UNITED EQUITIES, INC.
REAL ESTATE
DEVELOPMENT LEASING MANAGEMENT

SUGARCREEK VILLAGE SHOPPING CENTER
13703 - 13897 SOUTHWEST FREEWAY
SUGAR LAND, TEXAS 77478

PROPERTY FEATURES:

- 4,167 SQ. FT. END CAP FRONTING HIGHWAY 59/69
- 4,150 SQ. FT. END CAP ON SUGAR CREEK BOULEVARD
- EASY ACCESS FROM SOUTHWEST FREEWAY AND HIGHWAY 59/69
- GREAT MIX OF RETAIL, SERVICE AND RESTAURANT TENANTS

2017 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
EST. POPULATION	4,488	98,560	324,495
AVG. HOUSEHOLD INCOME	$166,710	$106,294	$97,439

YEAR: 2017 | SOURCE: APPLIED GEOGRAPHIC SOLUTIONS

TRAFFIC COUNTS:

SOUTHWEST FREEWAY	193,000 CPD

YEAR: 2015 | SOURCE: TXDOT

FOR MORE INFORMATION CONTACT:

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(713) 772-6262

TENANTS INCLUDE:

BAJA GRILL CANTINA BERRYHILL
SPEC'S WINES, SPIRITS & FINER FOODS
FERGUSON Bath, Kitchen & Lighting Gallery
SUBWAY
KUMON MATH. READING. SUCCESS.
NUTRITION DEPOT
PLATO'S CLOSET
RED WING SHOES
CVS pharmacy
FISHING TACKLE UNLIMITED WORLDS LARGEST TACKLE STORE
Jack's Carpet The Super Floor Store You'll pay more if you don't know Jack!
TSO TEXAS STATE OPTICAL

4545 BISSONNET, SUITE 100, BELLAIRE, TEXAS 77401
WWW.UNITEDEQUITIES.COM ◆ PHONE: (713) 772-6262 ◆ FAX: (713) 981-4035

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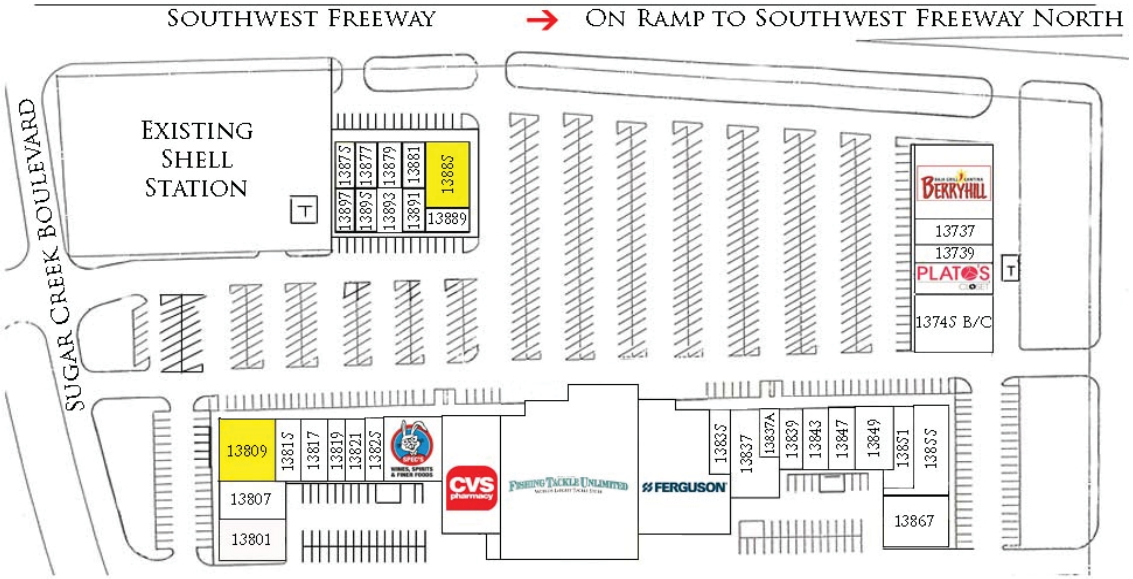
SugarCreek Village Shopping Center

13703 – 13897 Southwest Freeway · Sugar Land, Texas 77478

Suite	Tenant	Sq. Ft.
13703	Berryhill Tamales & Tacos	6,548
13737	Texas Foot Specialists	2,000
13739	State Farm Insurance	1,840
13741	Plato's Closet	3,640
13745 B/C	Awakened Yoga	4,080
13801	Prestige Portraits	3,220
13807	River Oaks Cleaners	3,150
13809	***Available***	***4,150***
13815	A.M. Lash Studio	1,800
13817	Fire It Up Pottery	2,100
13819	Princess Salon & Spa	1,400
13821	Maria Yari Beauty Salon	1,400
13825	Mars Discount Vacuums	1,400
13827	Spec's Liquors	4,550
13829	CVS Pharmacy	8,580
13831	Fishing Tackle Unlimited	27,930
13833	Ferguson – Kitchen Lighting & Bath Gallery	13,101
13835	Kumon Math/Reading Center	1,813
13837	Mystic Dessert Bar	3,820
13837A	Deep Roots Floral Studio	1,480
13839	Robert Markoff, DDS	1,750
13843	Red Wing Shoes	1,995
13847	Nutrition Depot	2,200
13849	Colachi BBQ & Grill	2,900
13851	Lone Star Cryotherapy	1,408
13855	Sugar Land Dialysis	8,762
13875	Subway	1,150
13877	Ambassador Shoe Repair	950
13879	Texas State Optical	750
13881	T.J. Cinnamons	1,269
13885	***Jack's Carpet***	***4,167***
13889	Serenitea Tea Room	1,380
13891	Elegant Nails	1,450
13893	Relax Plaza	950
13895	Finish Line Sports	705
13897	Eduard Jorj Salon	1,860
Total Sq. Ft.		**131,648**



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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6214/-95.5993

RF1

	SugarCreek Village Shopping Center	1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	4,488	98,560	324,495
	2022 Projected Population	5,423	119,476	384,916
	2010 Census Population	4,225	90,983	293,963
	2000 Census Population	4,386	81,053	243,701
	Projected Annual Growth 2017 to 2022	4.2%	4.2%	3.7%
	Historical Annual Growth 2000 to 2017	0.1%	1.3%	2.0%
HOUSEHOLDS	2017 Estimated Households	1,787	35,338	107,336
	2022 Projected Households	2,093	41,463	124,196
	2010 Census Households	1,687	32,654	96,492
	2000 Census Households	1,611	27,544	79,580
	Projected Annual Growth 2017 to 2022	3.4%	3.5%	3.1%
	Historical Annual Growth 2000 to 2017	0.6%	1.7%	2.1%
AGE	2017 Est. Population Under 10 Years	6.6%	11.5%	13.2%
	2017 Est. Population 10 to 19 Years	9.7%	14.0%	15.1%
	2017 Est. Population 20 to 29 Years	8.4%	13.9%	13.5%
	2017 Est. Population 30 to 44 Years	11.4%	19.0%	20.2%
	2017 Est. Population 45 to 59 Years	23.3%	21.8%	21.3%
	2017 Est. Population 60 to 74 Years	28.4%	14.7%	12.7%
	2017 Est. Population 75 Years or Over	12.1%	5.2%	4.0%
	2017 Est. Median Age	53.6	38.2	36.0
MARITAL STATUS & GENDER	2017 Est. Male Population	48.6%	48.8%	49.1%
	2017 Est. Female Population	51.4%	51.2%	50.9%
	2017 Est. Never Married	21.5%	29.1%	32.9%
	2017 Est. Now Married	60.5%	51.2%	48.5%
	2017 Est. Separated or Divorced	10.4%	14.5%	14.3%
	2017 Est. Widowed	7.6%	5.1%	4.3%
INCOME	2017 Est. HH Income $200,000 or More	32.7%	12.4%	11.5%
	2017 Est. HH Income $150,000 to $199,999	13.0%	9.1%	8.3%
	2017 Est. HH Income $100,000 to $149,999	17.2%	19.0%	16.2%
	2017 Est. HH Income $75,000 to $99,999	7.5%	13.4%	11.8%
	2017 Est. HH Income $50,000 to $74,999	8.5%	18.0%	16.8%
	2017 Est. HH Income $35,000 to $49,999	8.7%	9.9%	11.6%
	2017 Est. HH Income $25,000 to $34,999	3.8%	6.7%	8.2%
	2017 Est. HH Income $15,000 to $24,999	3.7%	4.9%	7.3%
	2017 Est. HH Income Under $15,000	4.9%	6.7%	8.2%
	2017 Est. Average Household Income	$166,710	$106,294	$97,439
	2017 Est. Median Household Income	$140,719	$88,110	$84,387
	2017 Est. Per Capita Income	$66,605	$38,142	$32,290
	2017 Est. Total Businesses	1,285	6,949	13,350
	2017 Est. Total Employees	18,066	84,007	142,405

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	SugarCreek Village Shopping Center	1 mi radius	3 mi radius	5 mi radius
RACE	2017 Est. White	61.5%	39.5%	34.4%
	2017 Est. Black	8.8%	15.8%	22.8%
	2017 Est. Asian or Pacific Islander	24.8%	35.3%	30.0%
	2017 Est. American Indian or Alaska Native	0.2%	0.4%	0.4%
	2017 Est. Other Races	4.6%	9.0%	12.4%
HISPANIC	2017 Est. Hispanic Population	577	19,731	86,464
	2017 Est. Hispanic Population	12.9%	20.0%	26.6%
	2022 Proj. Hispanic Population	13.6%	20.3%	26.7%
	2010 Hispanic Population	8.3%	18.7%	26.6%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	3,531	66,349	209,801
	2017 Est. Elementary (Grade Level 0 to 8)	3.2%	5.6%	9.1%
	2017 Est. Some High School (Grade Level 9 to 11)	2.3%	5.3%	6.9%
	2017 Est. High School Graduate	13.1%	16.6%	19.6%
	2017 Est. Some College	18.8%	21.5%	20.0%
	2017 Est. Associate Degree Only	4.1%	6.8%	6.2%
	2017 Est. Bachelor Degree Only	38.4%	27.9%	23.8%
	2017 Est. Graduate Degree	20.1%	16.4%	14.3%
HOUSING	2017 Est. Total Housing Units	1,824	36,193	111,287
	2017 Est. Owner-Occupied	89.6%	63.4%	62.6%
	2017 Est. Renter-Occupied	8.4%	34.2%	33.8%
	2017 Est. Vacant Housing	2.0%	2.4%	3.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.6%	1.1%	1.1%
	2010 Homes Built 2000 to 2004	11.7%	19.4%	22.4%
	2010 Homes Built 1990 to 1999	17.2%	27.8%	24.2%
	2010 Homes Built 1980 to 1989	30.4%	30.6%	26.5%
	2010 Homes Built 1970 to 1979	39.2%	21.0%	25.3%
	2010 Homes Built 1960 to 1969	2.6%	3.2%	4.3%
	2010 Homes Built 1950 to 1959	1.8%	1.7%	1.9%
	2010 Homes Built Before 1949	0.3%	1.2%	1.2%
HOME VALUES	2010 Home Value $1,000,000 or More	0.1%	0.5%	1.0%
	2010 Home Value $500,000 to $999,999	13.5%	6.1%	8.7%
	2010 Home Value $400,000 to $499,999	7.2%	5.6%	8.0%
	2010 Home Value $300,000 to $399,999	31.7%	16.0%	15.1%
	2010 Home Value $200,000 to $299,999	36.2%	33.4%	24.7%
	2010 Home Value $150,000 to $199,999	8.7%	18.2%	16.4%
	2010 Home Value $100,000 to $149,999	4.4%	18.8%	21.2%
	2010 Home Value $50,000 to $99,999	3.4%	6.8%	12.3%
	2010 Home Value $25,000 to $49,999	0.4%	0.9%	1.7%
	2010 Home Value Under $25,000	0.4%	1.4%	1.9%
	2010 Median Home Value	$308,346	$226,366	$215,538
	2010 Median Rent	$2,852	$1,137	$942

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	3,934	78,887	251,868
	2017 Est. Civilian Employed	56.1%	62.5%	63.4%
	2017 Est. Civilian Unemployed	2.1%	3.8%	4.0%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	41.8%	33.7%	32.6%
	2017 Labor Force Males	48.2%	47.8%	48.4%
	2017 Labor Force Females	51.8%	52.2%	51.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	2,203	49,223	160,715
	2010 Mgmt, Business, & Financial Operations	33.9%	19.6%	16.2%
	2010 Professional, Related	24.4%	27.9%	24.3%
	2010 Service	7.7%	12.1%	16.4%
	2010 Sales, Office	26.8%	26.5%	25.1%
	2010 Farming, Fishing, Forestry	-	0.1%	0.2%
	2010 Construction, Extraction, Maintenance	2.5%	6.0%	7.8%
	2010 Production, Transport, Material Moving	4.7%	7.8%	10.1%
	2010 White Collar Workers	85.1%	74.0%	65.6%
	2010 Blue Collar Workers	14.9%	26.0%	34.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	86.3%	82.8%	80.9%
	2010 Drive to Work in Carpool	4.9%	9.1%	11.2%
	2010 Travel to Work by Public Transportation	2.0%	2.9%	2.8%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	0.2%	0.7%	0.8%
	2010 Other Means	0.2%	0.3%	0.5%
	2010 Work at Home	6.4%	4.1%	3.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	18.7%	20.4%	16.6%
	2010 Travel to Work in 15 to 29 Minutes	35.4%	33.2%	32.3%
	2010 Travel to Work in 30 to 59 Minutes	42.7%	42.8%	43.1%
	2010 Travel to Work in 60 Minutes or More	5.0%	7.1%	9.6%
	2010 Average Travel Time to Work	26.8	26.7	28.3
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	$180 M	$2.58 B	$7.32 B
	2017 Est. Apparel	$6.41 M	$91.1 M	$259 M
	2017 Est. Contributions, Gifts	$16.0 M	$195 M	$553 M
	2017 Est. Education, Reading	$8.86 M	$112 M	$318 M
	2017 Est. Entertainment	$10.3 M	$146 M	$415 M
	2017 Est. Food, Beverages, Tobacco	$25.5 M	$382 M	$1.09 B
	2017 Est. Furnishings, Equipment	$6.59 M	$91.7 M	$258 M
	2017 Est. Health Care, Insurance	$14.7 M	$216 M	$613 M
	2017 Est. Household Operations, Shelter, Utilities	$55.8 M	$796 M	$2.26 B
	2017 Est. Miscellaneous Expenses	$2.48 M	$36.9 M	$104 M
	2017 Est. Personal Care	$2.29 M	$33.2 M	$94.2 M
	2017 Est. Transportation	$31.5 M	$477 M	$1.35 B

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11-2-2015

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.

United Equities, Inc.	314335		(713) 772-6262
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edwin Freedman	153678	bfreedman@unitedequities.com	(713) 772-6262
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Cavanaugh	484917	kcavanaugh@unitedequities.com	(713) 772-6262
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____