

SUGAR PARK PLAZA

11824-11930 WILCREST DR.
HOUSTON, TX 77031

RETAIL PROPERTY FOR LEASE

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SUGAR PARK PLAZA

MARSHALLS ANCHORED NEIGHBORHOOD CENTER | 11824-11930 WILCREST DR., HOUSTON, TX 77031



PROPERTY DESCRIPTION

Embrace the opportunity to lease space at this redeveloped regional center in Houston, TX. Completed in 2016, the property boasts an anchor tenancy with Marshalls, along with a strong mix of other prominent retailers and dining establishments, including Agas Indo-Pak Restaurant, Vishala Grocery, and Suit Mart. Located less than a quarter mile from I-69/HWY 59, this center offers exceptional visibility and accessibility. With its prime location and diverse tenant mix, this property presents an appealing opportunity for businesses seeking to establish a strong presence in a well-established retail destination. Don't miss the chance to join this thriving retail hub and make your mark in this dynamic market.

PROPERTY HIGHLIGHTS

- Redeveloped center completed in 2016
- Regional center anchored by Marshalls
- Diverse mix of tenants including Agas Indo-Pak Restaurant and Vishala grocery
- Less than a quarter mile from I-69/HWY 59

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OFFERING SUMMARY

Available SF:	Fully Leased
Building Size:	91,252 SF
Vehicles Per Day:	200,000 via Highway 69 21,000 via Wilcrest Dr.
Major Tenants:	Marshalls, Agas Indo-Pak Restaurant, Vishala Grocery

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$46,055	\$57,000	\$65,124
Total Population	10,389	148,180	433,626
Total Households	4,020	56,296	162,273



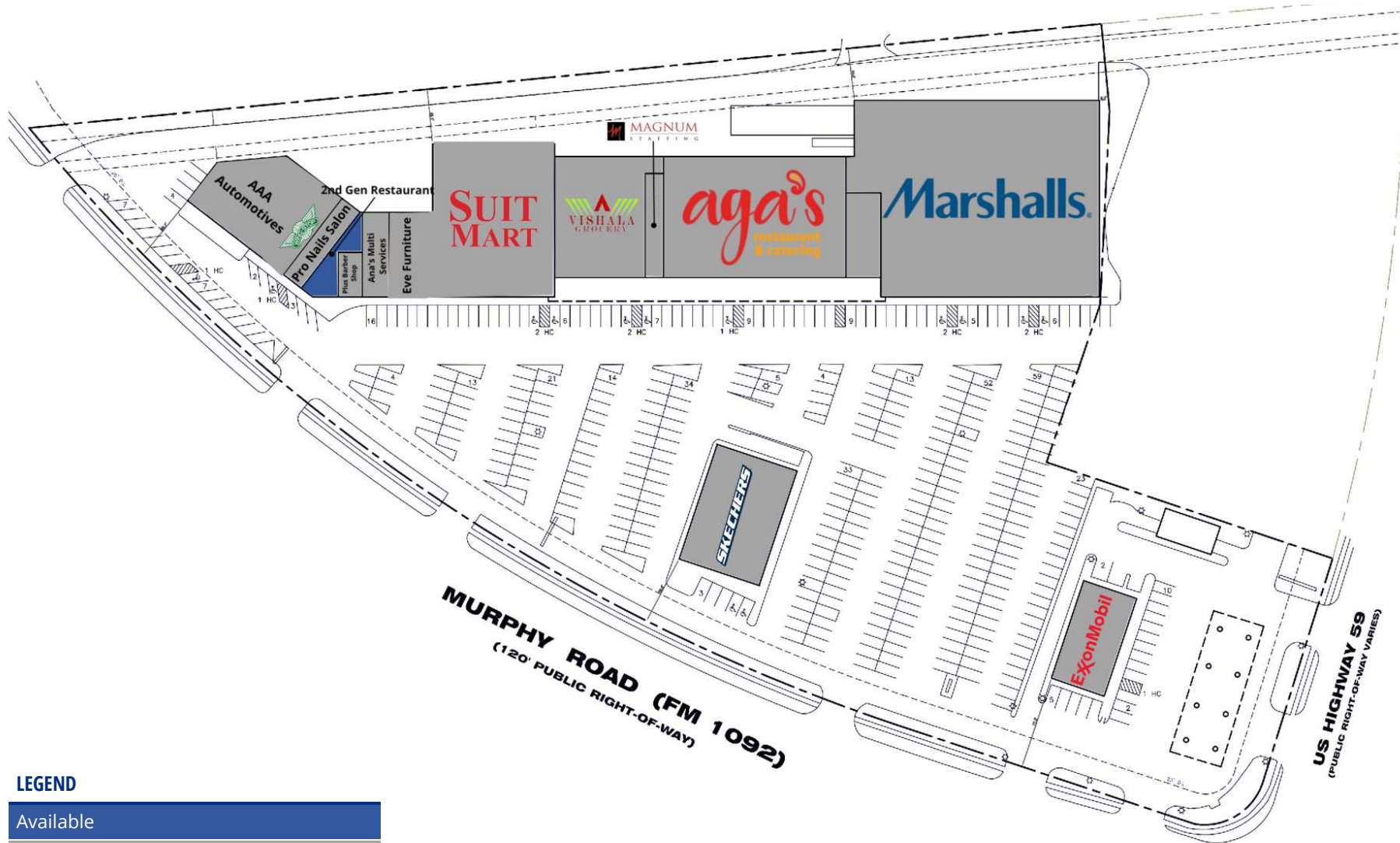
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LEGEND

Available

Unavailable

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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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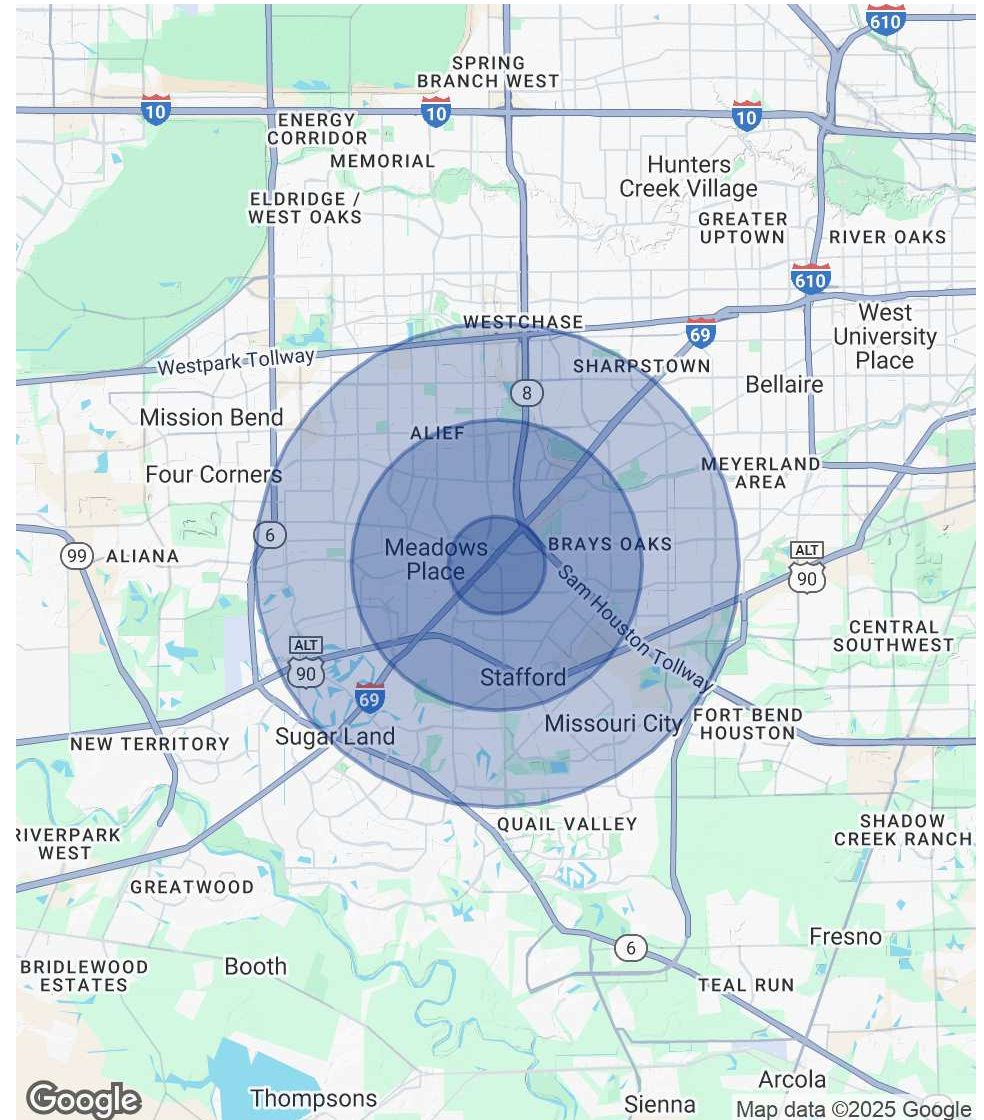


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Demographics data derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	8,530	150,655	601,462
Median Age	35.6	35.8	36.2
Daytime Population	20,229	204,485	664,074
Workers	15,787	125,665	355,376
Residents	4,442	78,820	308,698
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	3,344	55,446	217,209
# of Person per HH	2.53	2.71	2.76
Average HH Income	\$46,161	\$56,546	\$59,416
Average House Value	\$289,396	\$343,952	\$349,604



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