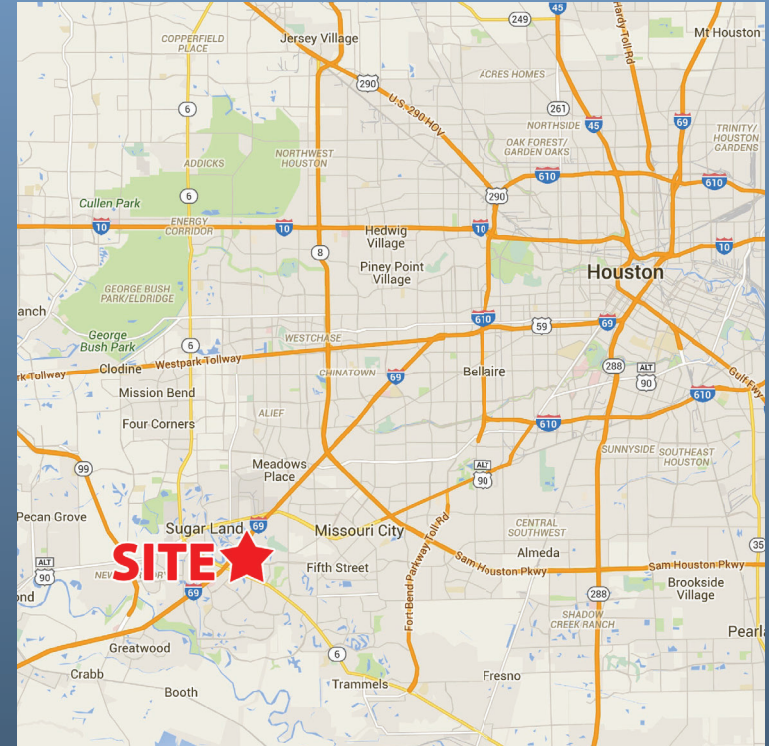


FOR LEASE - FIRST COLONY COMMONS

Southwest Frwy at Williams Trace Blvd, Sugar Land, TX 77478



PROPERTY DATA

- Strategically located on the “going home” corner of Southwest Freeway and Williams Trace Blvd
- Anchor, restaurant, and small shop space opportunities
- 41,462 SF former Babies “R” Us, up to 50,000 SF former Conn’s, and a 30,240 SF former Michaels
- Surrounded by top selling master planned communities and major employers
- Superior residential and daytime demographics
- Anchored by Home Depot and Office Depot

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	9,608	90,767	264,189
Avg HH Income 2019 Estimate	\$137,152	\$141,584	\$124,257
Traffic Counts Southwest Frwy	241,764 cars per day		
Williams Trace Blvd	34,000 cars per day		

CONTACT

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Houston, Texas 77056
(713) 621-1700

AVAILABLE
41,462 SF - DEMISABLE





AVAILABLE
30,240 SF



AVAILABLE
36,748 SF









Tenant	Suite	Size (SF)	Tenant	Suite	Size (SF)
1 Continental Cleaners	15201	2,415	19 Jason's Deli	15275	4,390
2 State Farm Insurance	15203	1,050	20 Randstad	15281	1,700
3 Supercuts	15205	1,400	21 SynergenX	15281 - B	2,593
4 Dr. Behramji Mehta, DDS	15207	2,380	22 AVAILABLE	15283	2,989
5 Orange Nail Spa & Facial	15213	1,400	23 Freebirds	15285	2,600
6 Pizza 101	15215	1,650	24 Schlotzsky's/Cinnabon	15287	3,040
7 AVAILABLE	15219	1,000	25 Armstrong McCall Beauty Supply	15293	1,463
8 AVAILABLE	15225	1,500	26 Eggcellence	15295	3,500
9 Marble Slab	15227	1,012	27-30 Image Salon Studios	15303 - 15331	16,836
10 Multi Medical Equipment & Supplies	15229	1,050	31 Today's Vision	15337	3,975
11 Hallmark	15233	5,400	32 Baths of America	15345	2,500
12 AVAILABLE	15235	36,748	33 Chil's	15355	5,613
13 Tuesday Morning	15237	13,507	34 Half Price Boxes	15357	1,050
14 Sushi Masa	15253	6,000	35 AVAILABLE	15367	1,400
15 Quest Diagnostics	15259	2,652	36 Office Depot	15375	35,410
16 Ayush Wave	15263	2,250	37 AVAILABLE	15385	30,240
17 Taqueria Mexicano Grill	15267	2,250	38 AVAILABLE	15415	7,461
18 Rite Care Pharmacy	15271	2,475	39 Image Salon Studios	15419	5,250
			40 Mai Colachi	15425	3,990
			41 AVAILABLE	15475	1,050
			42 Luminous Trends	15476	2,450
			43 Leslie's Pool Supply	15495	2,450
			44 Home Depot - Garden Center	15505 - G	29,933
			45 Home Depot	15505	182,250
			46 Al's Formal Wear	15511	1,231
			47 Jenny Craig	15521	2,136
			48 Sugarland PC.com	15531	1,050
			49 Night Light After Hours Pediatric	15541 - 15551	3,850
			50 AVAILABLE	15553	41,462



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6049/-95.6129

RS1

15275 Southwest Fwy			1 mi radius	3 mi radius	5 mi radius
Sugar Land, TX 77478					
POPULATION	2019 Estimated Population		9,608	90,767	264,189
	2024 Projected Population		10,975	104,010	299,030
	2010 Census Population		8,705	78,847	231,452
	2000 Census Population		9,098	71,466	182,088
	Projected Annual Growth 2019 to 2024		2.8%	2.9%	2.6%
	Historical Annual Growth 2000 to 2019		0.3%	1.4%	2.4%
	2019 Median Age		44.7	40.8	37.8
HOUSEHOLDS	2019 Estimated Households		4,072	33,283	89,734
	2024 Projected Households		4,722	38,640	103,213
	2010 Census Households		3,574	28,272	76,562
	2000 Census Households		3,371	23,762	58,416
	Projected Annual Growth 2019 to 2024		3.2%	3.2%	3.0%
	Historical Annual Growth 2000 to 2019		1.1%	2.1%	2.8%
RACE AND ETHNICITY	2019 Estimated White		46.2%	41.3%	37.7%
	2019 Estimated Black or African American		8.8%	12.1%	17.8%
	2019 Estimated Asian or Pacific Islander		39.4%	40.0%	34.6%
	2019 Estimated American Indian or Native Alaskan		0.2%	0.2%	0.4%
	2019 Estimated Other Races		5.4%	6.3%	9.5%
	2019 Estimated Hispanic		12.6%	14.1%	20.5%
INCOME	2019 Estimated Average Household Income		\$137,152	\$141,584	\$124,257
	2019 Estimated Median Household Income		\$105,523	\$110,640	\$98,511
	2019 Estimated Per Capita Income		\$58,217	\$51,964	\$42,270
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		3.3%	3.1%	5.6%
	2019 Estimated Some High School (Grade Level 9 to 11)		2.4%	3.9%	5.5%
	2019 Estimated High School Graduate		12.5%	12.8%	16.4%
	2019 Estimated Some College		18.3%	15.4%	16.9%
	2019 Estimated Associates Degree Only		7.1%	7.4%	7.4%
	2019 Estimated Bachelors Degree Only		36.1%	35.0%	29.6%
	2019 Estimated Graduate Degree		20.2%	22.5%	18.6%
BUSINESS	2019 Estimated Total Businesses		1,969	6,584	11,933
	2019 Estimated Total Employees		20,854	71,060	118,917
	2019 Estimated Employee Population per Business		10.6	10.8	10.0
	2019 Estimated Residential Population per Business		4.9	13.8	22.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

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.

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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Designated Broker of Firm	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Barker	445518	kbarker@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date