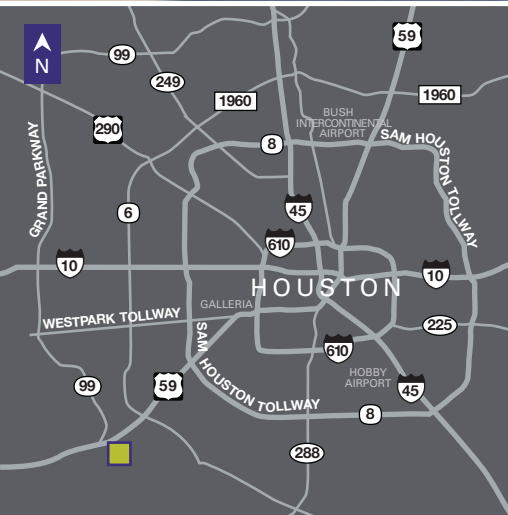


NEW TERRITORY COUNTRY SHOPS ■ SUGAR LAND, TX

6350 Hwy 90A ■ Sugar Land, Texas 77498

NEIGHBORHOOD CENTER THAT CATERES TO THE NEEDS OF THE COMMUNITY



CITY MAP

OCCUPANCY DETAILS

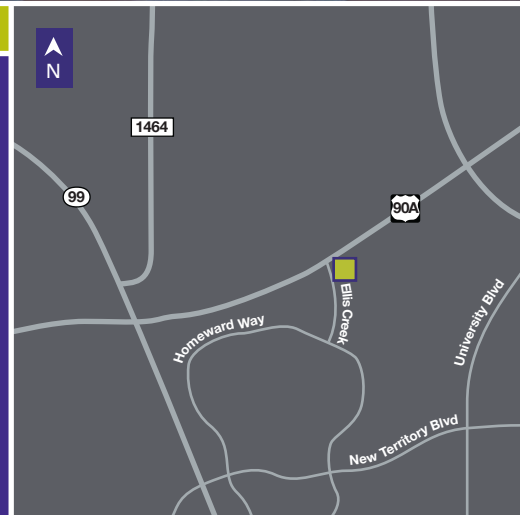
SPACE AVAILABLE

1,600 SF

3,100 SF

ANCHOR TENANTS

Oakbend Family Physicians
Lexington Plastic Surgeons



LOCATION DETAIL

4500 BISSENET ST ■ SUITE 200
BELLAIRE, TEXAS 77401
713.623.6800 ■ www.frpltd.com



To learn more about VAPS, visit www.frpltd.com/#vaps

FOR LEASING INFORMATION
JULIA ALSTON
713.693.1408 ■ jalston@frpltd.com

NEW TERRITORY COUNTRY SHOPS ■ AERIAL MAP

6350 Hwy 90A ■ Sugar Land, Texas 77498

POSITIONED AT THE ENTRANCE TO THE NEW TERRITORY AND TELFAIR COMMUNITIES



POPULATION ESTIMATE

1 mile	8,606
3 miles	67,945
5 miles	211,874

US 90A east of Ellis Creek
54,037 vpd

US 90A west of Ellis Creek
29,078 vpd

Ellis Creek south of US 90A
4,478 vpd

AVERAGE HOUSEHOLD INCOME

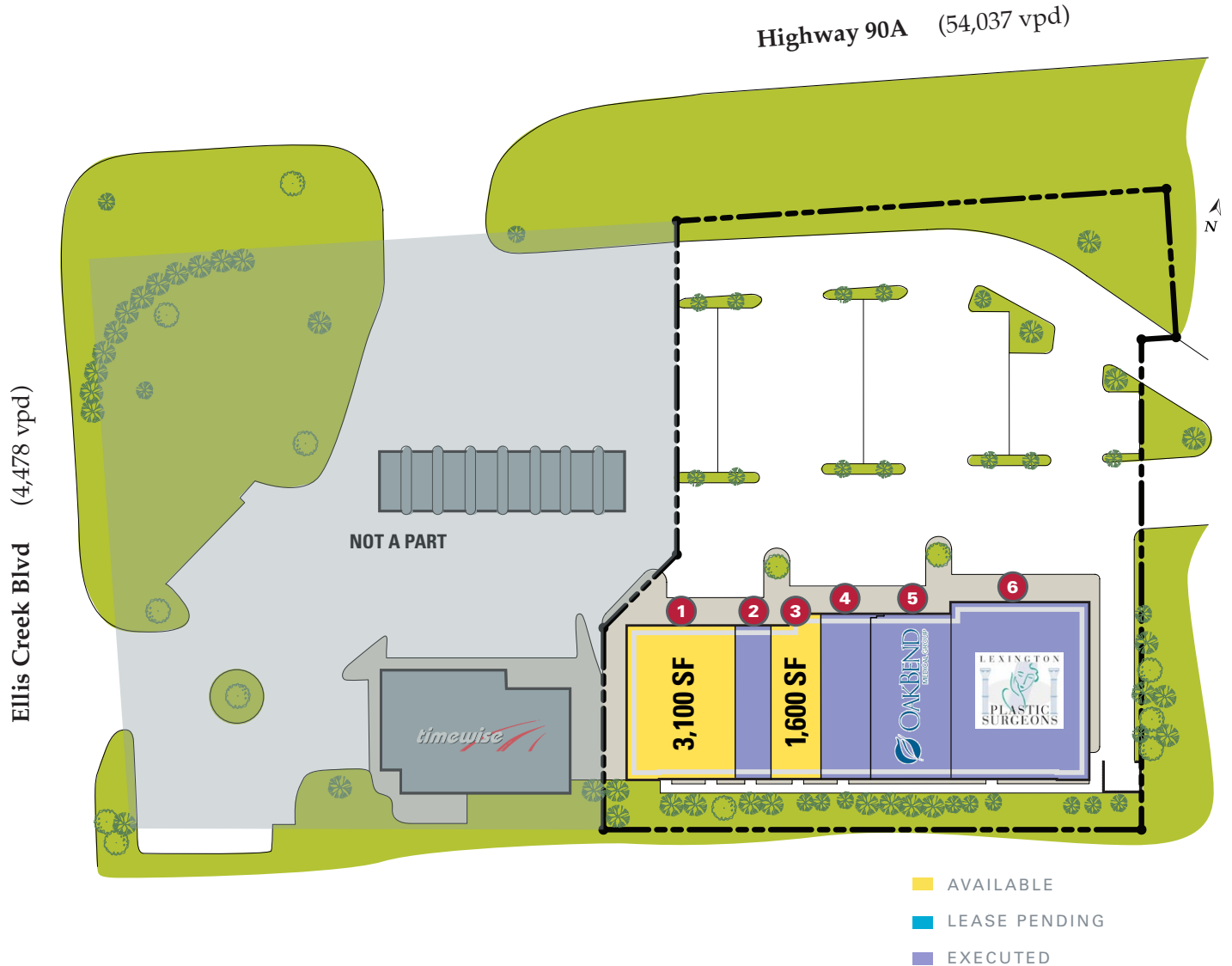
1 mile	\$197,191
3 miles	\$153,630
5 miles	\$141,284



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#	TENANT (ADDRESS)	SQUARE FEET
1.	AVAILABLE (6350 Hwy 90A #100-200)	3,100
2.	Optimal Lab Test (6350 Hwy 90A #300)	1,000
3.	AVAILABLE (6350 Hwy 90A #400)	1,600
4.	Dr Mark K Spector DDS (6350 Hwy 90A #500)	1,528
5.	Oakbend Family Physicians (6350 Hwy 90A #600)	2,910
6.	Lexington Plastic Surgeons (6350 Hwy 90A #700)	4,090
TOTAL GLA		14,228



Lat/Lon: 29.6063/-95.6641

New Territory Country Shops	1 mi radius	3 mi radius	5 mi radius
Sugar Land, TX			
Population			
2021 Estimated Population	8,606	67,945	211,874
2026 Projected Population	9,470	75,373	233,781
2020 Census Population	8,608	65,465	197,278
2010 Census Population	8,091	56,255	173,018
Projected Annual Growth 2021 to 2026	2.0%	2.2%	2.1%
Historical Annual Growth 2010 to 2021	0.6%	1.9%	2.0%
2021 Median Age	38.0	38.2	38.2
Households			
2021 Estimated Households	2,572	21,487	68,576
2026 Projected Households	2,758	23,374	73,933
2020 Census Households	2,580	20,352	63,669
2010 Census Households	2,334	17,203	55,893
Projected Annual Growth 2021 to 2026	1.4%	1.8%	1.6%
Historical Annual Growth 2010 to 2021	0.9%	2.3%	2.1%
Race and Ethnicity			
2021 Estimated White	26.9%	27.8%	33.3%
2021 Estimated Black or African American	5.8%	11.2%	13.7%
2021 Estimated Asian or Pacific Islander	56.2%	47.2%	36.4%
2021 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2021 Estimated Other Races	10.8%	13.5%	16.1%
2021 Estimated Hispanic	7.5%	11.8%	16.3%
Income			
2021 Estimated Average Household Income	\$197,191	\$153,630	\$141,284
2021 Estimated Median Household Income	\$138,506	\$119,612	\$112,892
2021 Estimated Per Capita Income	\$58,922	\$48,752	\$45,913
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.4%	3.9%
2021 Estimated Some High School (Grade Level 9 to 11)	3.1%	3.4%	3.7%
2021 Estimated High School Graduate	12.6%	15.2%	16.3%
2021 Estimated Some College	10.6%	14.9%	17.5%
2021 Estimated Associates Degree Only	5.6%	5.7%	7.2%
2021 Estimated Bachelors Degree Only	31.0%	31.9%	30.8%
2021 Estimated Graduate Degree	33.6%	25.5%	20.7%
Business			
2021 Estimated Total Businesses	350	4,423	10,999
2021 Estimated Total Employees	1,703	35,497	86,854
2021 Estimated Employee Population per Business	4.9	8.0	7.9
2021 Estimated Residential Population per Business	24.6	15.4	19.3





Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**INFORMATION ABOUT BROKERAGE SERVICES****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.

IABS 1-0



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09/16/20

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