



2nd Gen Freestanding Building

1410 Highway 6, Sugar Land, TX 77478

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Brokerage | Management | Development



www.RubiconRealty.com

AVAILABLE SPACE

3,529 Square Feet

BASE RENTAL RATE

\$39 Per Square Foot

NNN (CAM, PROPERTY TAXES & INSURANCE)

\$10 Per Square Foot/Year (Estimated)

PARKING

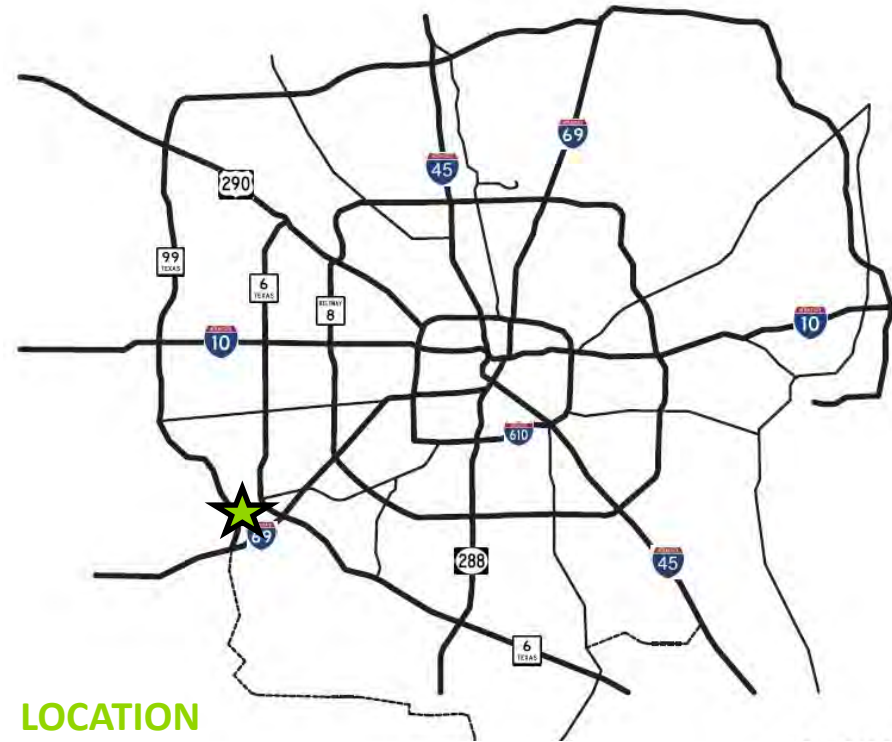
19 Parking Spaces

CENTER SIZE

3,529 Square Feet

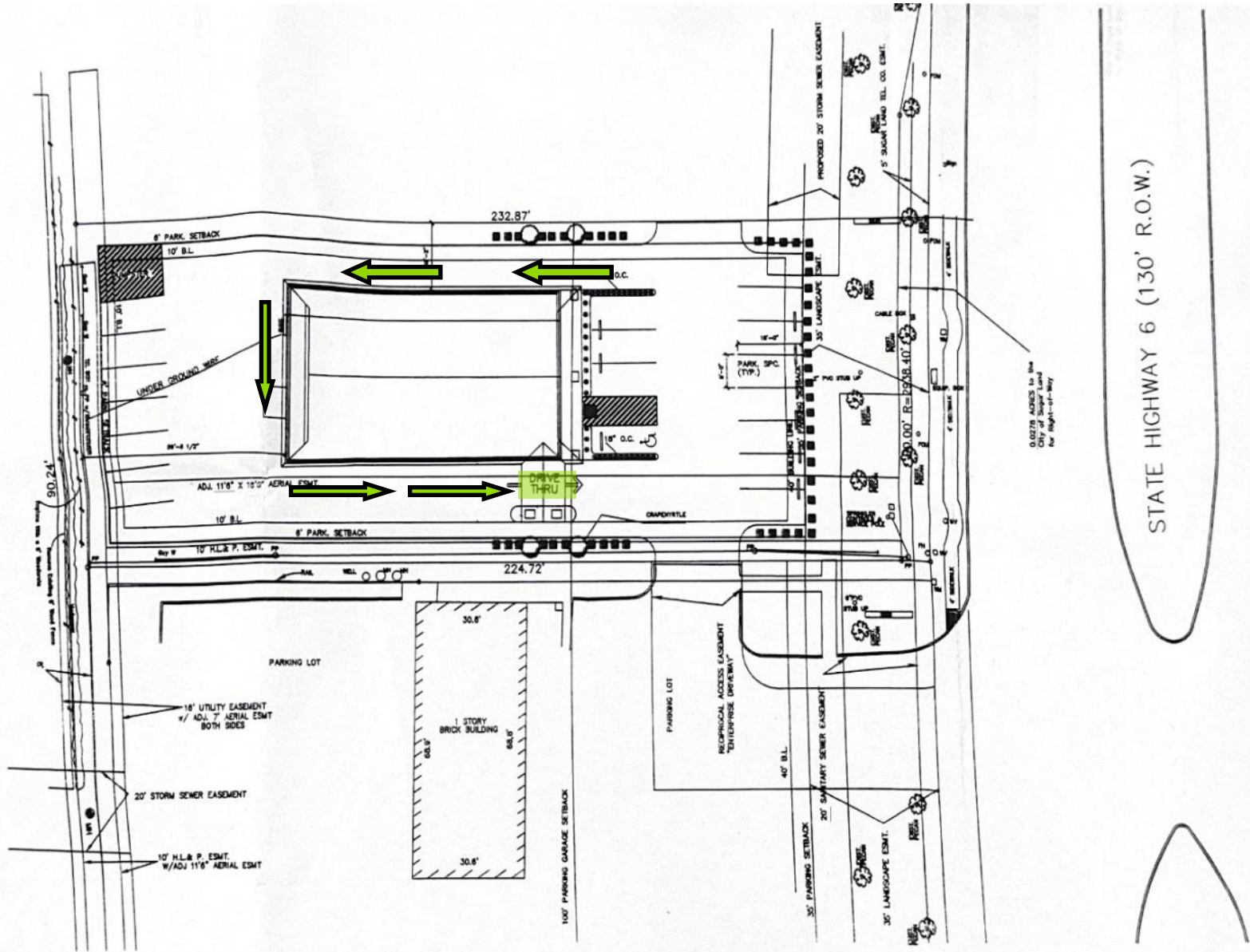
BUILDING DEPTH

Approx. 80 Feet Deep



LOCATION

- **Regional Location**
 - Access from 6 major highways within a 7mi radius.
 - 250 aircraft operations per day -Used by over 100 of Fortune 500 companies.
- **Strong Local Economy**
 - Major corporate employment hub
 - Population Density: 259,611 (within a 5-mile radius)
 - Over \$100,000 in Average HH Incomes
- **Major Growth & Development Area**
 - Projected population growth through 2023: 21.34%
- **Major Intersection (Source: 2024 PlacerAI)**
 - 58,547 cars per day on State Highway 6
 - 14,000 cars per day on First Colony Blvd



NORTH

1- SITE DEVELOPMENT PLAN

1" = 20'

2023 Demographics	1– MI	3–MI	5-MI
Total Population	7,464	97,256	259,611
Growth 2010-2021	125.09%	38.16%	25.87%
Growth 2020-2025	17.34%	13.76%	12.48%
Average Household Income	\$158,945	\$133,956	\$122,496
Median Household Income	\$141,210	\$104,408	\$93,233
Total Daytime Population	29,599	164,043	311,030
- At Home Daytime Population	16,719	71,915	124,692
- Total Employees	12,880	92,128	186,338

(Data accessed from Costar.com 2023)

Rubicon Realty Group LLC was founded in 2009 as a full-service commercial real estate company providing a diverse range of services to its clients through the entire real estate cycle. Each of Rubicon Realty Group principals has been associated with high-profile brokerages and developers such as Trammell Crow Company, Wulfe & Co., CB/Richard Ellis, RKF, and Sugarland Properties. These affiliations have provided profitable, long-term relationships and have established many more with other developers, brokers, and lenders.

We provide the following services:

PROPERTY LEASING & TENANT REPRESENTATION

We are well-versed at structuring triple net, ground, gross/modified gross, and percentage lease deals. We work with both national and local clients, including big-box retailers, grocery stores, hotels, restaurants, banks, franchises, and small business owners looking to make their mark in Texas. Our agents are active members of the International Council of Shopping Centers (ICSC) and participate in ICSC, Austin Retail Live, CCIM and other networking events to bring the latest industry updates to our clients. We utilize all major marketing platforms such as Loopnet, Costar, CityFeet, Showcase, Komreal, and more.

LAND SALES

Rubicon Realty is a part of the small pool of brokers specializing in commercial land sales, both improved and unimproved. Our clients benefit from our knowledge of the land development process and all the moving parts it involves.

INVESTMENT SALES

We help our clients underwrite and sell their commercial properties. We also assist with finding, analyzing, and purchasing commercial assets for whatever their objectives are: cash flow, value-add, redevelopment, or long term appreciation.

PROPERTY MANAGEMENT

Our property management arm takes the frustration and challenges property owners have to deal with when owning their real estate. We provide lease administration, maintenance coordination, rent collection, accounting, expense reconciliation, vendor bidding, and qualification services. Property owners are able to set their own limits of involvement and expense amounts requiring their prior approval.



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