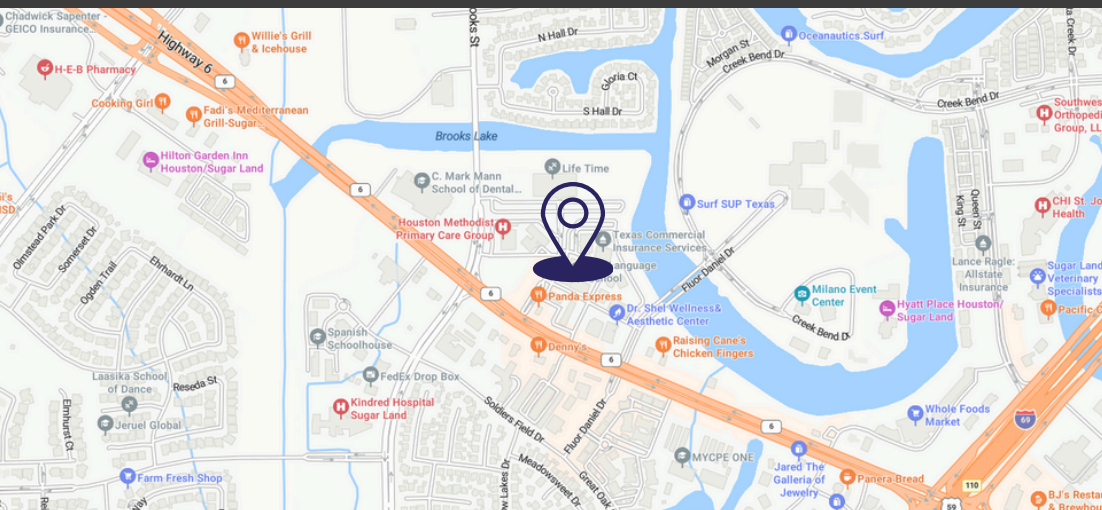


1636 MINONITE RD
RICHMOND, TX 77453



HIGH-VISIBILITY MINONITE FRONTAGE | STRONG TRAFFIC COUNTS



CONTACT

Rick Gutierrez
Senior VP – Brokerage
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(832) 435-4033
rickg@xagproperties.com

PROPERTY HIGHLIGHTS & AVAILABLE SPACES

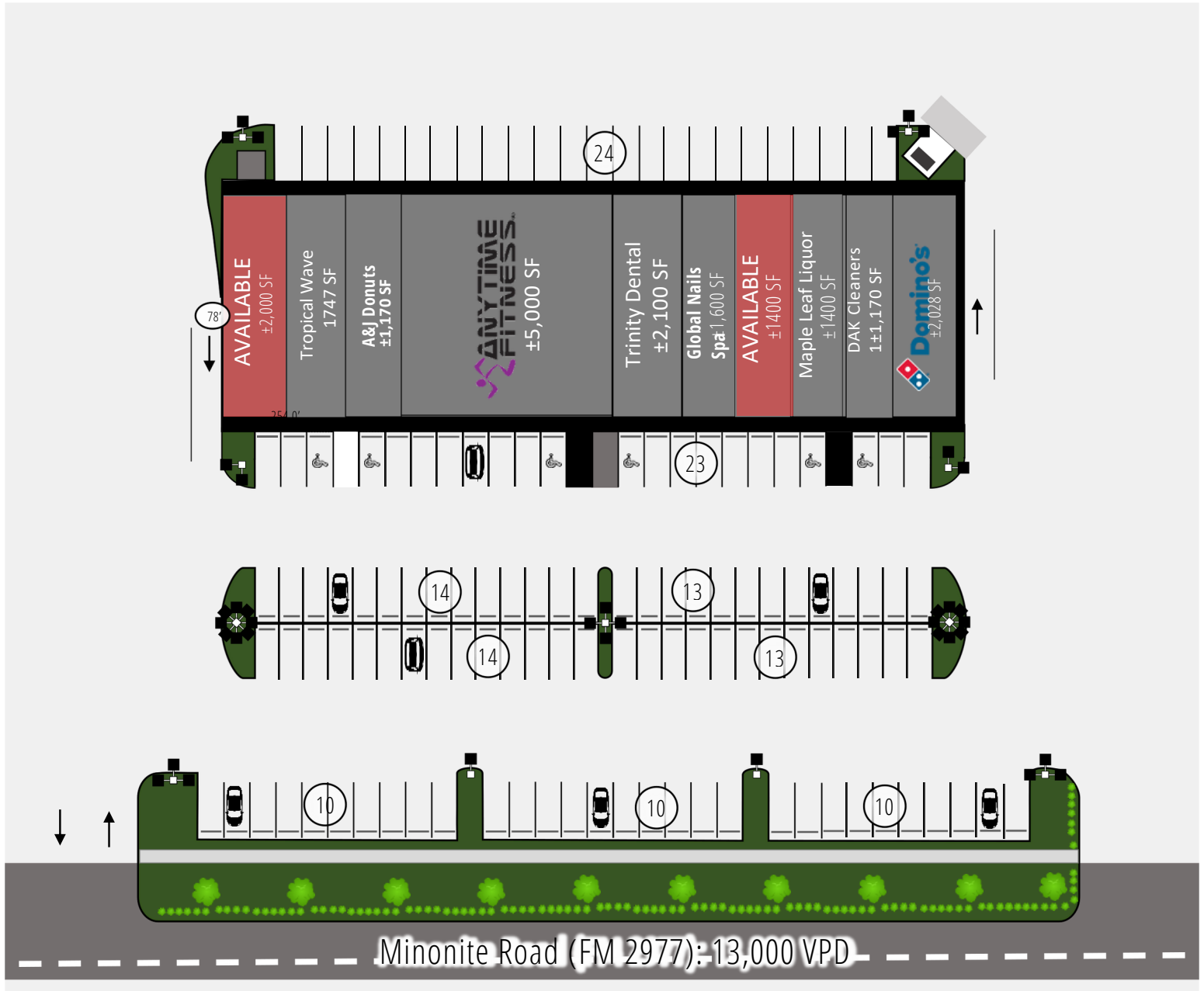
- Located near Brazos Town Center and major national retailers
- Quick access to Hwy 59 & Hwy, supporting connectivity
- Ample Parking & Easy Access
- +/-2,000 SF – end cap 2nd gen restaurant with a drive-thru
- +/-1,400 SF – 2nd gen retail (former EasyVet Clinic)



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1449 HIGHWAY 6
SUGAR LAND, TX 77478

SITE PLAN



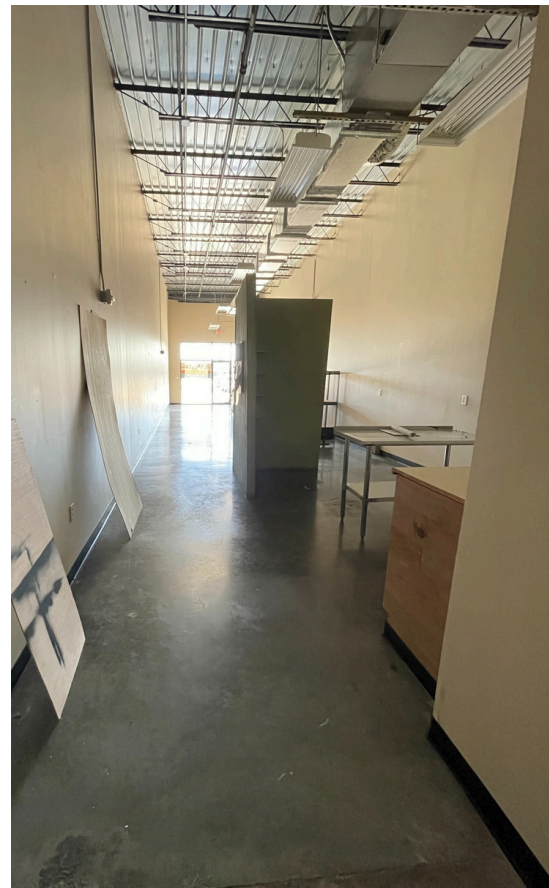
NOT TO SCALE

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1449 HIGHWAY 6
SUGAR LAND, TX 77478

+/-1,400 SF – 2ND
GEN RETAIL
(FORMER EASYVET)
CALL FOR PRICING



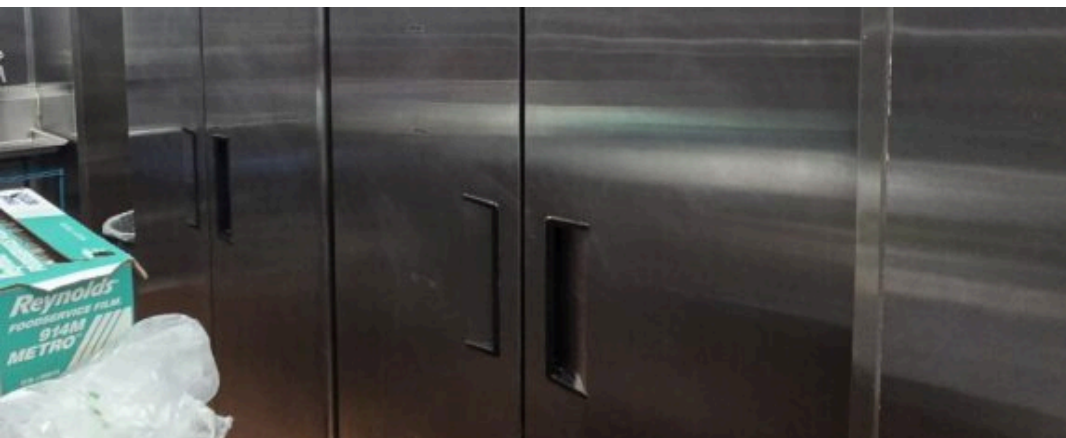
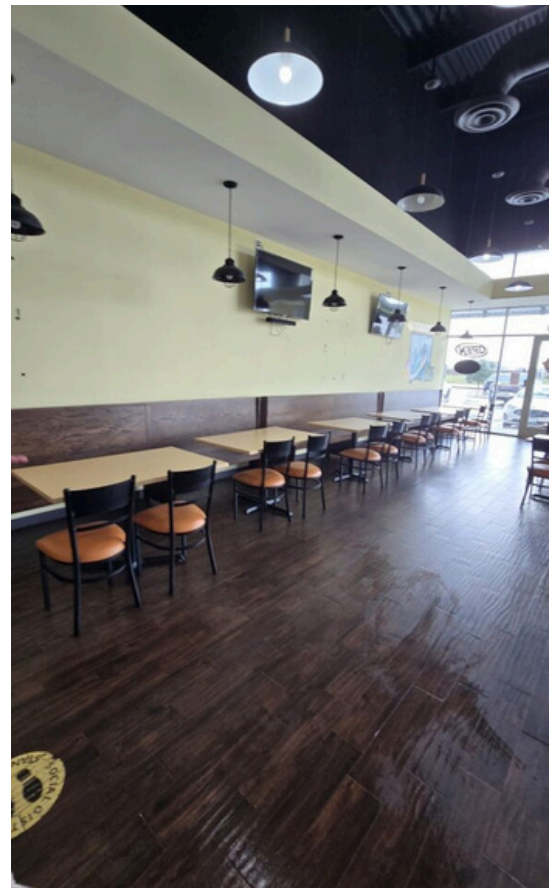
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+/-2,000 SF – END CAP
2ND GEN RESTAURANT
WITH A DRIVE-THRU
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