



First Colony Mall

Sugar Land, TX



First Colony Mall Property Overview

First Colony Mall serves over six million shoppers annually from the southwest Houston market. Visitors can enjoy multiple sit-down restaurants including The Cheesecake Factory, Grimaldi's Pizzeria, and Little Woodrow's Bar and Grill. Stores like Dick's Sporting Goods, lululemon athletica, Apple, Lucchese Bootmaker, Barnes & Noble, Uniqlo, Kendra Scott, Dillard's, JCPenney, Pottery Barn, and Macy's join the 24-screen AMC Theatres that's adjacent to the property, making this a central hub for shopping, dining, and entertainment.

Retailers benefit from the center's proximity to venues such as Constellation Field and the Smart Financial Centre performing arts hall, as well as the Sugar Land Heritage Museum, which further establishes the community as a cultural and historical destination.

PROPERTY INFORMATION

Address: 16535 Southwest Freeway, Suite 1
 Market: Houston, TX
 Total Retail Square Footage: 1.1+ Million

TRADE AREA PROFILE

2024 Population: 1,152,375
 2024 Households: 372,774
 2024 % of Households:
 w/Income \$75k+: 61.49%
 w/Income \$100k+: 49.07%
 2024 Average Household Income: \$125,776
 2024 % Pop. Age 25+ w/Bachelor's Degree or Higher: 43.2%
 2024 Average Home Value: \$439,052
 2029 Projected Population: 1,250,566
 2029 Projected Households: 403,458
 2029 Projected Average Household Income: \$137,066

7-MILE RADIUS

2024 Population: 447,337
 2024 Households: 147,003
 2024 % of Households:
 w/Income \$75k+: 61.59%
 w/Income \$100k+: 49.33%
 2024 Average Household Income: \$129,688
 2024 % Pop. Age 25+ w/Bachelor's Degree or Higher: 45.4%
 2024 Average Home Value: \$447,665
 2029 Projected Population: 452,398
 2029 Projected Households: 148,518
 2029 Projected Average Household Income: \$140,701

DAYTIME EMPLOYMENT

3-Mile Radius Total: 41,748
 White Collar: 68.79%
 Executive/Professional: 43.48%
 5-Mile Radius: 92,967
 White Collar: 63.99%
 Executive/Professional: 41.6%

Source: Synergos

Spencer Dunn | Retail Leasing

469.208.6859 | spencer.dunn@brookfieldproperties.com