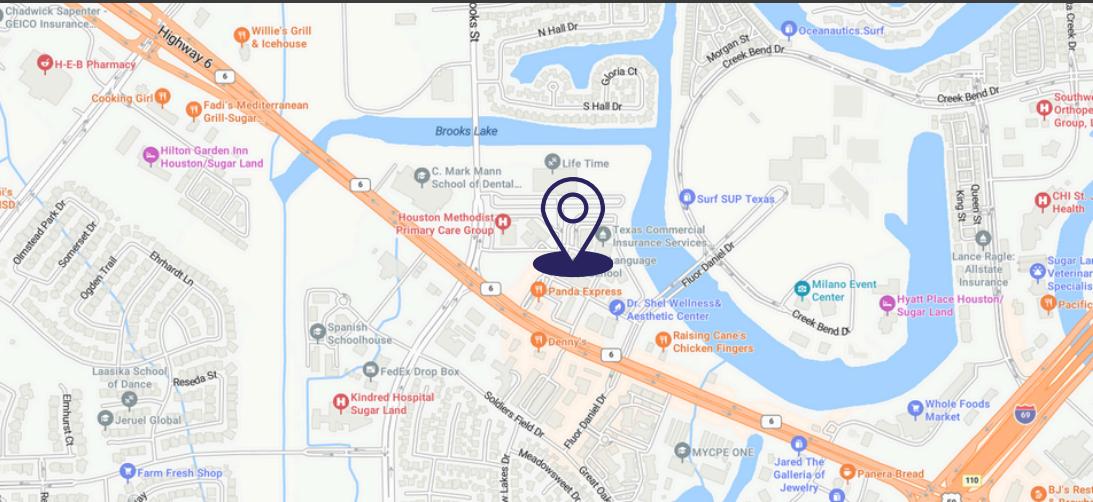


1449 HIGHWAY 6  
SUGAR LAND, TX 77478



PRIME HIGHWAY 6 LOCATION | SURROUNDED BY MAJOR RETAIL & DINING



## 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

## CONTACT

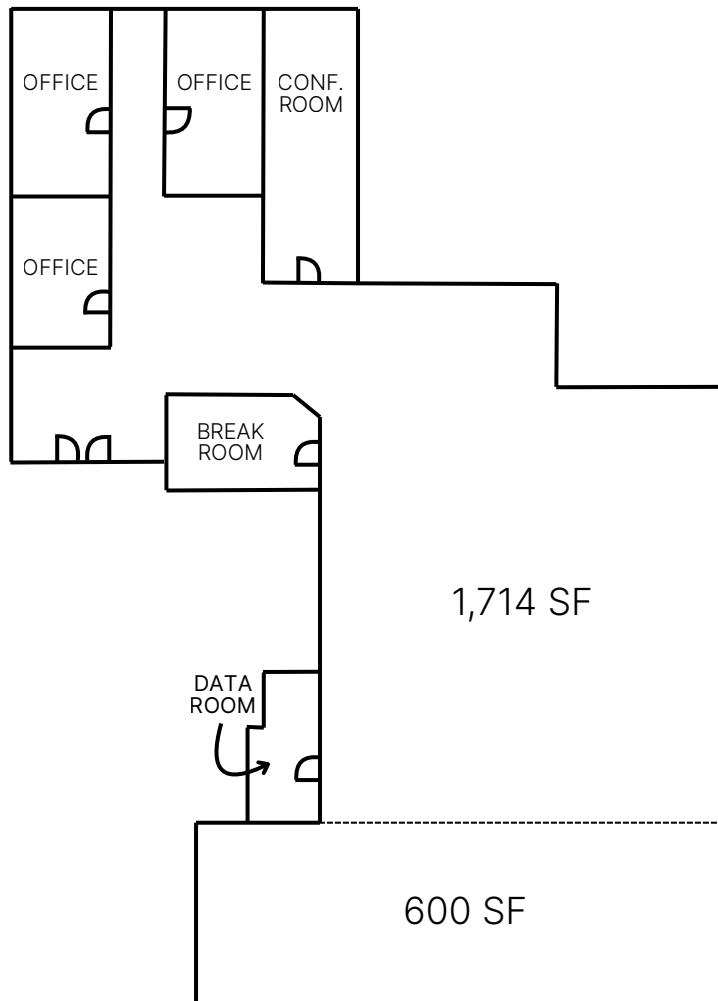
Neha Abassi  
VP of Sales and Leasing  
(832) 868-0303  
neha.a@xagproperties.com



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

1449 HIGHWAY 6  
SUGAR LAND, TX 77478

FLOOR PLAN  
SUITE 300  
AVAILABLE FEB. 1 2026



NOT TO SCALE

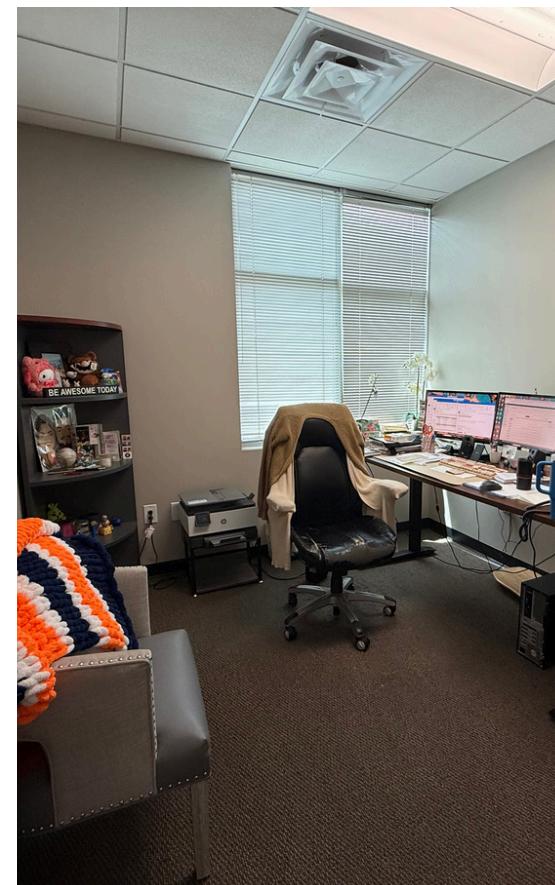


Neha Abassi  
VP of Sales and Leasing  
(832) 868-0303  
neha.a@xagproperties.com

XAG  
PROPERTIES

1449 HIGHWAY 6  
SUGAR LAND, TX 77478

FLOOR PLAN  
SUITE 340



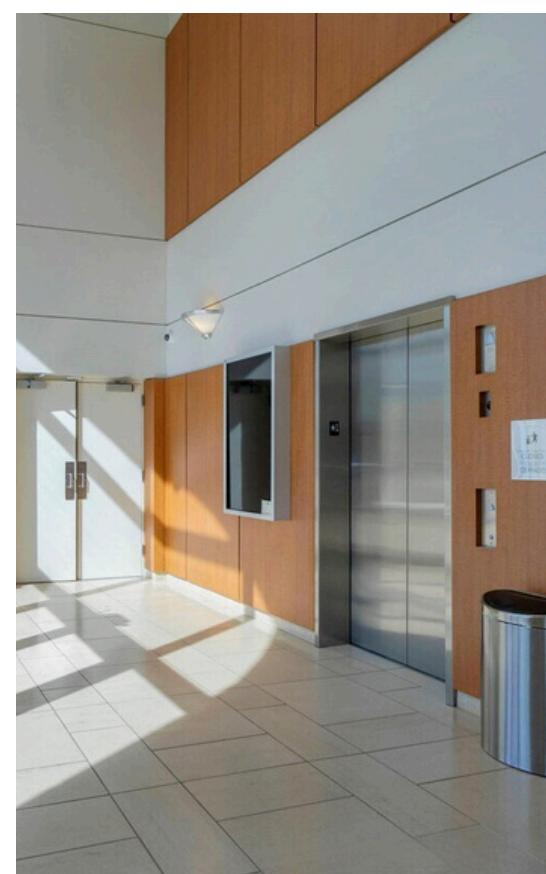
Neha Abassi  
VP of Sales and Leasing  
(832) 868-0303  
neha.a@xagproperties.com

XAG  
PROPERTIES

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](mailto:neha.a@xagproperties.com)



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

[www.xaggroup.com](http://www.xaggroup.com)