

# Lake Pointe Village



15900 Southwest Freeway  
Sugar Land, TX 77478

2nd Generation Restaurant Spaces Available





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SUITE	TENANT	SF	SUITE	TENANT	SF
G200	Pressed Juicery	1,600	C100	FedEx Kinko's	1,923
G250	VIO Med Spa	2,397	C110/120	Charles Schwab	5,003
G300	Buff City Soap	2,400	D100	T-Mobile	3,255
G400	Sweetpea Smiles	2,838	D300	IVX Health	1,633
H100	Takara Sushi	5,102	D400	Emmanuel Salon	1,868
H200	Available - 2nd Gen Restaurant	3,191	D500	Massage Heights	2,095
H300	Amazing Lash Studio	1,887	D600	Mani Pedi At The Isle	2,219
H400	Total Men's Primary Care	1,800	D800	Pearle Vision	2,915
J100	Available - 2nd Gen Restaurant	5,372	D900	Available - Vanilla Box	1,818
J500	Available - 2nd Gen Restaurant	6,174	E100	Available - Vanilla Box	3,195
K500	Churrascos	8,223	E200	Restore Hyper Wellness	1,990
L100	AT&T	2,206	E300	Orangetheory Fitness	2,440
L200	Glo Sun Spa	2,125	E400	The Woman's Hospital of Texas	3,966
L300	Paradise Grills	3,116	E600	Fleet Feet	3,358
R100	Five Guys	2,192	E700	Snip-Its	1,500
R300	Mathnasium	1,088	F100	The Joint Chiropractic	1,418
R600	Torchy's Tacos	4,168	F300	European Wax Center	1,495
WF	Whole Foods Market	50,133	F400	HearUSA	1,165
1815	Potbelly Sandwich Shops	2,491	F500	Eco Dental	2,000
15600	Fidelity Investments	7,189	G100	Available 9/1/24 - 2nd Gen Restaurant	1,315

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For Lease

# Property Highlights

- +Anchored by Whole Foods
- +Most Spaces have 75' Depths
- +Excellent Visibility at the dominant Sugar Land intersection of US 59 & HWY 6
- +Base Rent: \$45.00 PSF
- +NNN's: \$17.58 PSF
- +2nd Gen Spaces Available
  - » 3,191 SF [View The Space](#)
  - » 5,372 SF [View The Space](#)
  - » 6,174 SF [View The Space](#)
  - » 1,818 SF [View The Space](#)
  - » 3,195 SF [View The Space](#)
  - » 1,315 SF (Available 9/1/2024)



### 2023 Demographics

	1 MILE	3 MILES	5 MILES
Population	9,076	78,040	234,326
Average HH Income	\$105,040	\$158,299	\$136,430
Daytime Population	28,243	100,638	234,475

### Traffic Counts

US Highway 59	145,130 VPD
State Highway 6	67,600 VPD



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## Contact Us

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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.*

11-2-2015



## 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.

**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.

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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

\_\_\_\_\_  
Date