park





DZMI
DAVID Z. MAFRIGE INTERESTS

FOR LEASE | 3701 Outlet Center Dr. Sealy, TX 77474

CONTACT INFO

ZACH MAFRIGE | CHIEF OPERATING OFFICER

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