

16100 SOUTHWEST FREEWAY

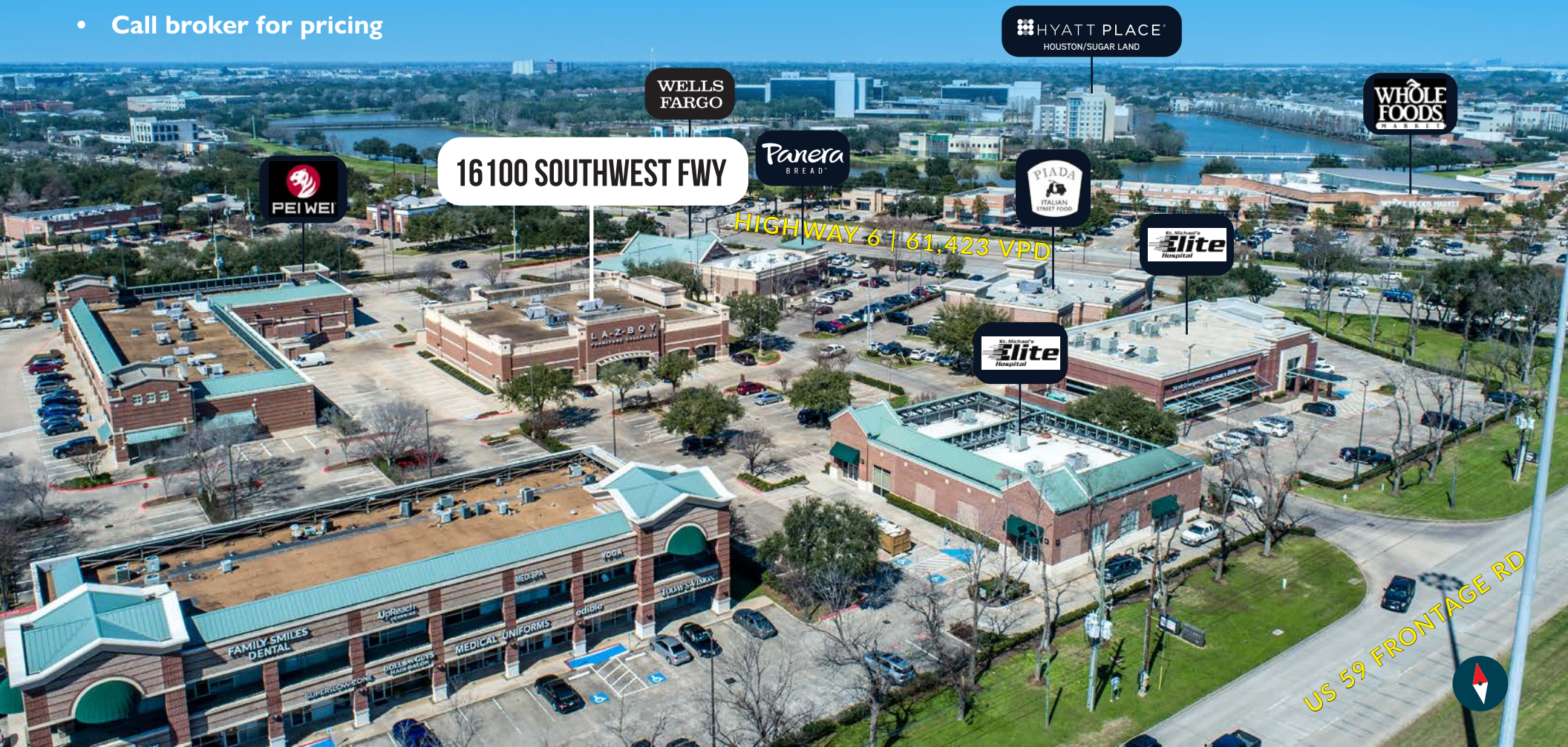
FOR LEASE | 15,519 SF SHOWROOM ON 1.55 ACRES | SUGAR LAND, TX 77478

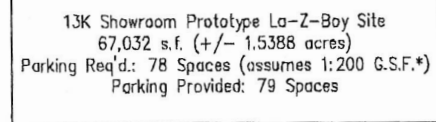
PLEASE DO NOT DISTURB CURRENT TENANT



PROPERTY HIGHLIGHTS

- **15,519 SF** Showroom on **1.55 AC** For Lease in Sugar Land, TX
- Ceiling heights: **13'** throughout building
- Located at the hard corner of Highway 6 and US-59, this property sits amongst numerous national retailers
- Shadow anchored by Target
- Caddy corner to Whole Foods and Sugar Land Town Square
- Active Disposable Income - **\$176,184** Average Household Income within a 3-mile radius
- **229,022** Total population within a 5-mile radius of property
- **Call broker for pricing**





LOCATION HIGHLIGHTS



ACTIVE DISPOSABLE INCOME
- **\$176,184** AVERAGE
HOUSEHOLD INCOME
WITHIN A 3-MILE RADIUS



77,899 HOUSEHOLDS
WITHIN A 5-MILE RADIUS
OF PROPERTY



HARD CORNER OF
HIGHWAY 6 (**61,423 VPD**) &
US-59 (**127,543 VPD**)



VISIBILITY AND ACCESS TO
SEVERAL OF HOUSTON'S
MAJOR THOROUGHFARES VIA
US-59



229,022 TOTAL
POPULATION WITHIN
A 5-MILE RADIUS OF
PROPERTY



ABOUT THE AREA

Sugar Land, located 22 miles southwest of Downtown Houston, is a vibrant suburban city located in Fort Bend County. Sugar Land boasts a strong economy, excellent schools, and numerous recreational opportunities, including parks, golf courses, and the popular Sugar Land Town Square. The city is home to several major corporations and the Sugar Land Space Cowboys minor league baseball team. With its blend of modern amenities and small-town charm, Sugar Land consistently ranks as one of the best places to live in Texas, attracting families and professionals seeking a high quality of life in a safe, well-managed community.

SUGAR LAND TOWN SQUARE

3.9M ANNUAL VISITS

MARKET AT TOWN CENTER

4.2M ANNUAL VISITS

FIRST COLONY MALL

7.1M ANNUAL VISITS

16100 SOUTHWEST FWY

SOUTHWEST FWY | 127,543 VPD

59

Elite
Hospital

PIADA
ITALIAN
STREET FOOD

Panera
BREAD

PEI WEI

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	8,258	75,683	229,022
2024 Median Age	43.8	44.6	40.7
2024 Average Household Income	\$108,190	\$176,184	\$150,974
2024 Average Home Value	\$481,837	\$511,854	\$446,292

TRADE AREA AERIAL



| The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



| The Houston Story



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



FAVORABLE TAX CLIMATE

0% State & Local income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



CRITICAL MASS OF HQS AND REGIONAL OFFICES

50+ corporate headquarters relocations since 2017



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

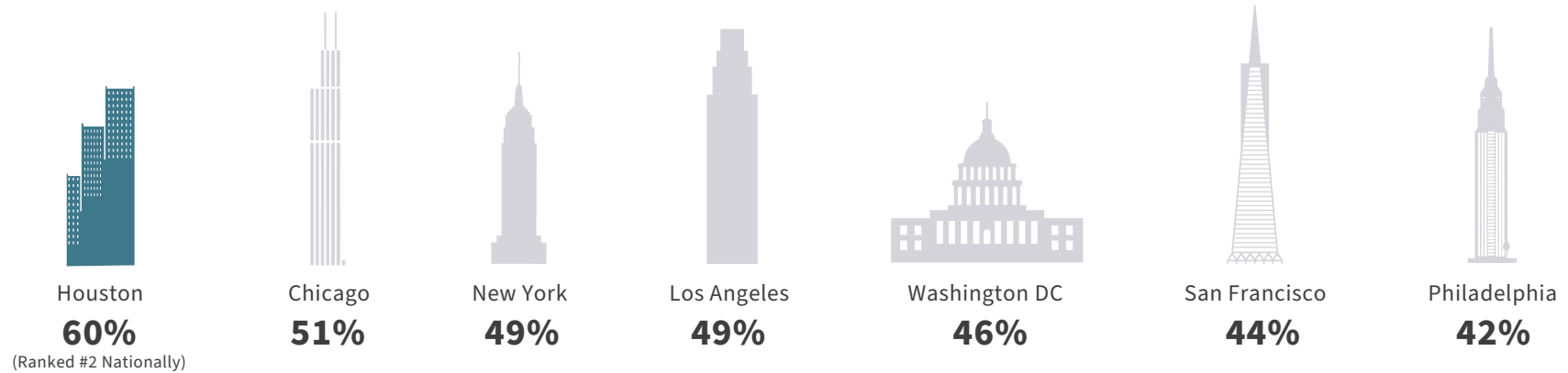


LARGEST MEDICAL COMPLEX IN THE WORLD

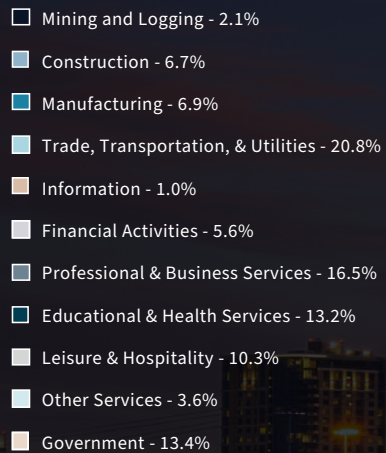
\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

Employment

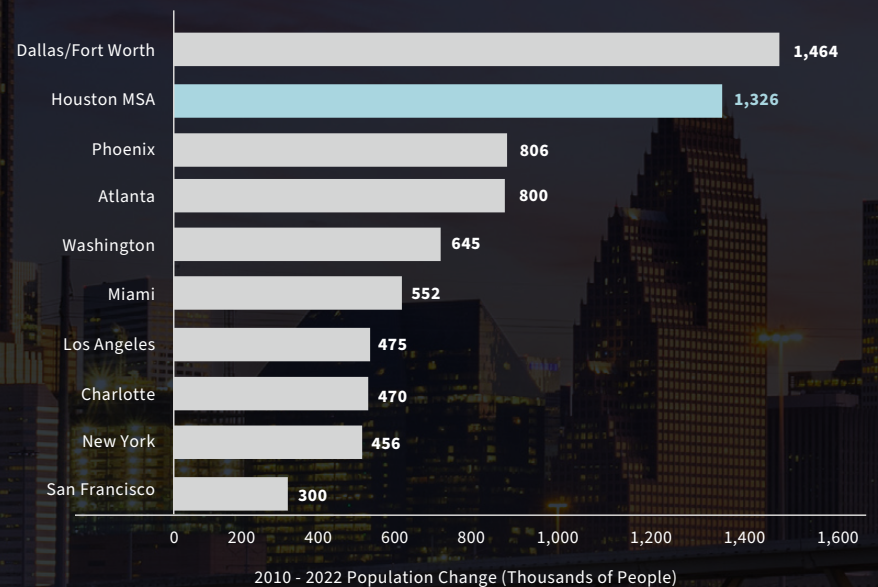
BACK TO WORK % ACROSS MAJOR METROS



HOUSTON EMPLOYMENT BY INDUSTRY (2022)



#2 METRO FOR POPULATION GROWTH



Top-Ranked Population Growth



257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau

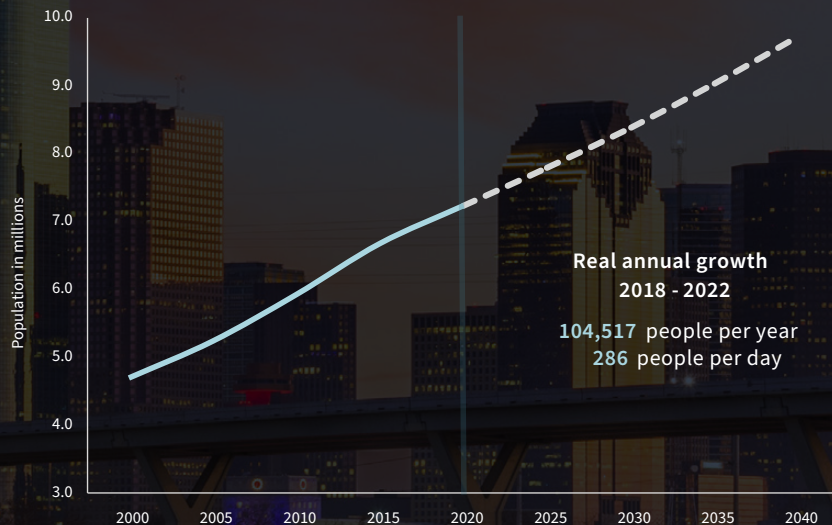


TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

HOUSTON'S ROBUST POPULATION GROWTH RATES



NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



| Nation-Leading Employment Growth



179,000

New jobs added in 2022



+152,900

Net change in total
non-farm employment

(From Jan 2022 to Jan 2023)



3,500,000

Person workforce, nearing all
time high for Houston



79%

Of Houston's higher education
graduates stay and work in the region

The sixth highest retention rate in the U.S.



#2

In the country for
percent job growth

(6.1% in 2022)



#2

In the nation in office
re-entry levels in the country after
the pandemic

Nation-Leading Employment Growth

#2 MSA

For Projected Population Growth

Houston is Home to

25 Fortune 500 Companies &

44 Fortune 1000 Companies

50+

Corporate Headquarters Relocations
to Houston Since 2017

5

New Fortune 500 Relocations
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,
Academy Sports & Outdoors, Exxon Mobil

Leading

Pro Business Environment



CONTACT FOR MORE INFORMATION:

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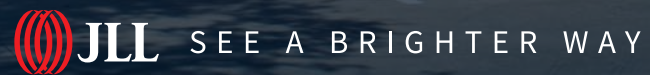
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