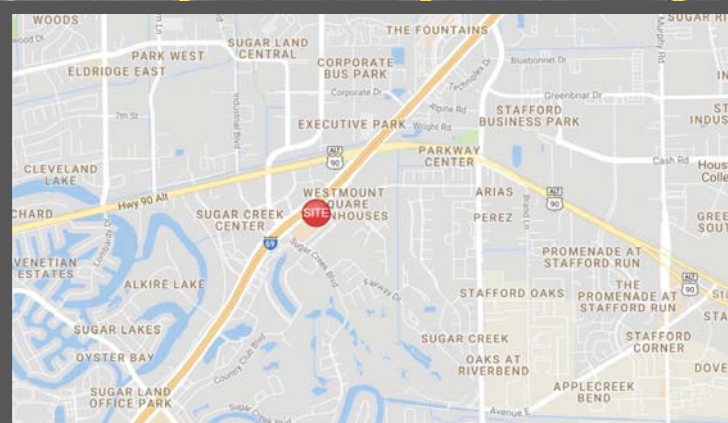


# FOR LEASE

## SUGARCREEK VILLAGE

13703 SW Freeway, Sugar Land, Texas 77478



### Property Features:

- 4,150 Sq. Ft. End Cap on Sugar Creek Boulevard
- 4,167 Sq. Ft. End Cap on Southwest Freeway
- 1,408 - 1,480 Sq. Ft. in line space
- Anchored by Fishing Tackle Unlimited & Ferguson Bath, Kitchen & Lighting Gallery
- Great access to Southwest Freeway

### Tenants Include:



Demographics:	1-mile	3-miles	5-miles
Est. Population	4,110	97,842	320,220
Avg. HH Income	\$194,418	\$116,024	\$108,522

Year: 2018 | Source: Applied Geographic Solutions

### Traffic Counts:

Southwest Freeway 193,000 CPD

Year: 2015 | Source: TxDOT

FOR MORE INFORMATION CONTACT:

**KRISTEN CAVANAUGH**

KCAVANAUGH@UNITEDEQUITIES.COM

(713) 772-6262

## UNITED EQUITIES

REAL ESTATE  
DEVELOPMENT LEASING MANAGEMENT

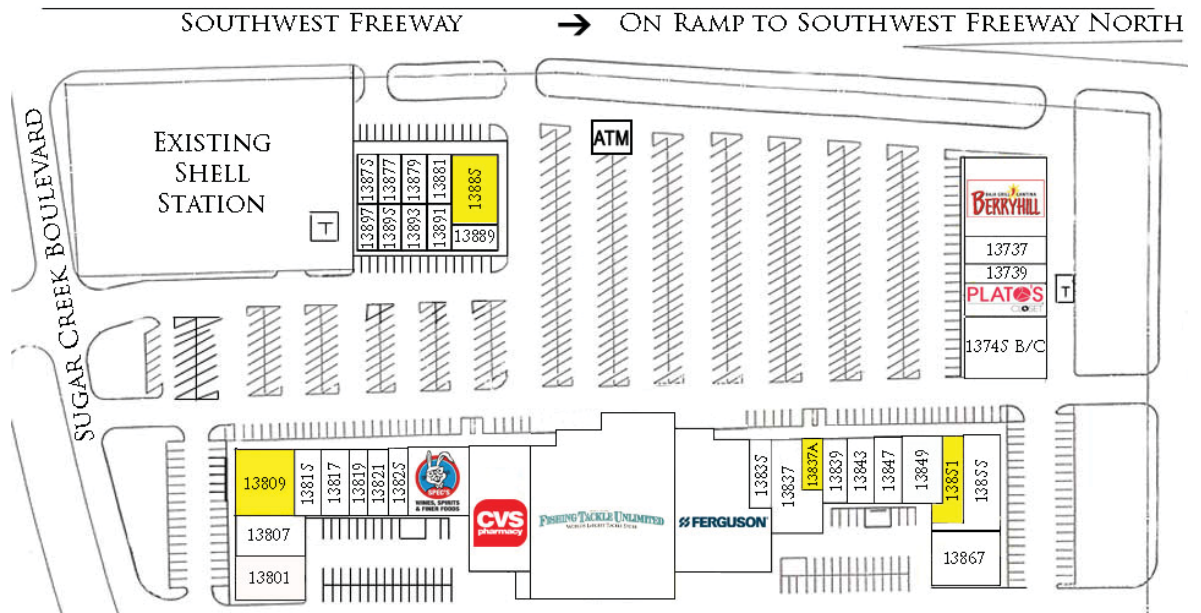
4545 Bissonnet, Ste 100 Bellaire, Texas 77401 [www.unitedequities.com](http://www.unitedequities.com)

The information contained herein, while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by United Equities, Inc. or by any agent, independent associate, subsidiary or employee of United Equities, Inc. This information is subject to change without notice.

# SITE PLAN: SUGARCREEK VILLAGE SHOPPING CENTER

13703 - 13897 SOUTHWEST FREEWAY · SUGAR LAND, TEXAS 77478

<u>SUITE</u>	<u>TENANT</u>	<u>SQ. FT.</u>
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
<b>13809</b>	<b>AVAILABLE</b>	<b>4,150</b>
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 - BATH, KITCHEN & LIGHTING GALLERY	13,101
13835	KUMON MATH/READING CENTER	1,813
13837	MYSTIC DESSERT BAR	3,820
<b>13837A</b>	<b>LEASE PENDING</b>	<b>1,480</b>
13839	ROBERT MARKOFF, DDS	1,750
13843	RED WING SHOES	1,995
13847	NUTRITION DEPOT	2,200
13849	COLACHI BBQ & GRILL	2,900
<b>13851</b>	<b>AVAILABLE</b>	<b>1,408</b>
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
<b>13885</b>	<b>AVAILABLE</b>	<b>4,167</b>
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
<b>TOTAL SQ. FT.</b>		<b>131,648</b>





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# FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6215/-95.6008

RF1

## SugarCreek Village Shopping Center

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2018 Estimated Population	4,110	97,842	320,220
	2023 Projected Population	4,831	115,039	367,399
	2010 Census Population	3,872	90,318	289,533
	2000 Census Population	4,016	80,231	239,220
	Projected Annual Growth 2018 to 2023	3.5%	3.5%	2.9%
	Historical Annual Growth 2000 to 2018	0.1%	1.2%	1.9%
<b>HOUSEHOLDS</b>	2018 Estimated Households	1,623	34,938	105,643
	2023 Projected Households	1,880	40,505	120,595
	2010 Census Households	1,544	32,444	95,002
	2000 Census Households	1,467	27,297	77,953
	Projected Annual Growth 2018 to 2023	3.2%	3.2%	2.8%
	Historical Annual Growth 2000 to 2018	0.6%	1.6%	2.0%
<b>AGE</b>	2018 Est. Population Under 10 Years	7.3%	11.7%	13.2%
	2018 Est. Population 10 to 19 Years	9.6%	13.5%	14.7%
	2018 Est. Population 20 to 29 Years	8.9%	14.2%	13.7%
	2018 Est. Population 30 to 44 Years	11.8%	18.9%	20.0%
	2018 Est. Population 45 to 59 Years	22.4%	21.3%	21.1%
	2018 Est. Population 60 to 74 Years	28.3%	15.1%	13.1%
	2018 Est. Population 75 Years or Over	11.7%	5.3%	4.2%
	2018 Est. Median Age	52.8	38.1	36.2
<b>MARITAL STATUS &amp; GENDER</b>	2018 Est. Male Population	48.6%	48.7%	49.0%
	2018 Est. Female Population	51.4%	51.3%	51.0%
	2018 Est. Never Married	23.1%	29.8%	33.0%
	2018 Est. Now Married	59.8%	50.8%	48.3%
	2018 Est. Separated or Divorced	9.4%	13.9%	14.0%
	2018 Est. Widowed	7.7%	5.6%	4.7%
<b>INCOME</b>	2018 Est. HH Income \$200,000 or More	36.6%	12.7%	12.0%
	2018 Est. HH Income \$150,000 to \$199,999	14.4%	9.5%	8.1%
	2018 Est. HH Income \$100,000 to \$149,999	14.8%	18.3%	15.4%
	2018 Est. HH Income \$75,000 to \$99,999	7.0%	13.3%	11.8%
	2018 Est. HH Income \$50,000 to \$74,999	8.0%	17.0%	16.9%
	2018 Est. HH Income \$35,000 to \$49,999	6.0%	10.7%	11.5%
	2018 Est. HH Income \$25,000 to \$34,999	4.3%	6.7%	8.2%
	2018 Est. HH Income \$15,000 to \$24,999	2.7%	5.4%	7.8%
	2018 Est. HH Income Under \$15,000	6.3%	6.4%	8.2%
	2018 Est. Average Household Income	\$194,418	\$116,024	\$108,522
	2018 Est. Median Household Income	\$155,154	\$89,552	\$85,249
	2018 Est. Per Capita Income	\$77,006	\$41,463	\$35,870
	2018 Est. Total Businesses	1,171	7,015	13,471
2018 Est. Total Employees	17,002	83,972	143,644	

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

# FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups

**UNITED EQUITIES**

REAL ESTATE  
DEVELOPMENT LEASING MANAGEMENT

Lat/Lon: 29.6215/-95.6008

RF1

## SugarCreek Village Shopping Center

	1 mi radius	3 mi radius	5 mi radius	
<b>RACE</b>	2018 Est. White	58.1%	38.8%	34.0%
	2018 Est. Black	8.7%	15.1%	22.4%
	2018 Est. Asian or Pacific Islander	28.0%	36.7%	30.9%
	2018 Est. American Indian or Alaska Native	0.2%	0.4%	0.4%
	2018 Est. Other Races	5.0%	9.1%	12.2%
<b>HISPANIC</b>	2018 Est. Hispanic Population	591	19,599	83,785
	2018 Est. Hispanic Population	14.4%	20.0%	26.2%
	2023 Proj. Hispanic Population	15.0%	20.3%	26.1%
	2010 Hispanic Population	8.2%	18.5%	26.1%
<b>EDUCATION (Adults 25 or Older)</b>	2018 Est. Adult Population (25 Years or Over)	3,211	66,276	208,725
	2018 Est. Elementary (Grade Level 0 to 8)	3.9%	5.3%	8.1%
	2018 Est. Some High School (Grade Level 9 to 11)	2.8%	5.3%	7.0%
	2018 Est. High School Graduate	11.7%	16.7%	20.0%
	2018 Est. Some College	17.0%	20.0%	19.0%
	2018 Est. Associate Degree Only	5.1%	7.1%	6.7%
	2018 Est. Bachelor Degree Only	39.3%	29.4%	24.8%
	2018 Est. Graduate Degree	20.3%	16.0%	14.4%
<b>HOUSING</b>	2018 Est. Total Housing Units	1,652	35,707	108,891
	2018 Est. Owner-Occupied	89.8%	63.2%	63.2%
	2018 Est. Renter-Occupied	8.4%	34.6%	33.8%
	2018 Est. Vacant Housing	1.8%	2.2%	3.0%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	1.1%	3.0%	2.7%
	2010 Homes Built 2000 to 2004	7.5%	18.4%	22.0%
	2010 Homes Built 1990 to 1999	18.2%	24.7%	22.4%
	2010 Homes Built 1980 to 1989	31.9%	30.7%	26.8%
	2010 Homes Built 1970 to 1979	38.5%	21.4%	25.7%
	2010 Homes Built 1960 to 1969	2.3%	2.4%	3.6%
	2010 Homes Built 1950 to 1959	1.9%	1.6%	2.1%
	2010 Homes Built Before 1949	1.8%	1.9%	1.7%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	-	0.6%	1.0%
	2010 Home Value \$500,000 to \$999,999	13.5%	7.0%	10.1%
	2010 Home Value \$400,000 to \$499,999	9.0%	5.9%	8.6%
	2010 Home Value \$300,000 to \$399,999	40.2%	18.3%	16.0%
	2010 Home Value \$200,000 to \$299,999	29.2%	34.6%	26.2%
	2010 Home Value \$150,000 to \$199,999	6.2%	17.6%	16.0%
	2010 Home Value \$100,000 to \$149,999	2.2%	15.3%	18.8%
	2010 Home Value \$50,000 to \$99,999	2.8%	5.2%	10.8%
	2010 Home Value \$25,000 to \$49,999	0.8%	0.9%	1.5%
	2010 Home Value Under \$25,000	0.3%	1.2%	1.6%
	2010 Median Home Value	\$331,353	\$241,292	\$228,977
	2010 Median Rent	\$1,585	\$1,118	\$968

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Lat/Lon: 29.6215/-95.6008

RF1

## SugarCreek Village Shopping Center

	1 mi radius	3 mi radius	5 mi radius	
<b>LABOR FORCE</b>	2018 Est. Labor Population Age 16 Years or Over	3,575	78,324	249,046
	2018 Est. Civilian Employed	59.9%	62.9%	63.8%
	2018 Est. Civilian Unemployed	1.1%	2.6%	3.4%
	2018 Est. in Armed Forces	-	-	-
	2018 Est. not in Labor Force	39.1%	34.5%	32.8%
	2018 Labor Force Males	48.1%	47.8%	48.3%
	2018 Labor Force Females	51.9%	52.2%	51.7%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	2,136	49,264	160,824
	2010 Mgmt, Business, & Financial Operations	33.6%	20.6%	17.0%
	2010 Professional, Related	27.5%	28.4%	25.0%
	2010 Service	5.1%	13.0%	16.9%
	2010 Sales, Office	27.6%	25.4%	24.2%
	2010 Farming, Fishing, Forestry	-	-	0.1%
	2010 Construction, Extraction, Maintenance	3.3%	5.8%	7.9%
	2010 Production, Transport, Material Moving	3.0%	6.7%	8.9%
	2010 White Collar Workers	88.7%	74.4%	66.1%
	2010 Blue Collar Workers	11.3%	25.6%	33.9%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	85.3%	82.6%	80.6%
	2010 Drive to Work in Carpool	5.6%	8.4%	10.6%
	2010 Travel to Work by Public Transportation	1.2%	2.7%	2.7%
	2010 Drive to Work on Motorcycle	-	-	-
	2010 Walk or Bicycle to Work	0.7%	0.9%	0.9%
	2010 Other Means	-	0.4%	0.6%
	2010 Work at Home	7.1%	5.0%	4.7%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	25.2%	22.6%	17.5%
	2010 Travel to Work in 15 to 29 Minutes	31.2%	32.0%	32.0%
	2010 Travel to Work in 30 to 59 Minutes	47.0%	42.1%	43.6%
	2010 Travel to Work in 60 Minutes or More	4.4%	6.8%	8.8%
	2010 Average Travel Time to Work	26.1	26.4	28.4
<b>CONSUMER EXPENDITURE</b>	2018 Est. Total Household Expenditure	\$189 M	\$2.73 B	\$7.82 B
	2018 Est. Apparel	\$6.75 M	\$96.5 M	\$277 M
	2018 Est. Contributions, Gifts	\$17.3 M	\$209 M	\$594 M
	2018 Est. Education, Reading	\$9.56 M	\$120 M	\$341 M
	2018 Est. Entertainment	\$10.9 M	\$155 M	\$444 M
	2018 Est. Food, Beverages, Tobacco	\$26.5 M	\$404 M	\$1.16 B
	2018 Est. Furnishings, Equipment	\$6.95 M	\$97.2 M	\$276 M
	2018 Est. Health Care, Insurance	\$15.3 M	\$228 M	\$655 M
	2018 Est. Household Operations, Shelter, Utilities	\$58.6 M	\$844 M	\$2.42 B
	2018 Est. Miscellaneous Expenses	\$2.57 M	\$38.9 M	\$111 M
	2018 Est. Personal Care	\$2.40 M	\$35.2 M	\$101 M
2018 Est. Transportation	\$32.7 M	\$504 M	\$1.44 B	

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# 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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date