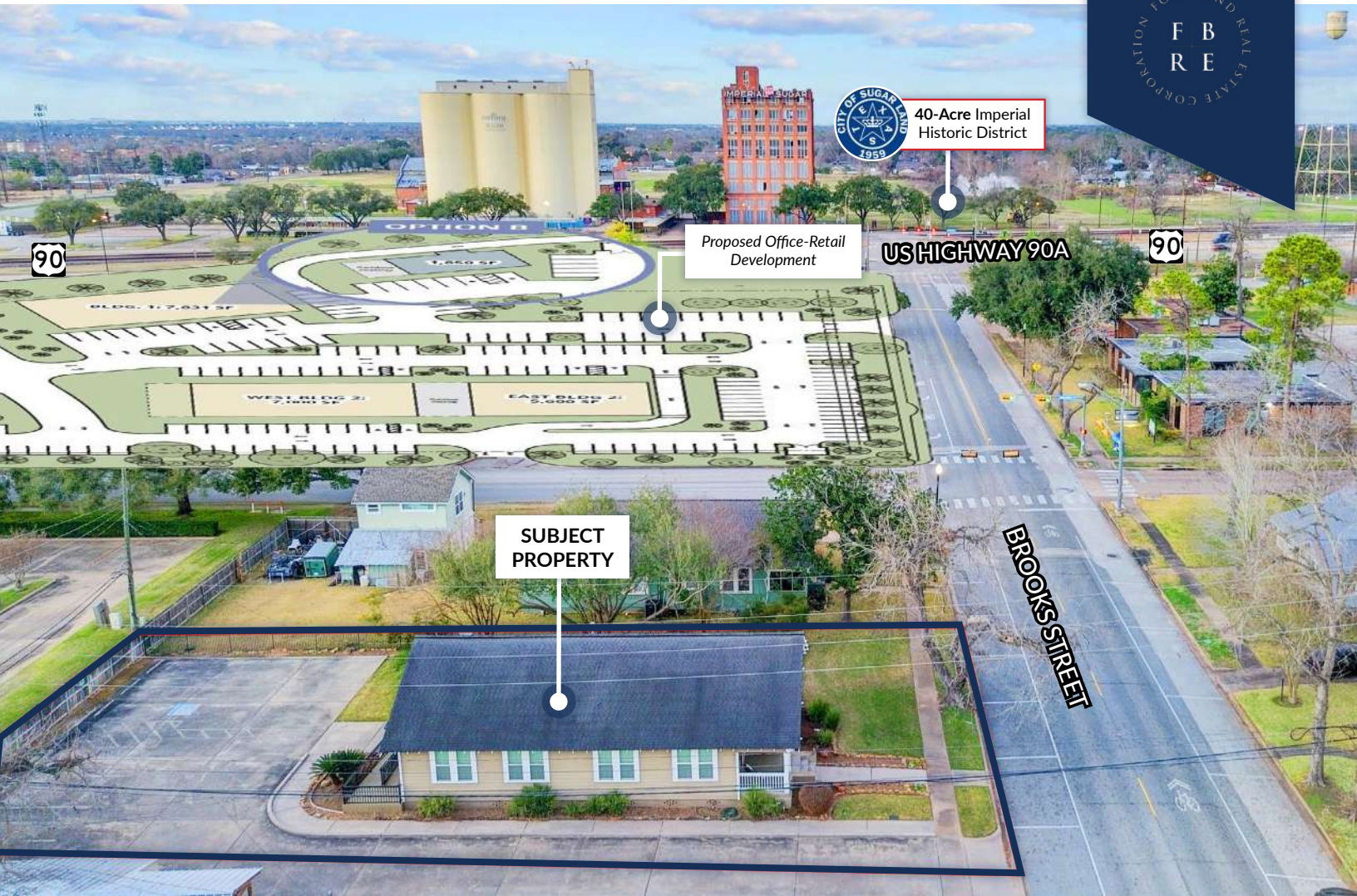


# For Sale or Lease - 206 Brooks Street

Freestanding, Iconic Sugar Land Office



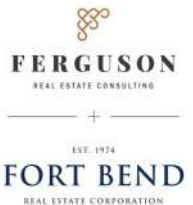
## 206 Brooks St., Sugar Land, TX

Rare opportunity to own a historic, boutique office adjacent to the City of Sugar Land's premier 40-acre Imperial Mixed-use Development.

- Built in 1920, 2010 Completely remodeled as Class A office
- Approx. 1782 SF on 0.3 Acre
- Private parking lot. Direct access + signage on Brooks St
- Adjacent to City of Sugar Land's premier 40-ac mixed-use historic district and planned 6+-ac office/retail development on the SWC of Brooks St. & US Hwy 90A
- Mixed-Use Conservation District zoning allows commercial and residential use



KELLY FERGUSON, CCIM | [kelly@fbre.net](mailto:kelly@fbre.net) | 281.734.6434



# 206 Brooks Street

## RETAIL MAP



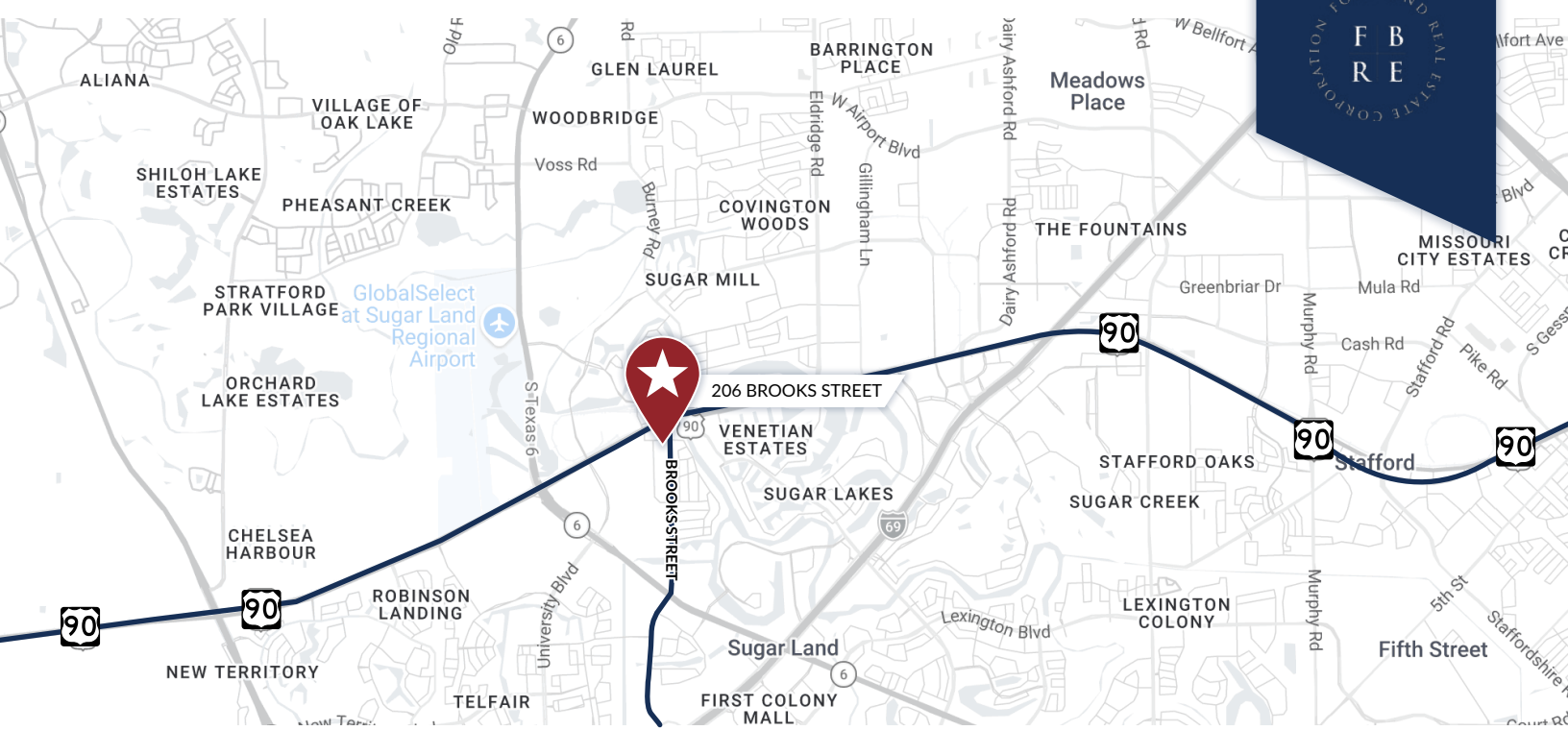
# 206 Brooks Street

PROPERTY PHOTOS



# 206 Brooks Street

## DEMOGRAPHICS



### Traffic Count

US Highway 90A at Brooks St. 50,516 VPD

2025 Summary	1 Mile	3 Miles	5 Miles
Population	4,976	79,803	269,490
Households	2,244	28,845	90,188
Families	1,417	21,967	70,336
Average Household Size	2.19	2.76	2.96
Median Age	54.7	42.6	39.3
Median Household Income	\$101,008	\$115,250	\$99,333
Average Household Income	\$154,947	\$156,114	\$135,872

2030 Summary	1 Mile	3 Miles	5 Miles
Population	5,304	85,050	290,476
Households	2,435	31,238	98,946
Families	1,522	23,673	76,677
Average Household Size	2.15	2.72	2.91
Median Age	55.5	43.1	39.6
Median Household Income	\$109,035	\$127,728	\$110,110
Average Household Income	\$162,619	\$167,392	\$147,741

# 206 Brooks Street

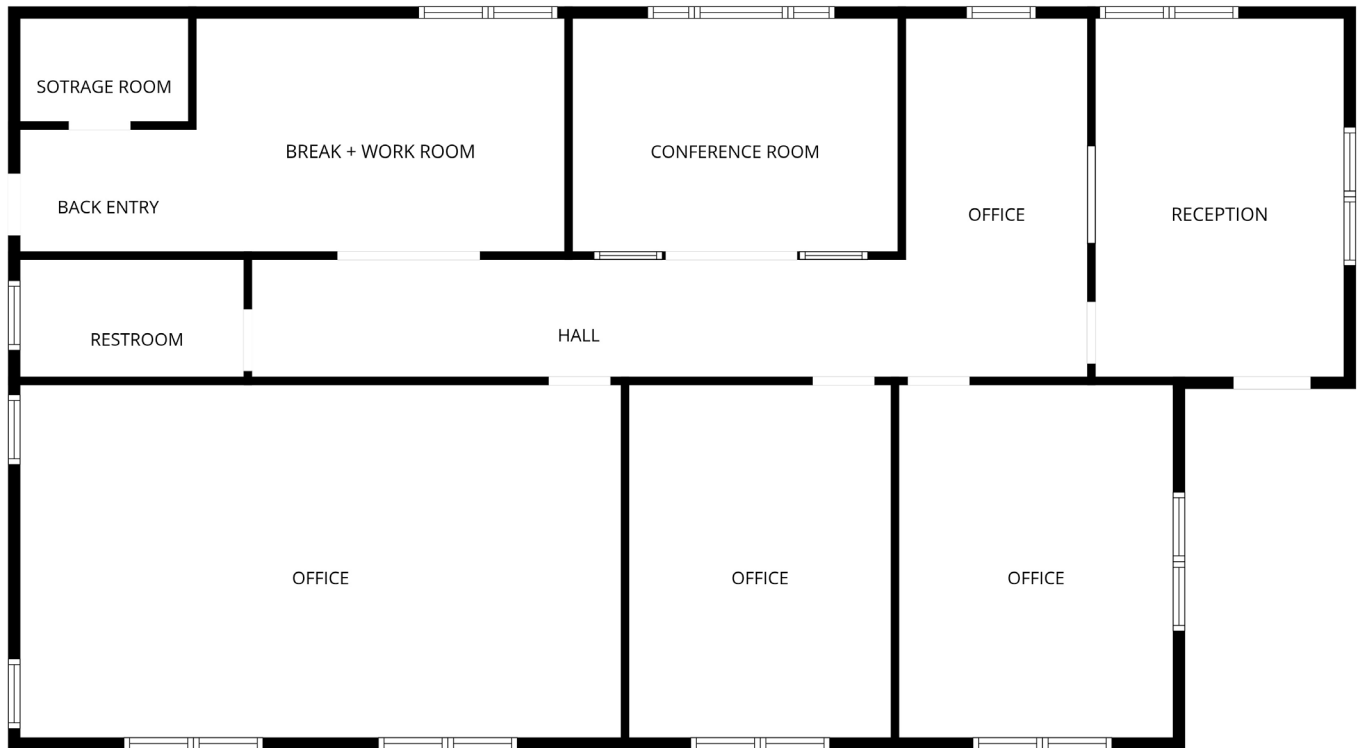
## FLOOR PLAN

FERGUSON REAL ESTATE CONSULTING



+

FORT BEND REAL ESTATE CORPORATION  
F B  
R E



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