



8410 Highway 90A  
Sugar Land, TX 77478

## For Lease: 8410 HIGHWAY 90A

OFFICE/RETAIL/MEDICAL NEXT TO BLENDIN COFFEE

**FB** FORT BEND REAL ESTATE  
**RE** CORPORATION ESTABLISHED 1974

# THE SPACE

Location	8410 Highway 90A, Sugar Land, TX, 77478
COUNTY	Fort Bend
Cross Street	Savoy Street
Traffic Count	60,000
Square Feet	3915
Floor	First

**Notes** Ground-level suite with direct access and signage facing Blendin Coffee Club

# HIGHLIGHTS

- Boutique Sugar Land Office/Medical/Retail
- Home of Houston Press 2019 Best Coffee, BLENDIN COFFEE CLUB
- Quiet setting coupled with outstanding access & exposure
- Direct, exclusive suite access facing Blendin Coffee Club
- Exterior signage opportunity
- 11' ceilings
- Ample natural light and large windows overlooking courtyard
- Flexible, modern floor plan
- Conference room features stunning vintage vault door
- In the midst of Sugar Land's strongest demographics
- Direct US Highway 90A exposure and access
- Located on US Highway 90A between I-69/US 59 and SH 6
- Directly across from Imperial Mixed-Use Redevelopment
- Near Schlumberger US Headquarters and Nalco Global Headquarters



## POPULATION

1 MILE	3 MILE	5 MILE
8,288	91,474	284,089



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$120,930	\$118,942	\$106,579



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
3,360	31,749	91,613



**PROPERTY FEATURES**

GLA (SF)	23,000
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LAND ACRES	1.74
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**NEIGHBORING PROPERTIES**

NORTH	Imperial Mixed-Use Development
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SOUTH	Venetian Estates Luxury Neighborhood
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EAST	Venetian Estates, Lake Alkire Luxury Neighborhoods, Schlumberger US Headquarters
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WEST	Windstream Communications Houston/S. Texas Headquarters, Nalco Global Headquarters, Sugar Land Global-Select Airport
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**TENANT INFORMATION**

MAJOR TENANT/S	BancorpSouth
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SHADOW ANCHOR	BLENDIN COFFEE CLUB
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8410 Highway 90A is located on the south line of US Highway 90A at the signalized intersection of Savoy Street, at the entrance to Venetian Estates subdivision. The Property is located between I-69/US 59 and State Highway 6 and is directly across US 90A from the Imperial mixed-use and residential development.

The immediate area includes Sugar Land's strongest demographics. Nearby offices along US 90A include the Schlumberger US headquarters, Nalco global headquarters, and Windstream Communications Houston and South Texas Headquarters. The property is located at the entrance to Venetian Estates subdivision, with home values ranging from \$700,000 to \$3+ million and is across US 90A from the iconic Imperial Redevelopment and Skeeters minor-league baseball stadium. The Property is at a signalized intersection and has direct access and exposure to US 90A, which generates traffic of 60,000+ vehicles per day.

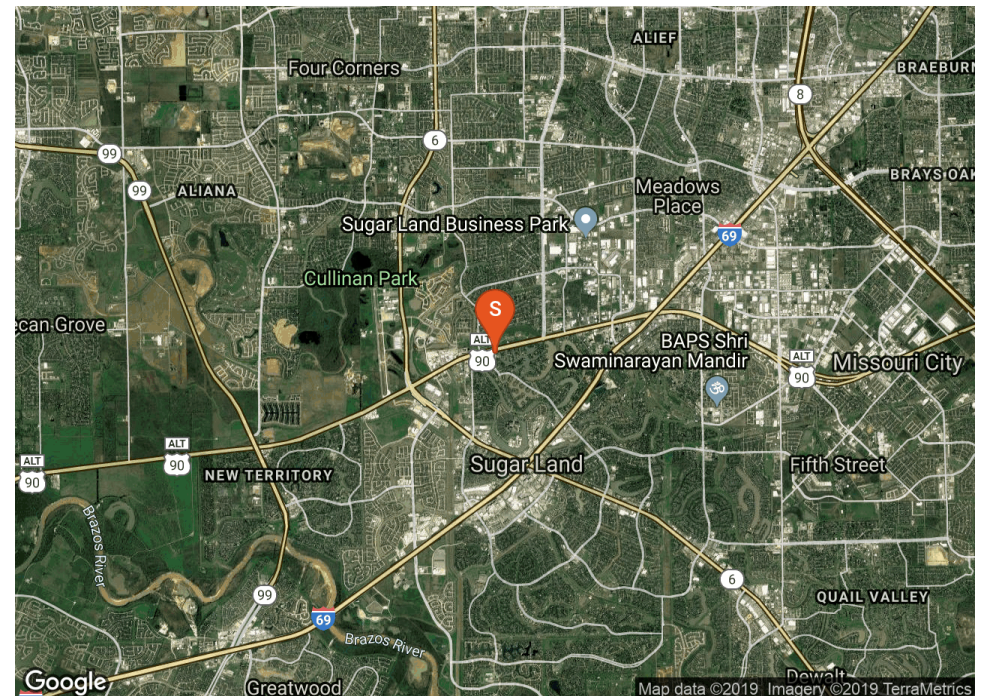
The Property includes the 2019 Houston Business Journal's Landmark Award Finalist, Blendin Coffee Club. Blendin, named Best Coffee in Houston by Houston Press in 2019, represents the world's finest coffees, with on-site roasting and custom brewing in a beautiful, peaceful setting.

The Property offers the best of both worlds: a serene, modern workplace or medical office with immediate highway exposure and easy, quick access to Houston and greater Sugar Land.

Locator Map



Regional Map







**SUBJECT PROPERTY**



**8410 HIGHWAY 90A**  
SUGAR LAND, TX

**IMPERIAL**  
EST. 1843  
IMPERIAL HOME VALUES  
\$400K - \$1+ MILLION +  
MIXED USE DEVELOPMENT

GLOBALSELECT AT SUGAR LAND  
REGIONAL AIRPORT



**Walmart**  
**WOODFOREST**  
NATIONAL BANK  
**sam's club**



**TELFAIR**  
SUGAR LAND  
NATIONAL COMMERCIAL  
AVERAGE HOME  
VALUE APPROX.  
\$700,000

**MEMORIAL HERMANN**  
Medical Group



**BancorpSouth**  
**BLENDIN**  
COFFEE CLUB

VENETIAN ESTATES,  
LAKE ALKIRE HOME VALUES  
\$700,000 TO \$5+ MILLION



**SUGAR LAND TOWN SQUARE**

**FIRST COLONY MALL**

**SUGAR LAND BUSINESS PARK**

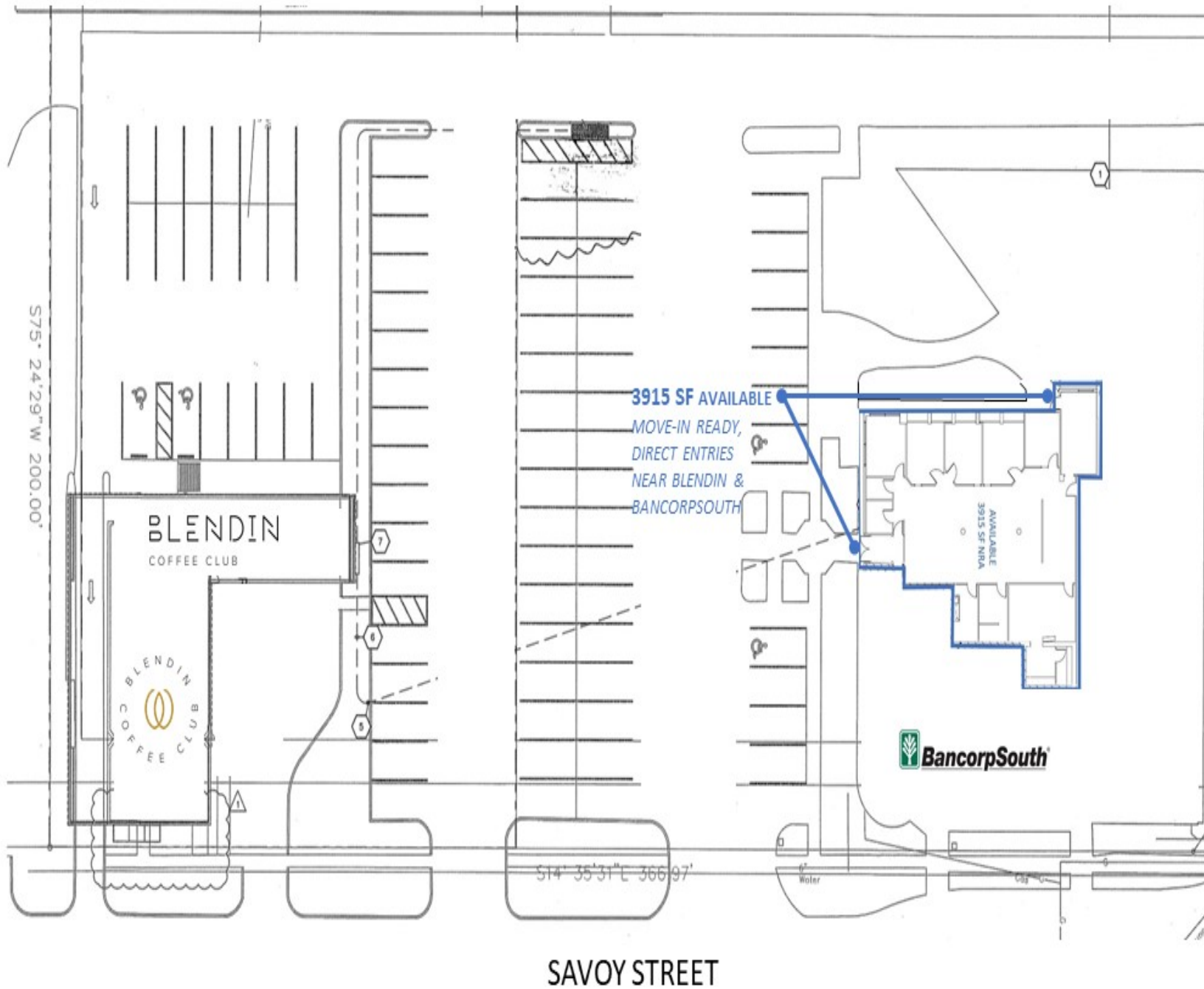


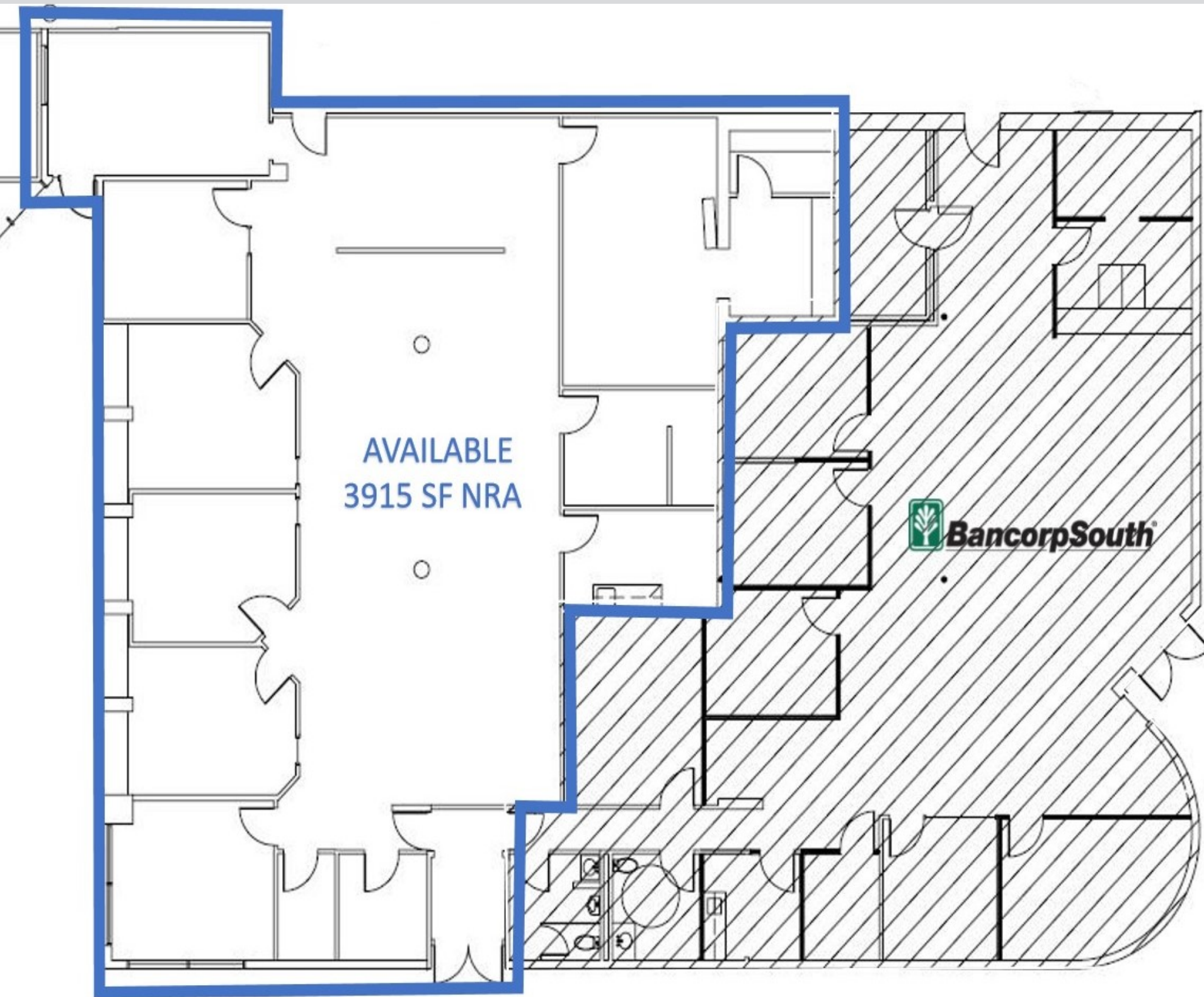
**Schlumberger**  
U.S. CORPORATE HEADQUARTERS



**smart financial**  
SUGAR LAND







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