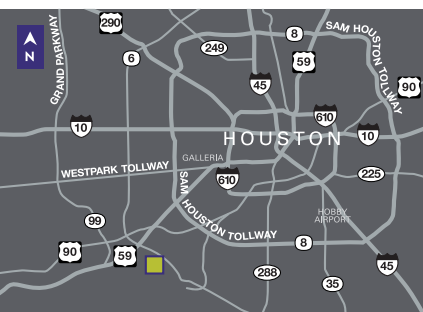


# ► FIRST COLONY MARKETPLACE

NW Corner Highway 6 @ Austin Pkwy in Sugar Land, Texas 77478



FITNESS ANCHOR BRINGS REPEAT CUSTOMERS TO CENTER DAILY



## VEHICLES PER DAY

Hwy 6 west of Austin Pkwy	53,806
Hwy 6 east of Austin Pkwy	44,005
Austin Pkwy north of Hwy 6	21,978
Austin Pkwy south of Hwy 6	13,947

## AVERAGE INCOME

1 Mile	\$138,787
3 Miles	\$143,074
5 Miles	\$143,967

## POPULATION

1 Mile	12,745
3 Miles	106,941
5 Miles	222,394



Channing Fatjo

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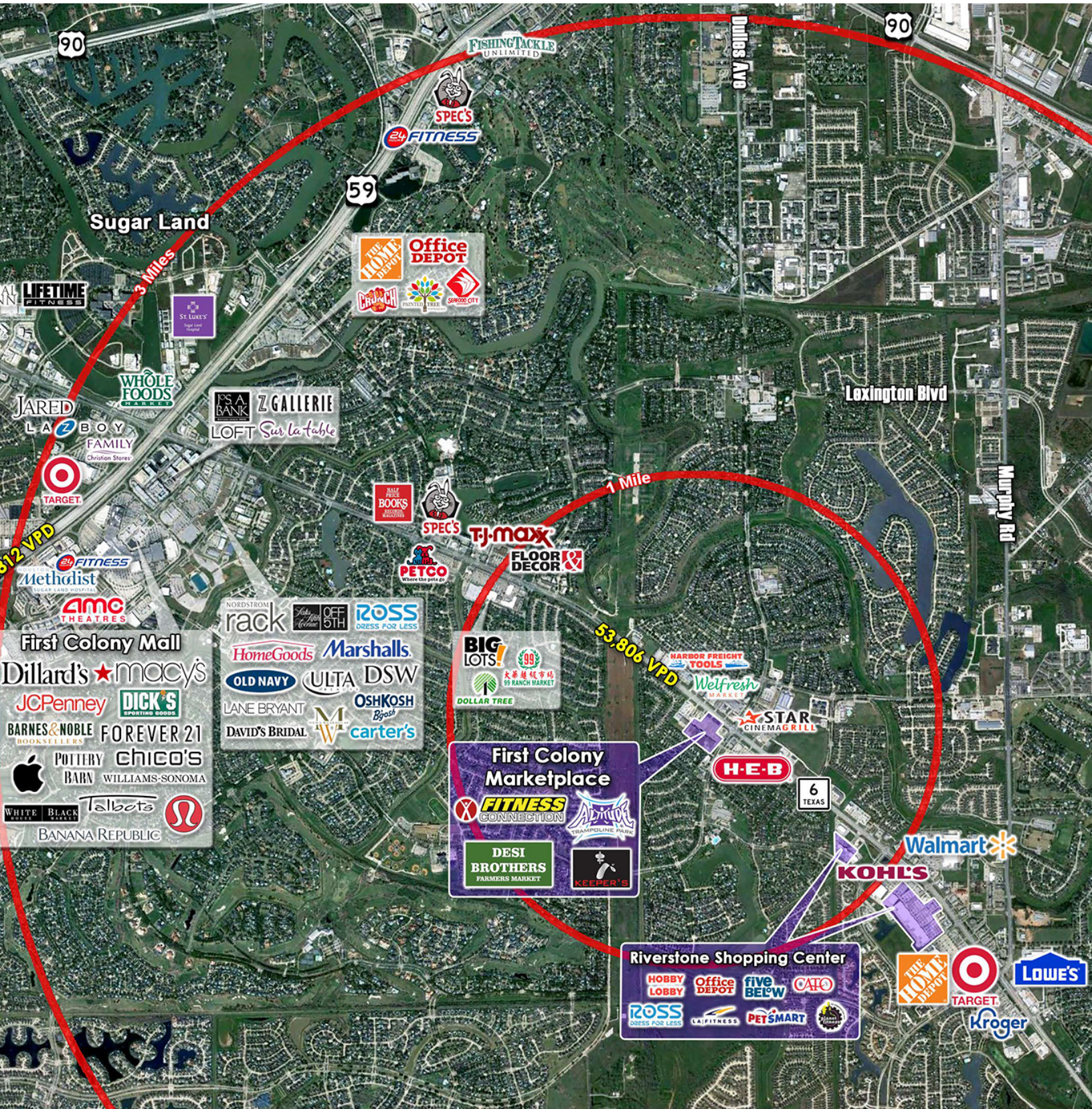


# ► FIRST COLONY MARKETPLACE

NW Corner Highway 6 @ Austin Pkwy in Sugar Land, Texas 77478



ON THE BUSIEST HIGHWAY RUNNING THROUGH SUGAR LAND



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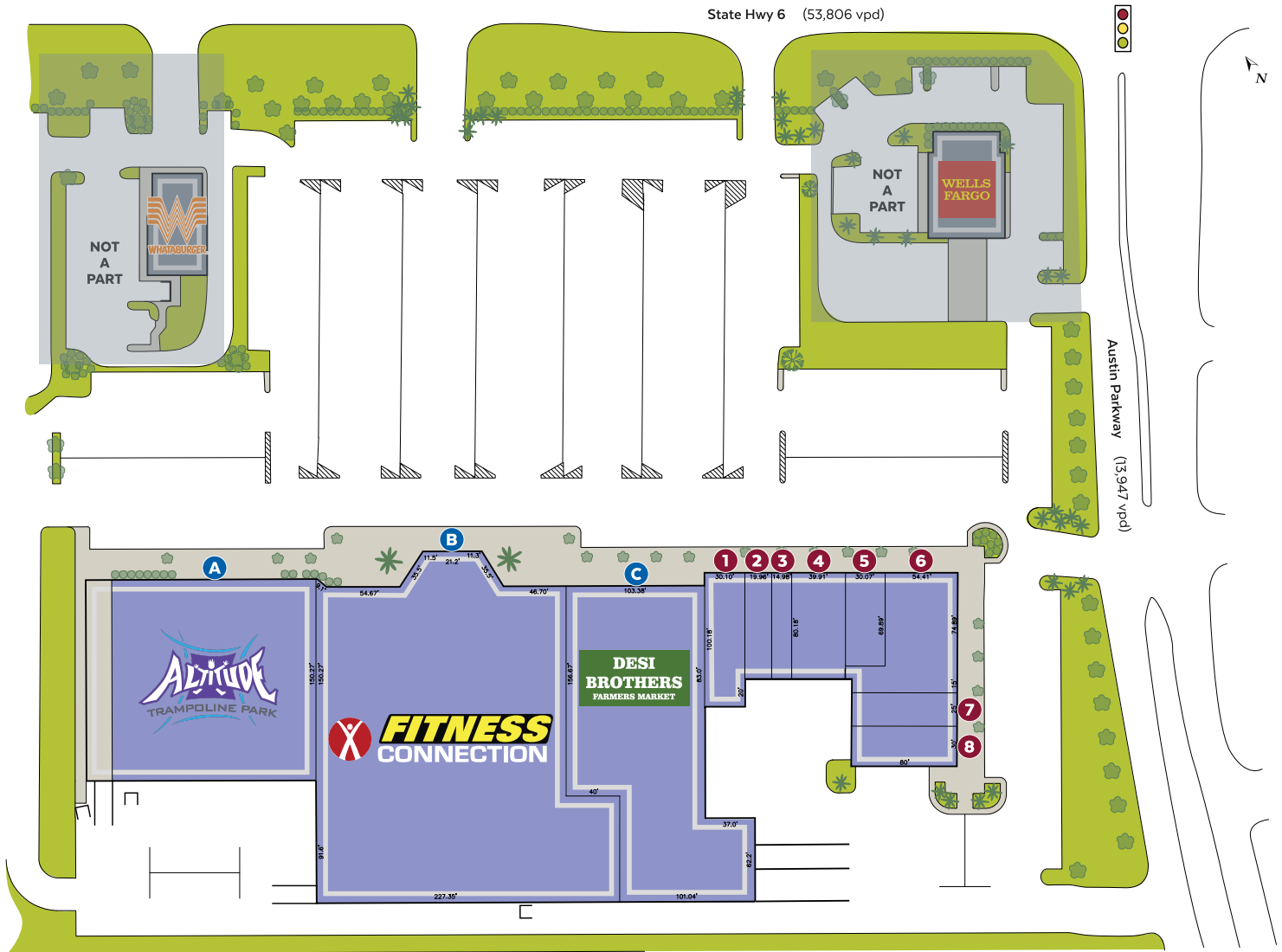


# ► FIRST COLONY MARKETPLACE

NW Corner Highway 6 @ Austin Pkwy in Sugar Land, Texas 77478



## FULLY LEASED CENTER



### Tenant List

Tenant	Address	SF/Acres
A Altitude Trampoline Park	4550 Hwy 6	
B Fitness Connection	4610 Hwy 6	
C Desi Brothers Market	4620 Hwy 6	
1 Bobite	4630 Hwy 6	
2 Rang Coffee	4634 Hwy 6	

### Tenant List ( continued )

Tenant	Address	SF/Acres
3 Royal Nails	4638 Hwy 6	
4 Dare II Decor	4646 Hwy 6	
5 Ding Tea	4650 Hwy 6	
6 Keepers Japanese Restaurant	4654 Hwy 6	
7 Bagel Express	4670 Hwy 6	
8 Brite-Touch Cleaners	4680 Hwy 6	

Available Lease Pending Executed



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# ► FIRST COLONY MARKETPLACE

NW Corner Highway 6 @ Austin Pkwy in Sugar Land, Texas 77478



FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/first-colony-marketplace](https://frpltd.com/properties/first-colony-marketplace)

Lat/Lon: 29.5807/-95.5845

First Colony Marketplace Sugar Land, TX 77479	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	12,745	106,941	222,394
2028 Projected Population	14,692	122,575	254,660
2020 Census Population	11,928	99,845	206,334
2010 Census Population	12,276	88,663	170,524
Projected Annual Growth 2023 to 2028	3.1%	2.9%	2.9%
Historical Annual Growth 2010 to 2023	0.3%	1.6%	2.3%
2023 Median Age	41.9	41.4	40.1
<b>Households</b>			
2023 Estimated Households	4,557	37,854	77,763
2028 Projected Households	5,443	44,786	91,779
2020 Census Households	4,198	34,852	71,354
2010 Census Households	4,178	30,770	58,867
Projected Annual Growth 2023 to 2028	3.9%	3.7%	3.6%
Historical Annual Growth 2010 to 2023	0.7%	1.8%	2.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	40.4%	33.2%	29.8%
2023 Estimated Black or African American	13.6%	17.3%	24.0%
2023 Estimated Asian or Pacific Islander	32.3%	34.6%	31.1%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2023 Estimated Other Races	13.4%	14.5%	14.8%
2023 Estimated Hispanic	15.8%	16.7%	17.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$138,787	\$143,074	\$143,967
2023 Estimated Median Household Income	\$113,823	\$120,430	\$121,159
2023 Estimated Per Capita Income	\$49,627	\$50,671	\$50,359
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.4%	4.7%	4.6%
2023 Estimated Some High School (Grade Level 9 to 11)	2.1%	3.1%	3.5%
2023 Estimated High School Graduate	10.6%	13.8%	15.9%
2023 Estimated Some College	14.9%	14.6%	15.1%
2023 Estimated Associates Degree Only	5.3%	6.7%	7.0%
2023 Estimated Bachelors Degree Only	36.7%	32.2%	30.4%
2023 Estimated Graduate Degree	26.9%	24.8%	23.5%
<b>Business</b>			
2023 Estimated Total Businesses	635	7,839	16,265
2023 Estimated Total Employees	3,028	53,503	119,969
2023 Estimated Employee Population per Business	4.8	6.8	7.4
2023 Estimated Residential Population per Business	20.1	13.6	13.7



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## 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.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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