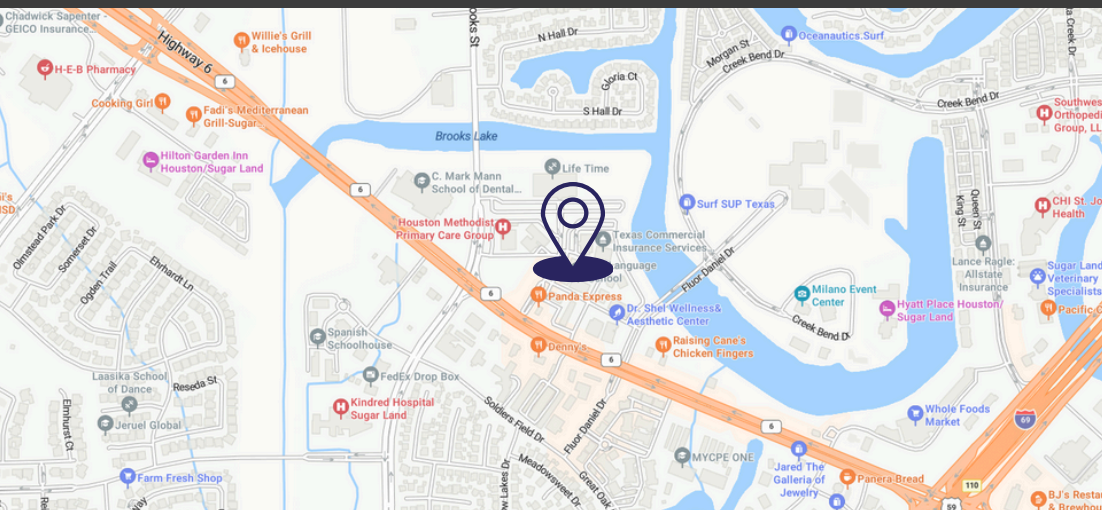


1449 HIGHWAY 6
SUGAR LAND, TX 77478



PRIME HIGHWAY 6 LOCATION | SURROUNDED BY MAJOR RETAIL & DINING



CONTACT

Neha Abassi
VP of Sales and Leasing
(832) 868-0303
neha.a@xagproperties.com

PROPERTY HIGHLIGHTS & AVAILABLE SPACES

- Prime Highway 6 Frontage
- Surrounded by Top Retail & Dining
- Flexible Floor Plan
- Ample Parking & Easy Access
- Suite 300 - 2,318 SF
- Suite 340 - 1,662 SF
- Suite 370 - 140 SF
- Suite 390 - 160 SF
- Suite 330 - 360 SF

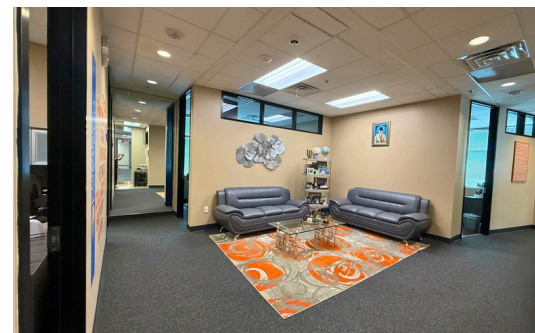
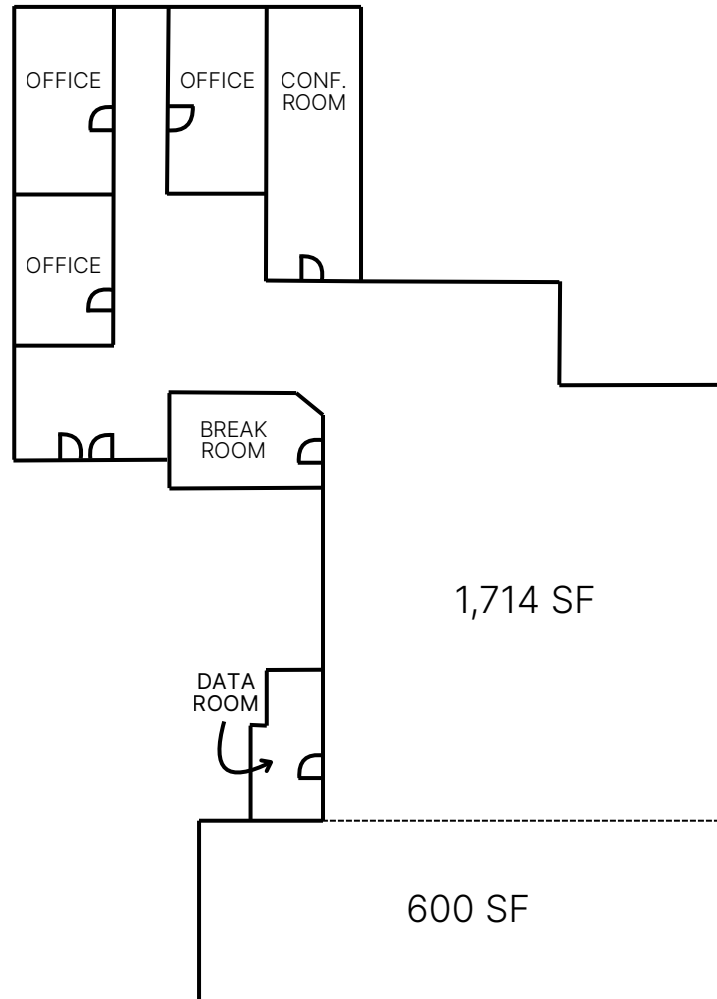
WWW.XAGGROUP.COM



CRE BROKERAGE FIRM
6115 FM 359
Richmond, Tx, 77406
(346) 843-1281
www.xaggroup.com

1449 HIGHWAY 6
SUGAR LAND, TX 77478

FLOOR PLAN
SUITE 300
AVAILABLE FEB. 1 2026

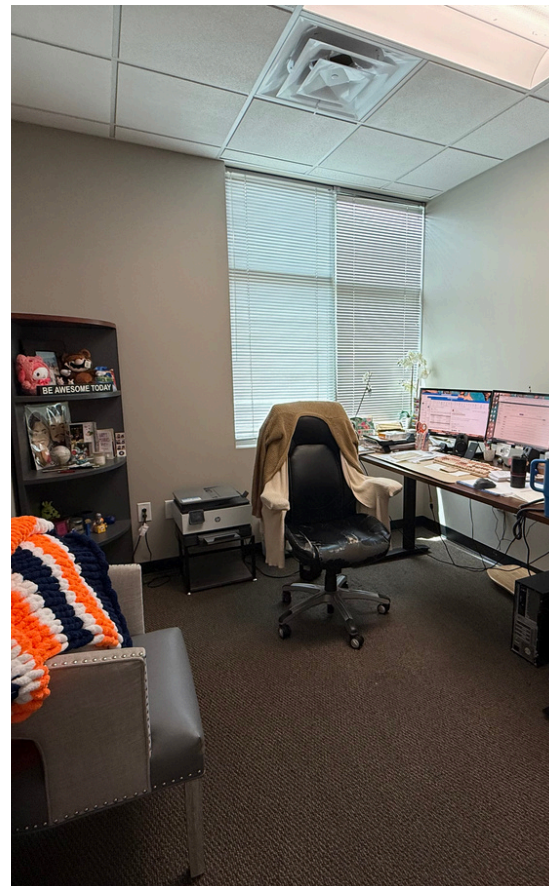


Neha Abassi
VP of Sales and Leasing
(832) 868-0303
neha.a@xagproperties.com



1449 HIGHWAY 6
SUGAR LAND, TX 77478

FLOOR PLAN SUITE 340



Neha Abassi
VP of Sales and Leasing
(832) 868-0303
neha.a@xagproperties.com



Prime commercial space along Highway 6 in Sugar Land, offering exceptional visibility and accessibility in one of the city's most vibrant corridors. Positioned near First Colony Mall, Sugar Land Town Square, and a wide array of dining and retail options, the property benefits from strong traffic counts and a thriving business and residential community.

Featuring a flexible floor plan, the space is well-suited for professional offices, retail, or service-oriented businesses. Expansive frontage along Highway 6 ensures maximum exposure, while ample parking and easy ingress/egress create a seamless experience for clients and visitors.

With its strategic location and versatile layout, this property presents an outstanding opportunity for businesses seeking a high-profile presence in the heart of Sugar Land's retail and commercial hub.



MAJOR RETAILING & DINING





1449 HIGHWAY 6
SUGAR LAND, TX 77478
THE OFFICES ON
BROOKS LAKE

CONTACT

Neha Abassi
VP of Sales and Leasing
(832) 868-0303
neha.a@xagproperties.com



CRE BROKERAGE FIRM
6115 FM 359
Richmond, Tx, 77406
(346) 843-1281

www.xaggroup.com