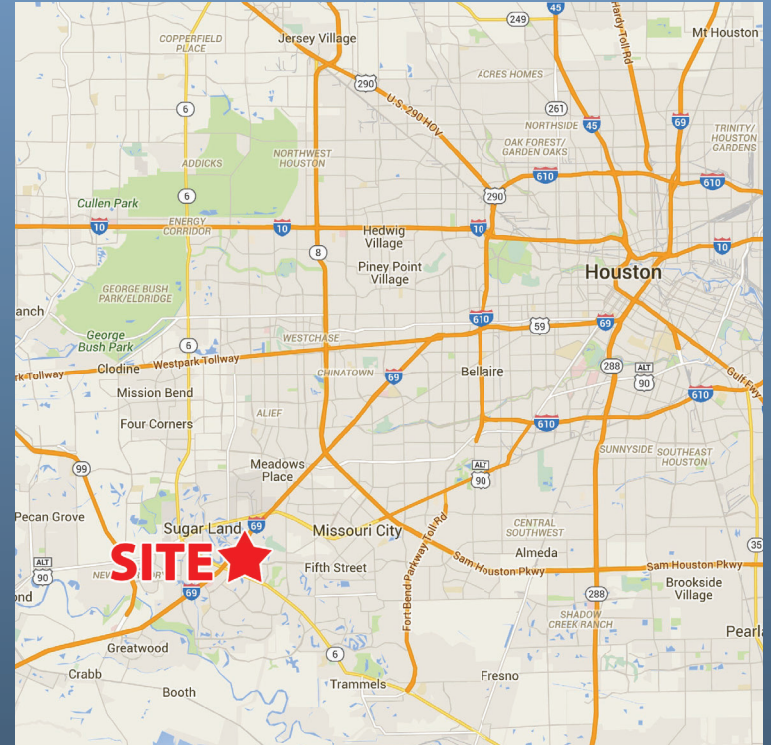


# FOR LEASE - FIRST COLONY COMMONS

## Southwest Frwy at Williams Trace Blvd, Sugar Land, TX 77478



### PROPERTY DATA

- Strategically located on the “going home” corner of Southwest Freeway (IH-69) and Williams Trace Blvd, with great visibility to IH-69
- Potential anchor space
- Surrounded by top selling master planned communities and major employers
- Superior residential and daytime demographics
- Anchored by Home Depot, Painted Tree Marketplace, Office Depot, and Seafood City

### DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
2025 Estimate	9,283	88,395	276,553
<b>Avg HH Income</b>			
2025 Estimate	\$147,135	\$163,617	\$146,312
<b>Traffic Counts</b>			
Southwest Frwy	228,351 cars per day		
Williams Trace Blvd	34,931 cars per day		

### CONTACT

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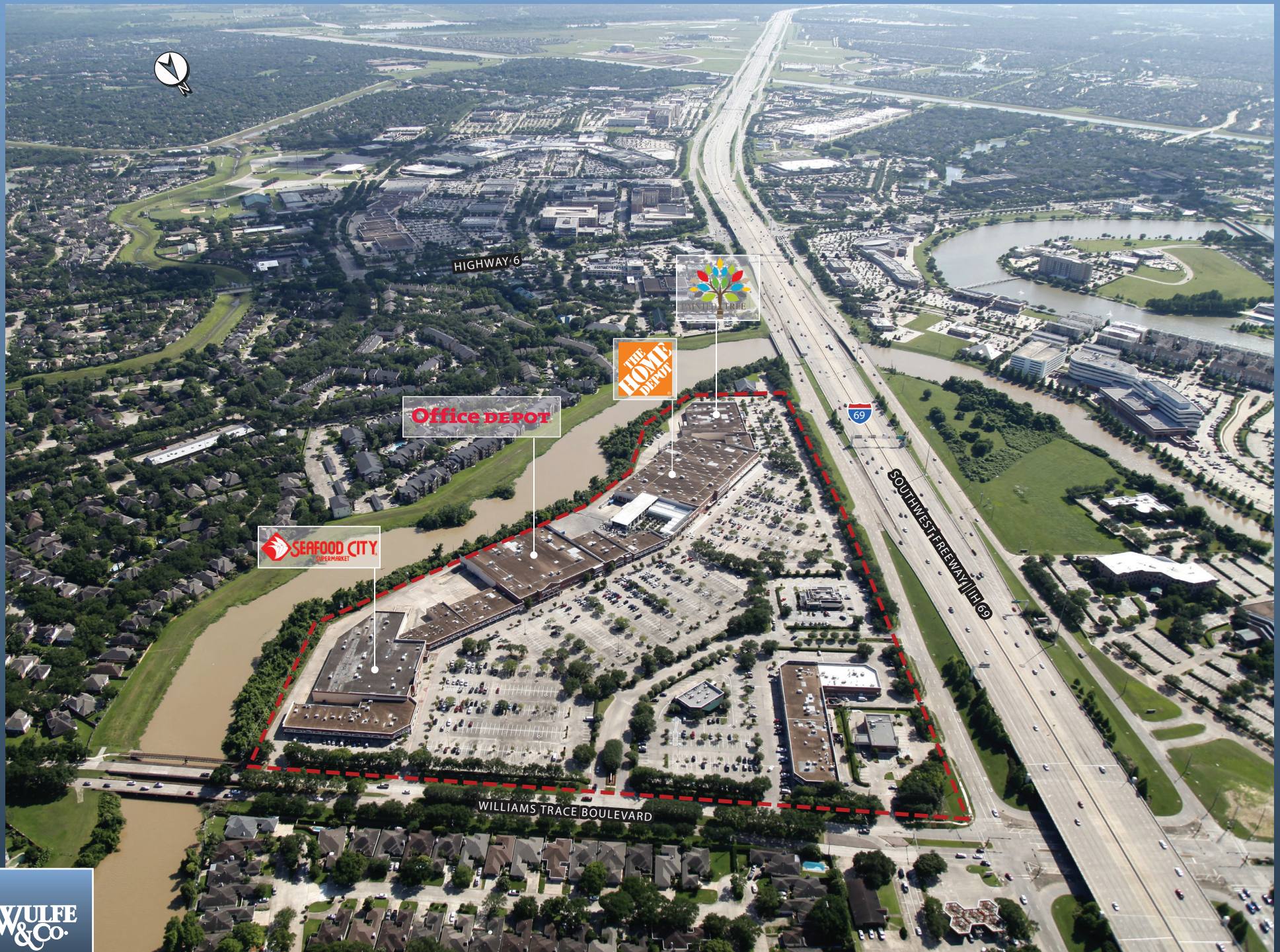
















Tenant	Suite	Size (SF)	Tenant	Suite	Size (SF)
1 Continental Cleaners	15201	2,415	19 Jason's Deli	15275	4,390
2 Voss Boutique	15203	1,050	20 AVAILABLE	15281	1,700
3 Supercuts	15205	1,400	21 SynergenX	15281 - B	2,560
4 Dr. Behramji Mehta, DDS	15207	2,380	22A Amy's Cookie Co. & Bakery	15283	1,237
5 Orange Nail Spa & Facial	15213	1,400	22B Cluck Cluck's Chicken	15283 B	1,505
6 Pizza 101	15215	1,650	23 Freebirds	15285	2,600
7 Sylvan Learning Center	15219	1,000	24 Schlotzsky's/Cinnabon	15287	3,040
8 Karishma Wellness Center	15225	1,500	25 Removery Tattoo Removal	15293	1,463
9 Marble Slab	15227	1,012	26 AVAILABLE	15295	3,500
10 AVAILABLE	15229	1,050	27-30 Image Salon Studios	15303 - 15331	16,836
11 Hallmark	15233	5,400	31 Today's Vision	15337	3,975
12 Seafood City	15235	50,255	32 Baths of America	15345	2,500
13 Sushi Masa	15253	6,000	33 Chili's	15355	5,613
15 Quest Diagnostics	15259	2,652	34 Saladmaster	15357	2,450
16 Center for Teens	15263	2,250	36 Office Depot	15375	35,410
17 Taqueria Mexicano Grill	15267	2,250	37 AVAILABLE	15385	30,240
18 AVAILABLE	15271	2,475	38 Modern Luxury by Luminous Trends	15415	7,461
			39 Image Salon Studios	15419	5,250
			40 Mai Colachi	15425	7,490
			43 Leslie's Pool Supply	15495	2,450
			44 Home Depot - Garden Center	15505 - G	29,933
			45 Home Depot	15505	182,250
			46 THISCar	15511	1,231
			47 SalonCentric	15521	2,136
			48 AVAILABLE	15531	1,050
			49 Night Light After Hours Pediatric	15541 - 15551	3,850
			50 Painted Tree Marketplace	15553	41,462



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6049/-95.6129

15275 Southwest Fwy Sugar Land, TX 77478	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	9,283	88,395	276,553
2030 Projected Population	9,483	90,438	284,707
2020 Census Population	8,601	83,296	255,801
2010 Census Population	8,996	76,559	231,751
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.6%
Historical Annual Growth 2010 to 2025	0.2%	1.0%	1.3%
2025 Median Age	46.9	42.9	39.3
<b>Households</b>			
2025 Estimated Households	4,079	32,992	94,966
2030 Projected Households	4,280	34,714	100,378
2020 Census Households	3,721	30,213	85,685
2010 Census Households	3,709	27,569	76,687
Projected Annual Growth 2025 to 2030	1.0%	1.0%	1.1%
Historical Annual Growth 2010 to 2025	0.7%	1.3%	1.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	45.9%	36.1%	28.6%
2025 Estimated Black or African American	9.9%	13.6%	18.5%
2025 Estimated Asian or Pacific Islander	32.1%	37.8%	34.3%
2025 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.5%
2025 Estimated Other Races	12.0%	12.2%	18.1%
2025 Estimated Hispanic	14.4%	14.5%	21.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$147,135	\$163,617	\$146,312
2025 Estimated Median Household Income	\$111,031	\$128,862	\$119,004
2025 Estimated Per Capita Income	\$64,708	\$61,100	\$50,264
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.0%	6.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.9%	4.4%
2025 Estimated High School Graduate	12.9%	14.0%	16.1%
2025 Estimated Some College	14.8%	14.3%	15.7%
2025 Estimated Associates Degree Only	7.0%	6.9%	7.4%
2025 Estimated Bachelors Degree Only	34.3%	33.2%	28.5%
2025 Estimated Graduate Degree	25.8%	25.7%	22.0%
<b>Business</b>			
2025 Estimated Total Businesses	2,148	9,119	19,085
2025 Estimated Total Employees	21,036	73,280	132,751
2025 Estimated Employee Population per Business	9.8	8.0	7.0
2025 Estimated Residential Population per Business	4.3	9.7	14.5

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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<u>Katherine Wildman</u>	<u>326662</u>	<u>kwildman@wulfe.com</u>	<u>713-621-1700</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Devon Irby</u>	<u>478511</u>	<u>dirby@wulfe.com</u>	<u>713-621-1700</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date