

SF RETAIL 158,379

For Lease

10,000sqft Available



HIGHLIGHTS

- 158,379SF Retail Building — For Sale or Lease
- 8.81-Acre Site with 6 Loading Docks
- Built 1993 — Ideal for Showroom, Destination Retail, or Flex Use
- 200,000+ Vehicles Per Day Along I-69 / Southwest Fwy
- 7 Minutes from Sugar Land, a Top-10 Fastest-Growing US City
- Same-Side Synergy with The Fountains Shopping Destination
- \$4B+ in Annual Consumer Spending Within a 5-Mile Radius

ABOUT THE PROPERTY

-Seize the moment and enter the flourishing Southwest Houston market with this sale-or lease opportunity along Interstate 69. This 158,379 SF building sits on 8.81 acres with six loading docks and abundant parking, making it ideal for showroom/destination retail or flex services. The property receives exposure from more than 200,000 vehicles per day ,and sits within a brimming thoroughfare of highly desirable shopping destinations including The Fountains on the same side of the freeway. Southwest Houston has seen some of the fastest growth in Texas, with household growth in the trade area projected .to double by 2027



33,752
POPULATION

\$75,744
MEDIAN HH INCOME

33.9
MEDIAN AGE

\$241,200
MEDIAN HOME VALUE

\$74,448
MI AVG HH INCOME-5





PROPERTY TYPE
Retail / Freestanding
BUILDING SIZE
158,379 SF
LOT SIZE
8.81 Acres
YEAR BUILT
1993
LOADING DOCKS
6
TRAFFIC COUNT
200,000+ VPD (I-69)

PROPERTY SNAPSHOT

ADDRESS

12002 Southwest Fwy, Meadows Place, TX 77477