



MKM6 Retail Plaza

9760 Highway 6 S, Sugar Land, TX 77498



Steven Tran

JPAR The Sears Group
800 Town and Country Blvd, Suite 500, Houston, TX 77024
steven@houstonlivinghomes.com
(713) 405-9836



MKM6 Retail Plaza

\$26.00 /SF/YR

Space is currently under construction. Estimated completion will be April/May 2023. Pediatric Dental and Pediatric Dental private practices with committed long-term leases ~6,000 sqft. of endcap right side (facing the building). Pre-leasing incentives available. The remaining left side of the building is for lease at ~6,000 sqft. The space will only be completed to a shell. Pre-leasing incentives available. Contact for more info....

- Dense retail corridor with high visibility and immediate access to Hwy 6
- Shell space with high quality construction
- Committed pediatric medical and dental practices with long-term committed leases

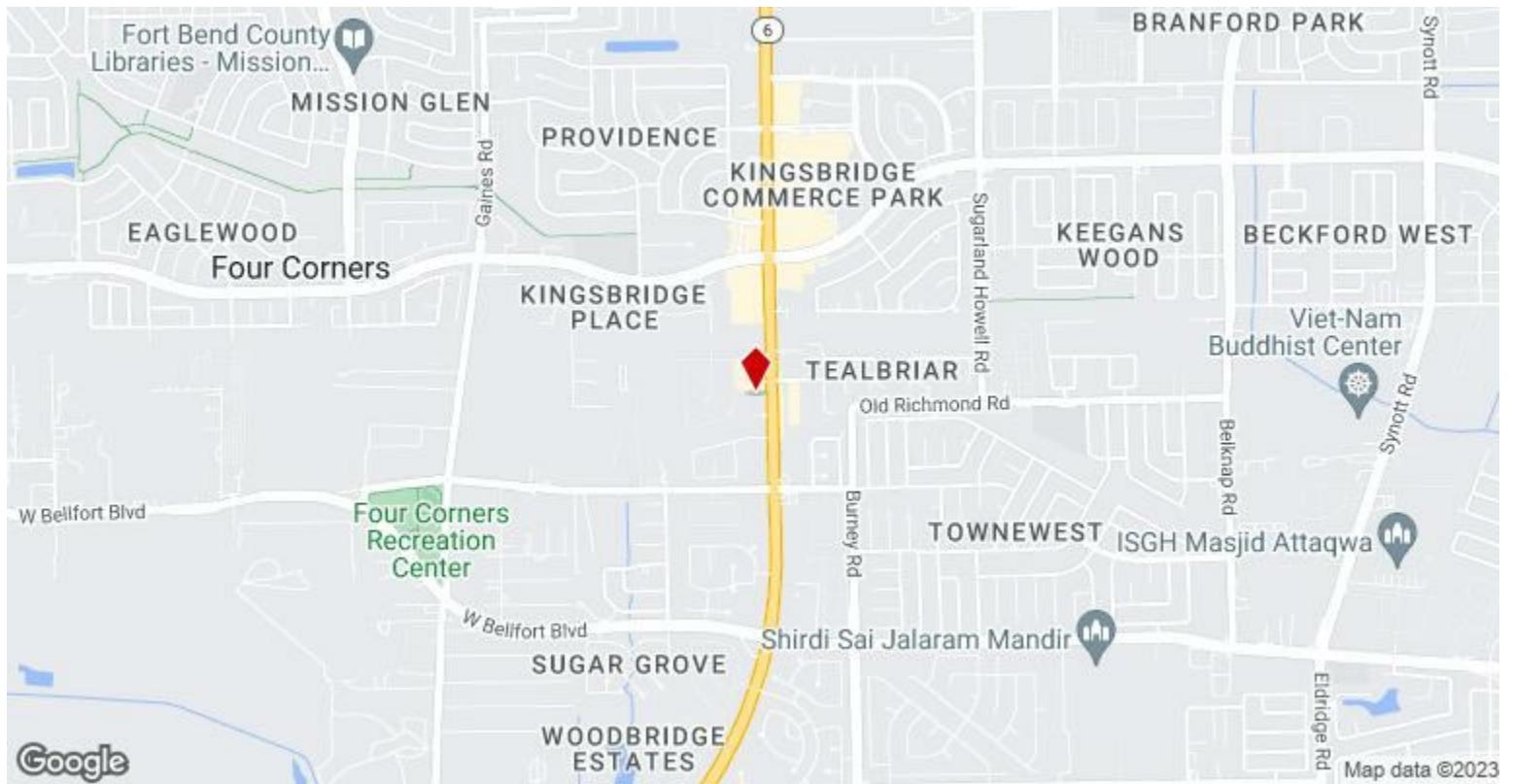


Rental Rate:	\$26.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	12,000 SF
Year Built:	2023
Construction Status:	Under Construction
Walk Score ®:	59 (Somewhat Walkable)
Rental Rate Mo:	\$2.17 /SF/MO

1st Floor

Space Available	6,000 SF
Rental Rate	\$26.00 /SF/YR
Date Available	May 31, 2023
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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Property Photos



IMG-5335

CATALYT TECHNOLOGICAL GROUP, LLC

MKM6 RETAIL PLAZA LOCATED AT 9760 STATE HIGHWAY 6S, SUGARLAND, TX 77498.



PROJECT DESCRIPTION

PROJECT NAME: MKM6 RETAIL PLAZA
LOCATION NAME: 9760 STATE HIGHWAY 6S, SUGARLAND, TX 77498.
PROJECT DESCRIPTION: A GROUND-UP CONSTRUCTION OF ONE STORY RETAIL SHELL BUILDING.
BUILDING CODES:
 ALL WORK PROCEDURES, CRAFTSMANSHIP & CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES & AMENDMENTS FOR THEIR ADOPTING JURISDICTIONS:
 BUILDING: 2018 IRC INTERNATIONAL BUILDING CODE
 MECHANICAL: 2018 IMC INTERNATIONAL MECHANICAL CODE
 ELECTRICAL: 2018 NEC NATIONAL ELECTRICAL CODE
 PLUMBING: 2018 IPC INTERNATIONAL PLUMBING CODE
 ENERGY CODE: 2018 IECC INTERNATIONAL ENERGY CONSERVATION CODE ASHRAE 90.1 2013 ENERGY CODE ACCESSIBILITY: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (PART 36) (FEDERAL REGISTER)
 ROAD DEPARTMENT OF TEXAS & REGULATIONS.
 CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND OTHER DOCUMENTS APPROVED PRIOR TO START OF CONSTRUCTION AND AT ALL STAGES AS REQUIRED AND BY ALL GOVERNING AGENCIES.

ALLOWABLE HEIGHT AND BUILDING SQ. FT. AREA

OCCUPANCY GROUP: MERCANTILE GROUP "M"
TYPE OF CONSTRUCTION: I - 8 (NON-SPRINKLED)
ALLOWABLE BUILDING HEIGHT AND AREA:
 ALLOWABLE HEIGHT: 2 STOREYS (58' 0" HIGHS)
 ALLOWABLE AREA: 13,000 SQ. FT.
PROPOSED HEIGHT: 1 STORY BUILDING (20' 0" HIGHS)
PROPOSED AREA: 13,000 SQ. FT. (NET AREA)

MEANS OF EGRESS

AS PER SECTION 1005 & 1005.3.3, EGRESS WIDTH REQUIREMENT AS PER SECTION 1005.1.1 AND ACCESSIBLE EGRESS (WITHOUT SPRINKLER SYSTEMS)

MEANS OF EGRESS	REQUIRED	PROVIDED
NUMBER OF EXITS	2	12
TRAVEL DISTANCE	200' MAXIMUM	70' 0"
USE OF EGRESS DOORS	50" x 68" x 6" MINIMUM	36" MIN. EA. x 12" x 45"

FIRE-RESISTANCE RATING REQUIREMENTS

BUILDING ELEMENTS	HOURS REQUIRED	HOURS PROVIDED
STRUCTURAL FRAME	0	0
EXTERIOR BEARING WALLS	0	0
EXTERIOR NON-BEARING WALLS	0	0
INTERIOR BEARING WALLS	0	0
INTERIOR NON-BEARING WALLS	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0
STAIRWELL (SECTION 1009)	0	0
ELEVATOR SHAFT (SECTION 1016)	0	0
CONCRETE (SECTION 1018)	0	0
SEE EGRESS DOORS (SECTION 1005)	4 HR	4 HR
SEE WALL (SECTION 705)	0	0

ALLOWABLE AREA INCREASE

$A_{ai} = (A_T)(1+K)(1+I)$
 $= (13,000)(1+0.25)(1+0.75)$
 $= (13,000)(1.95)$
 $= 25,350 \text{ SQ. FT. (PER FLOOR)}$
 $A_{ai} = \text{Allowable Area (SQ. FT.)}$
 $A_T = \text{Total Allowable Area Factor (Per 5.10.2 or 5.14 value)}$
 $K = 28,300 \text{ SQ. FT. (A-3) Type B-8}$
 $I = \text{Area Factor Increase due to frontage}$
 $IF = 1.0$
 $IF = 1.1$ (IF > 200' (WALL))
 $IF = \text{Building frontage that fronts on a public way (or) open space having min. distance of 20 feet}$
 $IF = \text{Frontage of entire building}$
 $W = \text{width of public way (or) open space (feet)}$
 $F = 400 \text{ linear feet}$
 $F = 400 \text{ linear feet}$
 $W = 8.1 \text{ x } 1.1 + 1.2 \text{ x } 2 + 1.3 \text{ x } 3 + 1.4 \text{ x } 4 + 1.5$
 $W = 14.2$
 $W = 14.2(1.1) = 15.62$
 $W = 15.62(1.1) = 17.18$
 $W = 17.18(1.1) = 18.90$
 $W = 18.90(1.1) = 20.79$
 $W = 20.79$

PROJECT LOCATION



KEY MAP



SHEET INDEX

- ARCHITECTURAL**
- A-00 COVER SHEET
 - A-01 SHEET INDEX
 - A-02 LIFE SAFETY PLAN
 - A-03 TITLE PLAN
 - A-10 ROOF PLAN
 - A-11 BUILDING SECTIONS
 - A-12 BUILDING SECTIONS
 - A-13 BUILDING SECTIONS
 - A-14 BUILDING SECTIONS
 - A-15 BUILDING SECTIONS
 - A-16 BUILDING SECTIONS
 - A-17 BUILDING SECTIONS
 - A-18 BUILDING SECTIONS
 - A-19 BUILDING SECTIONS
 - A-20 DOOR WINDOWS & FINISH SCHEDULES
 - A-21 FINISHED DETAILS
 - A-22 FINISHED DETAILS
 - A-23 FINISHED DETAILS
 - A-24 ADD NOTES & DETAILS
 - A-25 ADD NOTES & DETAILS
 - C-10 SITE PLAN
 - P-10 FIELD LAYOUT

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY FOR & INCORPORATE ALL REQUIRED INSPECTIONS REQUIRED AS PER IRC 2018 CHAPTER 17.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTRACT UTILITIES COMPANIES MUST BE NOTIFIED FOR ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING PARALLEL WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
3. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION AS DESIGN WHEN IT IS OBSERVED THAT UNUSUAL CONDITIONS &/OR GRADE DIFFERENCES EXIST THAT HAD NOT BEEN FORESEEN IN THE DESIGN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITY REVISIONS. THE CONTRACTOR SHALL ADVISE THE ARCHITECT FOR ANY NECESSARY CHANGES DUE TO FAILURE TO OBTAIN INFORMATION.
4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE PROJECT AS REQUIRED TO COMPLETE CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR GUARANTEE ON PLAN KNOWING BY GENERAL, THE PURPOSE OF THE CONTRACT ONLY.

SPECIAL INSPECTIONS AS PER 2018 IBC CHAPTER 17 (1704.3, 1704.4 AND 1704.5)

- 1704.1 GENERAL**
 SPECIAL INSPECTIONS AND TESTS, STATEMENTS OF SPECIAL INSPECTIONS, RESPONSIBILITIES OF CONTRACTORS, SUBMITTALS TO THE BUILDING OFFICIAL AND STRUCTURAL OBSERVATIONS SHALL MEET THE APPLICABLE REQUIREMENTS.
- 1704.2 STATEMENT OF SPECIAL INSPECTIONS**
 THESE SPECIAL INSPECTIONS TO TESTS ARE REQUIRED BY SECTION 1704. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.3, FOR SUBMITTAL BY THE APPLICANT IN ACCORDANCE WITH SECTION 1704.5.
- 1704.3 MASSIVE CONSTRUCTION**
 THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.5.
- 1704.4 CONFORMANCE TO STANDARD**
 THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.5.

DATA
 PROJ
 SHEET
 DATE
 GEN
 CO
 SHEET

**REVIEW & BID ONLY
NOT FOR CONSTRUCTION**