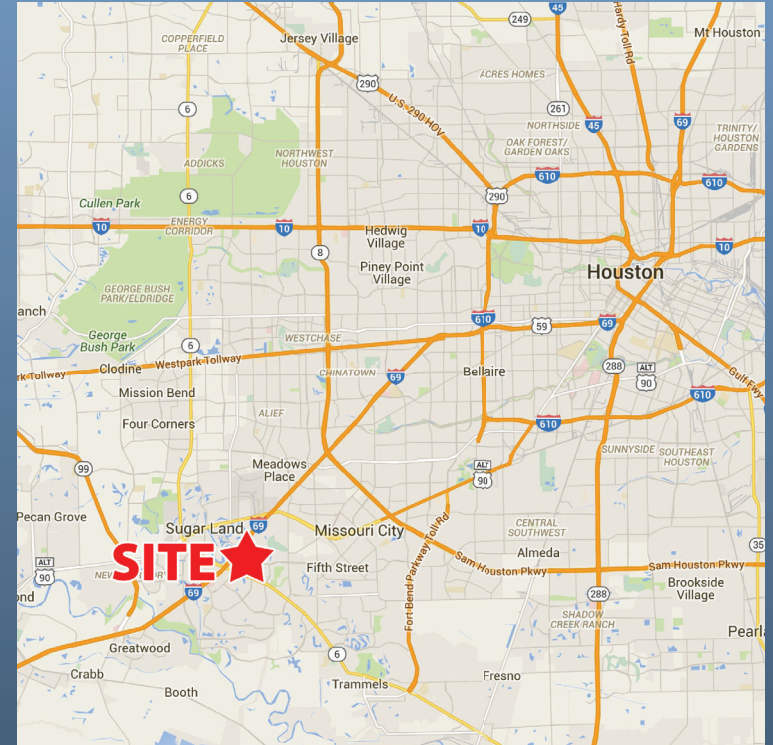


FOR LEASE - FIRST COLONY COMMONS

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 2018 Estimate | 9,706 | 91,340 | 264,956 |
| Avg HH Income 2018 Estimate | \$141,986 | \$149,836 | \$128,998 |
| 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





Restaurant End Cap Opportunity

- 6,000 SF
- Covered patio
- Fully built out



MONUMENT SIGN AVAILABLE









| 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 | 1,685 |
| 4 Dr. Behramji Mehta, DDS | 15207 | 2,380 | 22 AVAILABLE | 15283 | 3,971 |
| 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 Mathnasium | 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 Child's | 15355 | 5,613 |
| 13 Tuesday Morning | 15237 | 13,507 | 34 Half Price Books | 15357 | 1,050 |
| 14 Outback Steakhouse | 15253 | 6,000 | 35 9 Rounds | 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 AVAILABLE | 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, 2018 Estimates with 2023 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 | 2018 Estimated Population | 9,706 | 91,340 | 264,956 |
| | 2023 Projected Population | 11,487 | 108,491 | 310,457 |
| | 2010 Census Population | 8,705 | 78,847 | 231,452 |
| | 2000 Census Population | 9,098 | 71,466 | 182,088 |
| | Projected Annual Growth 2018 to 2023 | 3.7% | 3.8% | 3.4% |
| | Historical Annual Growth 2000 to 2018 | 0.4% | 1.5% | 2.5% |
| | 2018 Median Age | 42.4 | 39.7 | 37.2 |
| HOUSEHOLDS | 2018 Estimated Households | 3,943 | 32,133 | 86,862 |
| | 2023 Projected Households | 4,592 | 37,494 | 100,470 |
| | 2010 Census Households | 3,574 | 28,272 | 76,562 |
| | 2000 Census Households | 3,371 | 23,762 | 58,416 |
| | Projected Annual Growth 2018 to 2023 | 3.3% | 3.3% | 3.1% |
| | Historical Annual Growth 2000 to 2018 | 0.9% | 2.0% | 2.7% |
| RACE AND ETHNICITY | 2018 Estimated White | 47.4% | 40.2% | 37.3% |
| | 2018 Estimated Black or African American | 8.3% | 12.5% | 17.7% |
| | 2018 Estimated Asian or Pacific Islander | 38.3% | 40.6% | 34.9% |
| | 2018 Estimated American Indian or Native Alaskan | 0.2% | 0.3% | 0.4% |
| | 2018 Estimated Other Races | 5.8% | 6.5% | 9.7% |
| | 2018 Estimated Hispanic | 15.5% | 15.2% | 21.0% |
| INCOME | 2018 Estimated Average Household Income | \$141,986 | \$149,836 | \$128,998 |
| | 2018 Estimated Median Household Income | \$108,744 | \$117,268 | \$102,019 |
| | 2018 Estimated Per Capita Income | \$57,767 | \$52,757 | \$42,354 |
| EDUCATION (AGE 25+) | 2018 Estimated Elementary (Grade Level 0 to 8) | 4.0% | 3.3% | 5.9% |
| | 2018 Estimated Some High School (Grade Level 9 to 11) | 1.7% | 3.8% | 5.7% |
| | 2018 Estimated High School Graduate | 13.3% | 13.3% | 16.9% |
| | 2018 Estimated Some College | 20.9% | 17.1% | 18.1% |
| | 2018 Estimated Associates Degree Only | 6.6% | 6.6% | 6.9% |
| | 2018 Estimated Bachelors Degree Only | 33.8% | 33.6% | 28.7% |
| | 2018 Estimated Graduate Degree | 19.8% | 22.2% | 17.9% |
| BUSINESS | 2018 Estimated Total Businesses | 1,908 | 5,935 | 10,762 |
| | 2018 Estimated Total Employees | 23,039 | 72,506 | 120,325 |
| | 2018 Estimated Employee Population per Business | 12.1 | 12.2 | 11.2 |
| | 2018 Estimated Residential Population per Business | 5.1 | 15.4 | 24.6 |

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.

11-2-2015



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.

| | | | |
|--------------------------------------------------------------------|-------------|-------------------|----------------|
| Wulfe & Co. | 478511 | info@wulfe.com | (713) 621-1700 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Ed Wulfe | 100714 | ewulfe@wulfe.com | (713) 621-1700 |
| Designated Broker of Firm | License No. | Email | Phone |
| Ed Wulfe | 100714 | ewulfe@wulfe.com | (713) 621-1700 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Kristen Barker | 445518 | kbarker@wulfe.com | (713) 621-1704 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date