

# SugarCreek Village Shopping Center

13703 Southwest Freeway, Sugar Land, Texas 77478



### Estimated Population



1-mile	3-miles	5-miles
4,977	98,904	324,736

### Avg Household Income



1-mile	3-miles	5-miles
\$151,458	\$103,134	\$99,265

### Traffic Counts



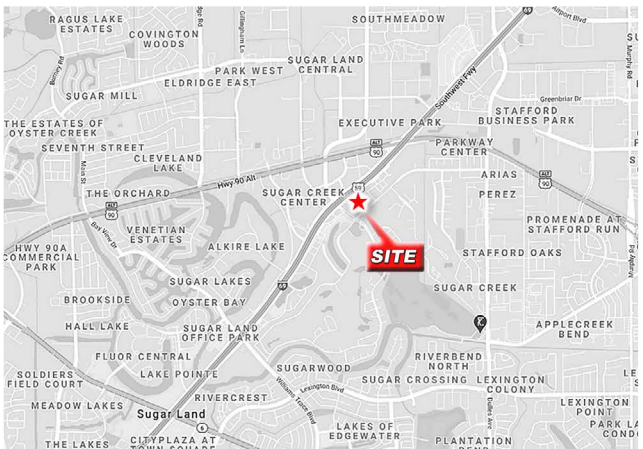
Southwest Freeway 215,011 VPD  
Year: 2024 | Source: TxDOT

### Availabilities:

- 1,860 – 4,080 SF end cap
- 2,200 – 3,820 SF inline

### Property Highlights:

- 215,000+ vehicles per day along SW Freeway (US-59)
- Strong daytime traffic supported by 77,000+ employees within 3 miles
- Avg household income \$103K within 3 miles
- Anchored by Planet Fitness, CVS, Spec's, Dollar Tree & Plains State Bank



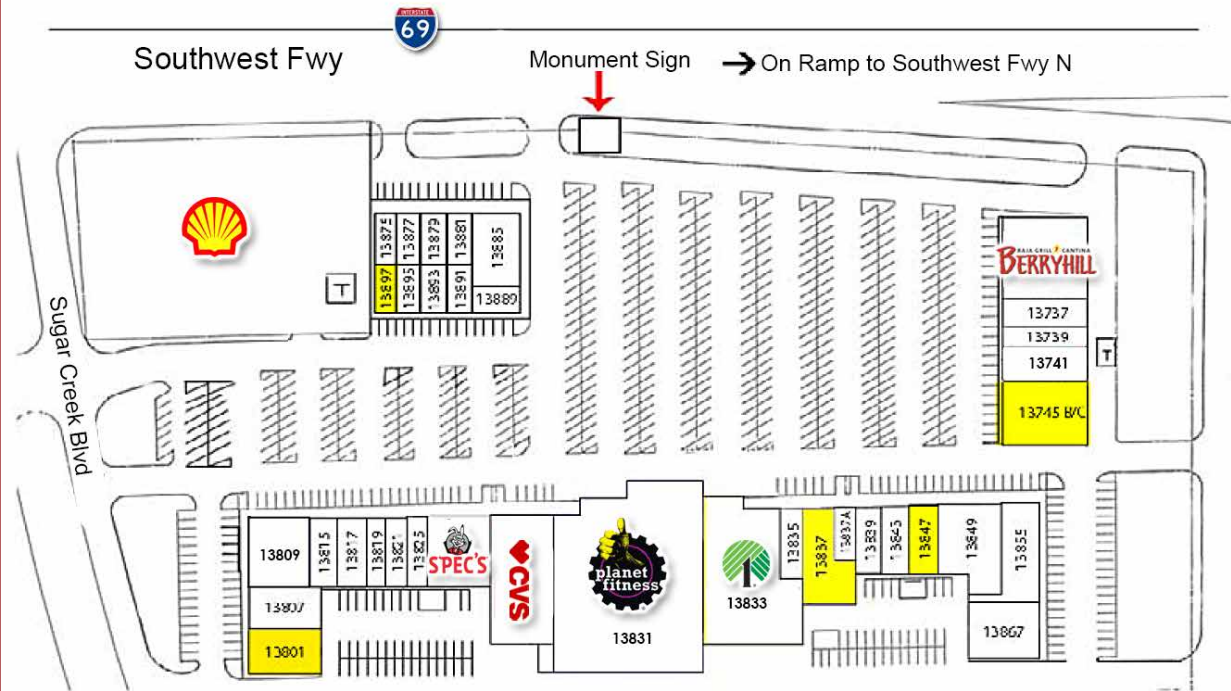
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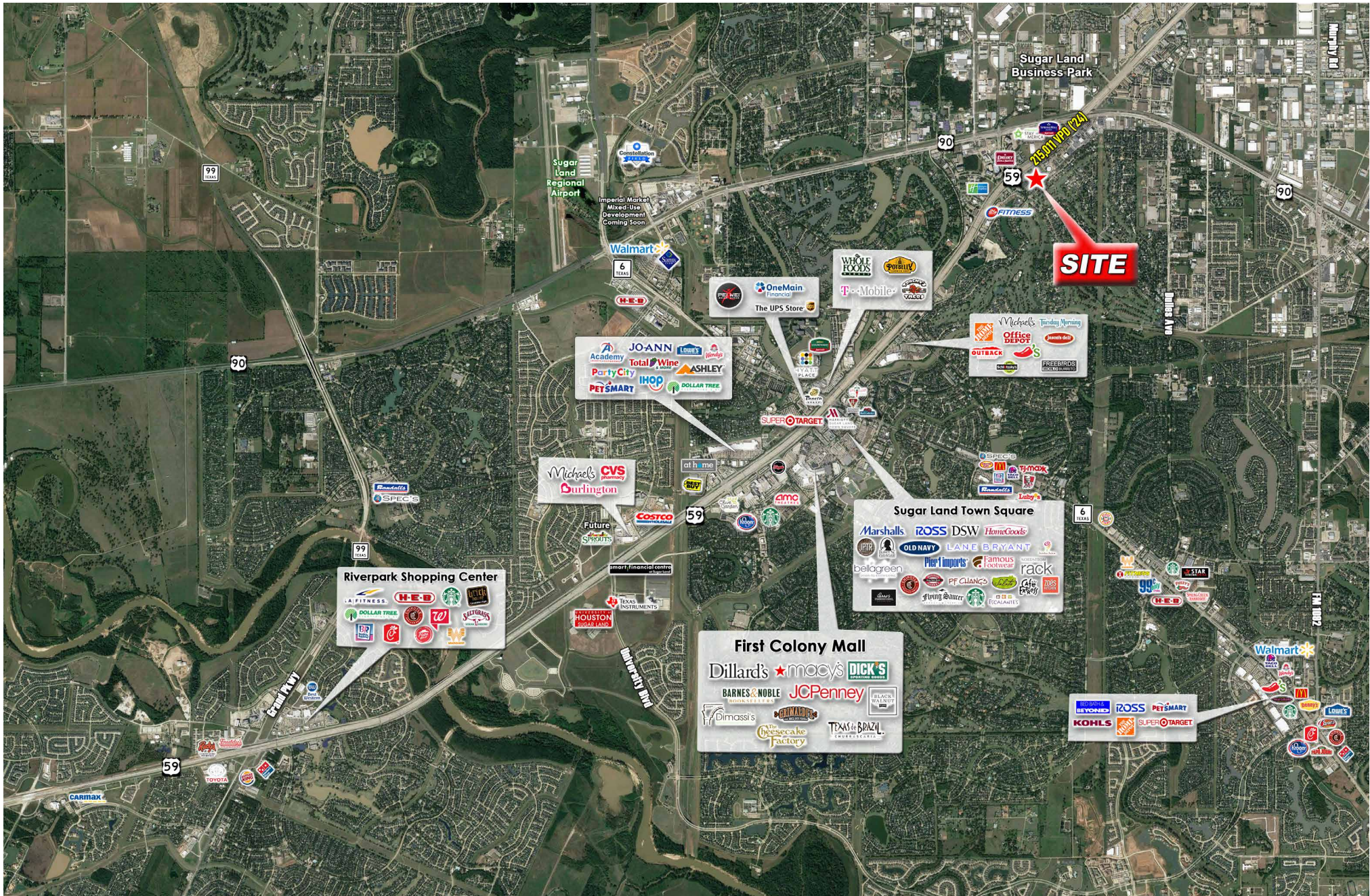
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13703 – 13897 Southwest Freeway · Sugar Land, Texas 77478

Suite	Tenant	Sq. Ft
13703	Berryhill Tamales & Tacos	6,548
13737	Texas Foot Specialists	2,000
13739	State Farm Insurance	1,840
13741	Funtastik Labs	3,640
<b>13745 B/C</b>	<b>Available</b>	<b>4,080</b>
<b>13801</b>	<b>Available</b>	<b>3,220</b>
13807	River Oaks Cleaners	3,150
13809	Awakened Yoga	4,150
13815	A.M. Lash Studio	1,800
13817	Fire It Up Pottery	2,100
13819	Princess Salon & Spa	1,400
13821	Rise and Shine Salon	1,400
13825	Mars Discount Vacuums	1,400
13827	Spec's Liquors	4,550
13829	CVS Pharmacy	8,580
13831	Planet Fitness	27,930
13833	Dollar Tree	13,101
13835	Kumon Math/Reading Center	1,813
<b>13837</b>	<b>Available</b>	<b>3,820</b>
13837A	Retro Gym	1,480
13839	Robert Markoff, DDS	1,750
13843	Red Wing Shoes	1,995
<b>13847</b>	<b>Available</b>	<b>2,200</b>
13849	La Isbella	4,308
13855	Sugar Land Dialysis	8,762
13875	Subway	1,150
13877	Young Alterations	950
13879	Texas State Optical	750
13881	T.J. Cinnamons	1,269
13885	Plains State Bank	4,167
13889	Plaza Jewelers	1,380
13891	Elegant Nails	1,450
13893	Relax Plaza	950
13895	Ocean To You	705
<b>13897</b>	<b>Available</b>	<b>1,860</b>
<b>Total Sq Ft</b>		<b>131,648</b>







**Riverpark Shopping Center**  
LA FITNESS, HEB, STARBUCKS, DOLLAR TREE, W, SWEET TREATS, CARMAX

**First Colony Mall**  
Dillard's, macys, DICK'S, BARNES & NOBLE, JCPenney, DIMASSI'S, THE CUPCAKE FACTORY, TEXAS DE BRAZIL

**Sugar Land Town Square**  
Marshalls, ROSS, DSW, HomeGoods, OLD NAVY, LANE BRYANT, Famous Footwear, Pier 1 Imports, Famous Footwear, rack, PF Chang's, Starbucks, Cafe Grumpy

**Center near 59 & 90**  
JO-ANN, Party City, IHOP, DOLLAR TREE, Total Wine, Ashley, PetSmart, Academy

**SITE**

### Population

2000 Population	4,918	79,684	245,668
2010 Population	4,889	89,994	296,609
2020 Population	4,977	98,904	324,736
2025 Population	5,392	110,528	356,851
2000-2010 Annual Rate	-0.06%	1.22%	1.90%
2010-2020 Annual Rate	0.17%	0.93%	0.89%
2020-2025 Annual Rate	1.61%	2.25%	1.90%
2020 Male Population	48.4%	48.6%	49.1%
2020 Female Population	51.6%	51.4%	50.9%
2020 Median Age	55.5	39.5	36.1

In the identified area, the current year population is 324,736. In 2010, the Census count in the area was 296,609. The rate of change since 2010 was 0.89% annually. The five-year projection for the population in the area is 356,851 representing a change of 1.90% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 55.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	59.3%	39.5%	33.9%
2020 Black Alone	7.4%	14.3%	21.3%
2020 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2020 Asian Alone	27.2%	35.1%	30.3%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	2.6%	7.0%	10.2%
2020 Two or More Races	3.3%	3.6%	3.8%
2020 Hispanic Origin (Any Race)	10.5%	20.3%	27.6%

Persons of Hispanic origin represent 27.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.9 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	259	126	117
2000 Households	1,897	27,103	80,276
2010 Households	2,096	32,270	97,344
2020 Total Households	2,179	35,986	106,923
2025 Total Households	2,372	40,365	117,547
2000-2010 Annual Rate	1.00%	1.76%	1.95%
2010-2020 Annual Rate	0.38%	1.07%	0.92%
2020-2025 Annual Rate	1.71%	2.32%	1.91%
2020 Average Household Size	2.23	2.74	3.02

The household count in this area has changed from 97,344 in 2010 to 106,923 in the current year, a change of 0.92% annually. The five-year projection of households is 117,547, a change of 1.91% annually from the current year total. Average household size is currently 3.02, compared to 3.03 in the year 2010. The number of families in the current year is 82,191 in the specified area.

### Average Household Income

2020 Average Household Income	\$151,458	\$103,134	\$99,265
2025 Average Household Income	\$154,316	\$109,953	\$108,110
2020-2025 Annual Rate	0.37%	1.29%	1.72%

### 2020 Population 25+ by Educational Attainment

Total	4,029	69,891	217,117
Less than 9th Grade	1.9%	4.9%	8.3%
9th - 12th Grade, No Diploma	3.3%	5.0%	5.9%
High School Graduate	13.4%	15.2%	17.7%
GED/Alternative Credential	0.4%	2.5%	3.0%
Some College, No Degree	15.0%	18.2%	17.7%
Associate Degree	5.9%	7.2%	6.5%
Bachelor's Degree	35.3%	30.2%	25.0%
Graduate/Professional Degree	24.8%	16.7%	15.8%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,230	7,006	14,110
Total Employees:	16,011	77,494	135,849
Total Residential Population:	4,977	98,904	324,736
Employee/Residential Population Ratio (per 100 Residents)	322	78	42



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Buyer/Tenant/Seller/Landlord Initials

Date