

FOR LEASE - LAKE POINTE AT SUGAR LAND

1531 State Highway 6, Sugar Land, TX 77478



PROPERTY DATA

- 2,335 SF built out former med spa on second floor, perfect for medical, office, or day / med spa
- High visibility office / retail development at lighted intersection on Highway 6
- Covered parking, monument, and building signage available

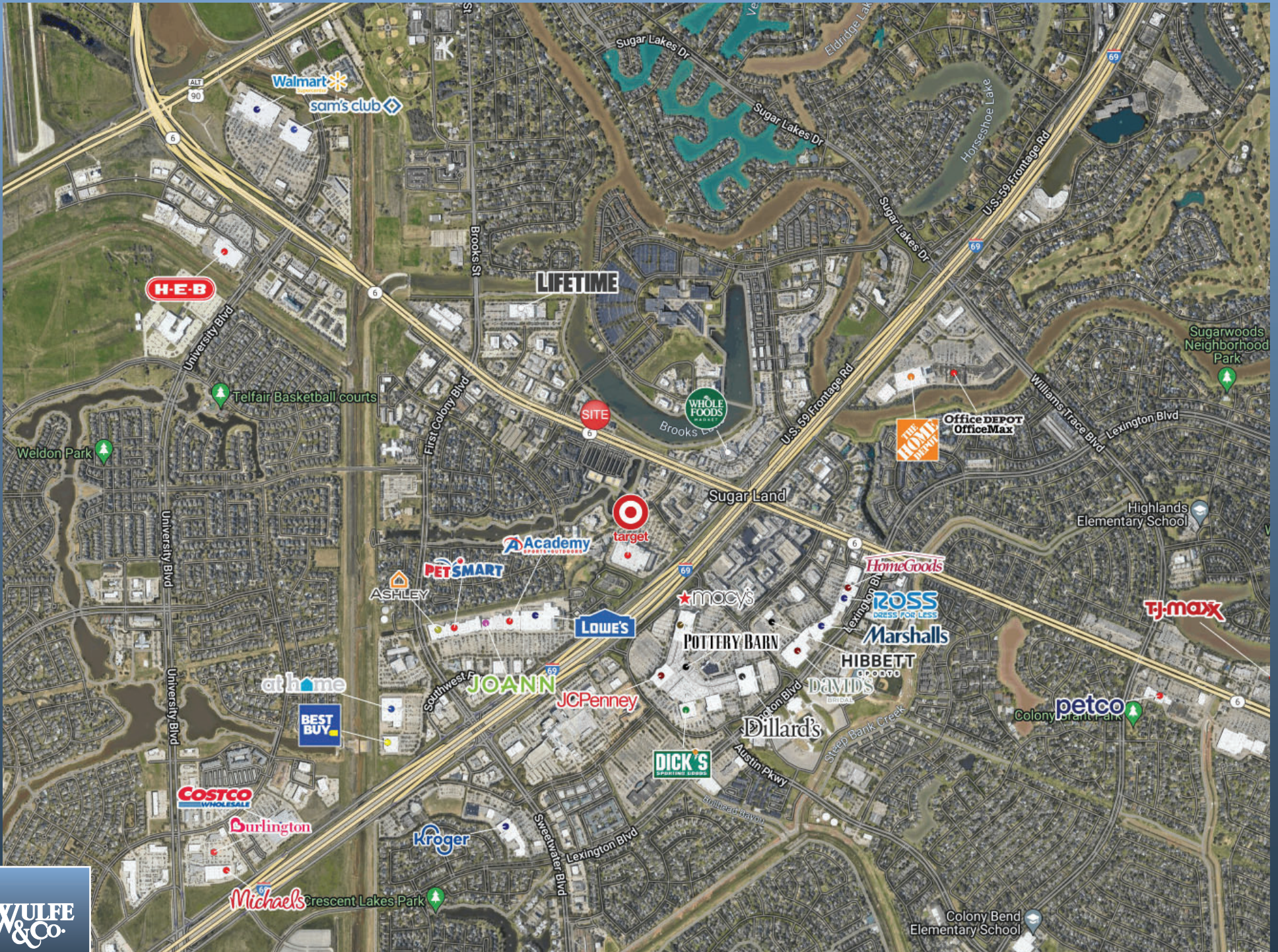
DEMOGRAPHICS

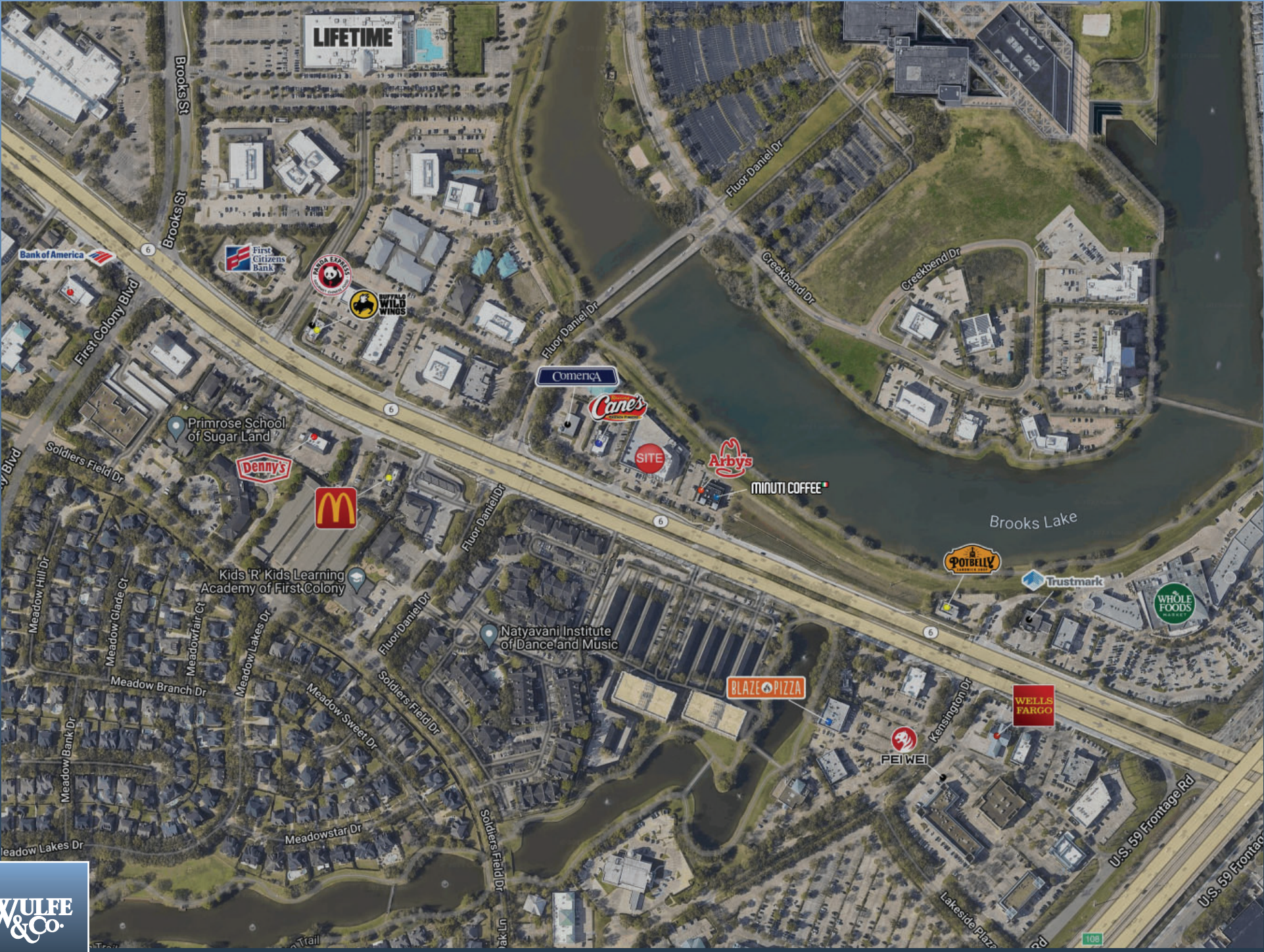
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
2024 Estimate	6,824	76,975	244,808
Avg HH Income			
2024 Estimate	\$136,873	\$172,131	\$143,076
Traffic Counts			
State Highway 6	50,836 cars per day		
Fluor Daniel Dr	6,107 cars per day		

CONTACT

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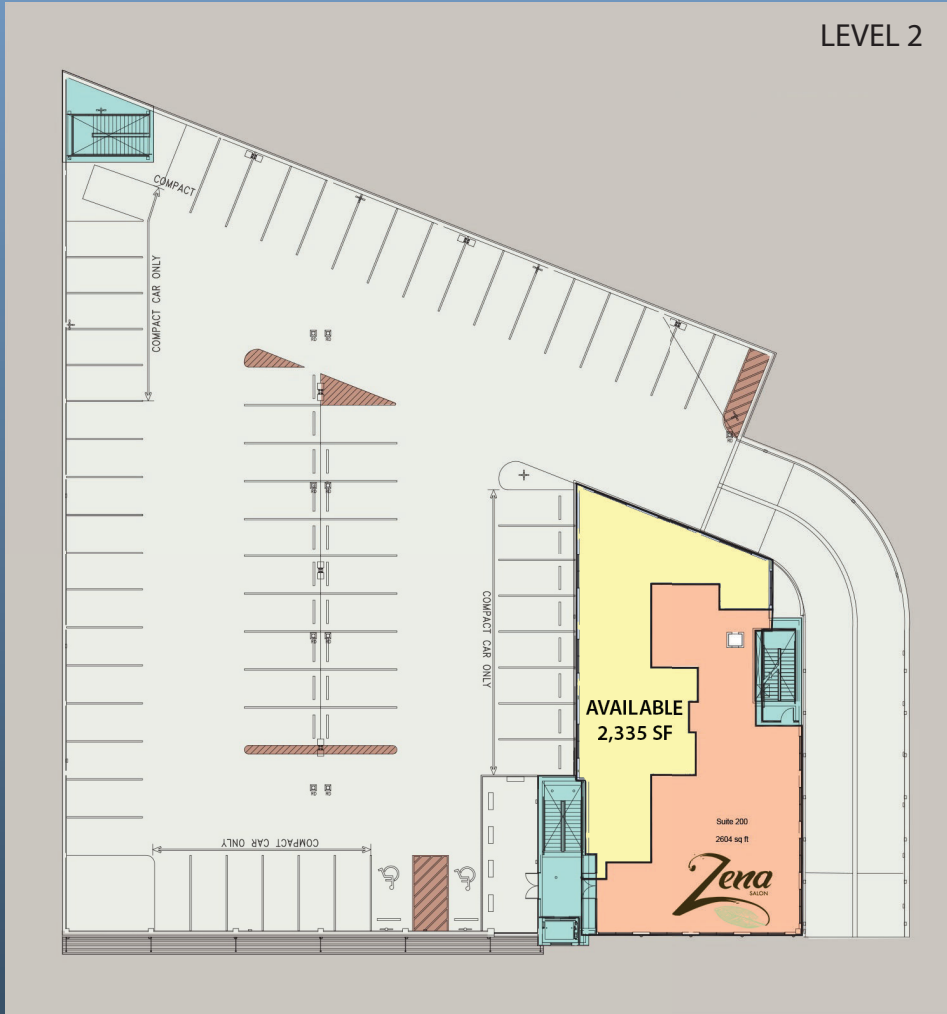




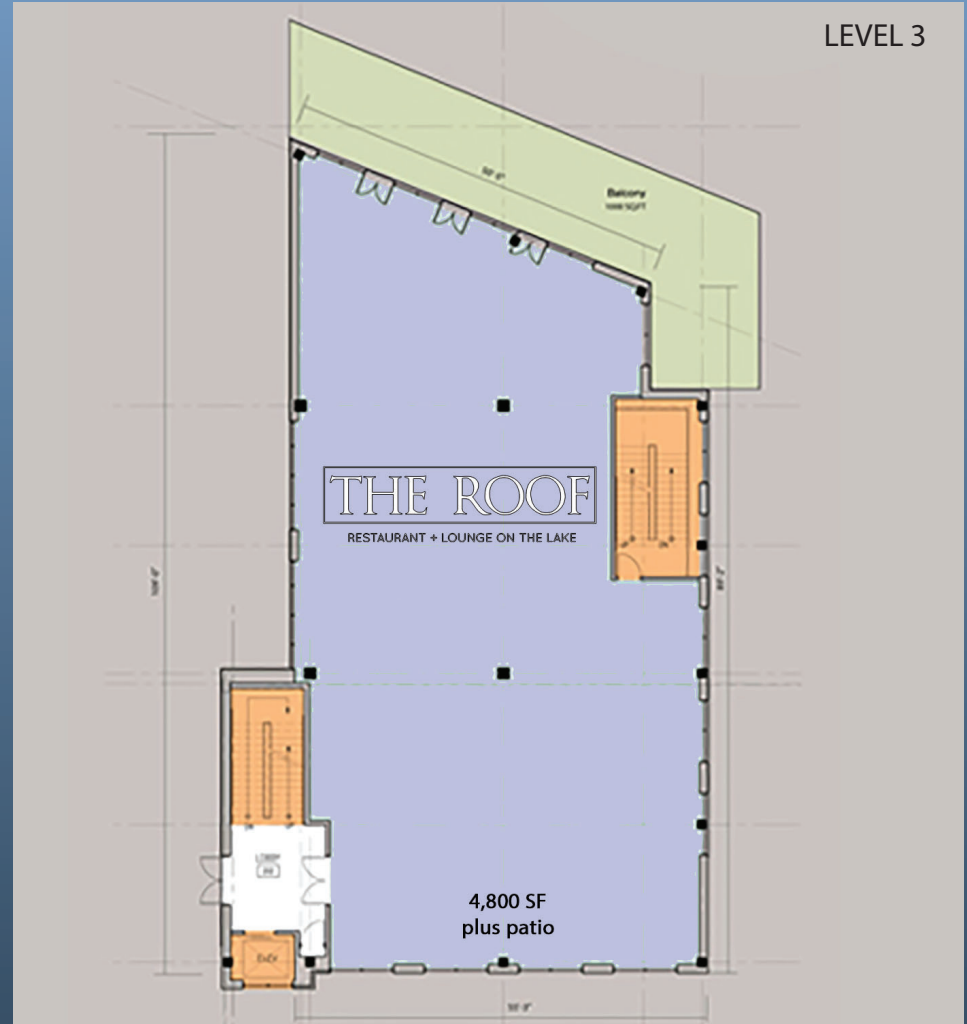
LEVEL 1



LEVEL 2



LEVEL 3



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6016/-95.6292

1531 Hwy 6 Sugar Land, TX 77478	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,824	76,975	244,808
2029 Projected Population	7,750	87,324	280,219
2020 Census Population	6,277	71,352	226,519
2010 Census Population	4,646	65,091	202,495
Projected Annual Growth 2024 to 2029	2.7%	2.7%	2.9%
Historical Annual Growth 2010 to 2024	3.3%	1.3%	1.5%
2024 Median Age	43.4	40.7	37.4
Households			
2024 Estimated Households	2,753	28,170	84,288
2029 Projected Households	3,188	32,638	98,485
2020 Census Households	2,375	25,421	75,493
2010 Census Households	1,790	22,923	66,893
Projected Annual Growth 2024 to 2029	3.2%	3.2%	3.4%
Historical Annual Growth 2010 to 2024	3.8%	1.6%	1.9%
Race and Ethnicity			
2024 Estimated White	35.4%	35.2%	34.5%
2024 Estimated Black or African American	21.6%	22.2%	21.3%
2024 Estimated Asian or Pacific Islander	22.1%	22.8%	22.9%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.5%
2024 Estimated Other Races	20.6%	19.4%	20.8%
2024 Estimated Hispanic	27.1%	25.8%	26.5%
Income			
2024 Estimated Average Household Income	\$136,873	\$172,131	\$143,076
2024 Estimated Median Household Income	\$116,725	\$137,570	\$118,936
2024 Estimated Per Capita Income	\$55,273	\$63,012	\$49,281
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.4%	3.5%	6.2%
2024 Estimated Some High School (Grade Level 9 to 11)	4.3%	2.1%	3.4%
2024 Estimated High School Graduate	16.8%	14.1%	16.0%
2024 Estimated Some College	11.4%	13.7%	15.9%
2024 Estimated Associates Degree Only	6.1%	6.1%	6.8%
2024 Estimated Bachelors Degree Only	30.6%	32.7%	29.8%
2024 Estimated Graduate Degree	28.4%	27.9%	21.9%
Business			
2024 Estimated Total Businesses	1,813	8,025	17,413
2024 Estimated Total Employees	20,080	63,491	120,600
2024 Estimated Employee Population per Business	11.1	7.9	6.9
2024 Estimated Residential Population per Business	3.8	9.6	14.1

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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.

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Katherine Wildman	326662	kwildman@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date