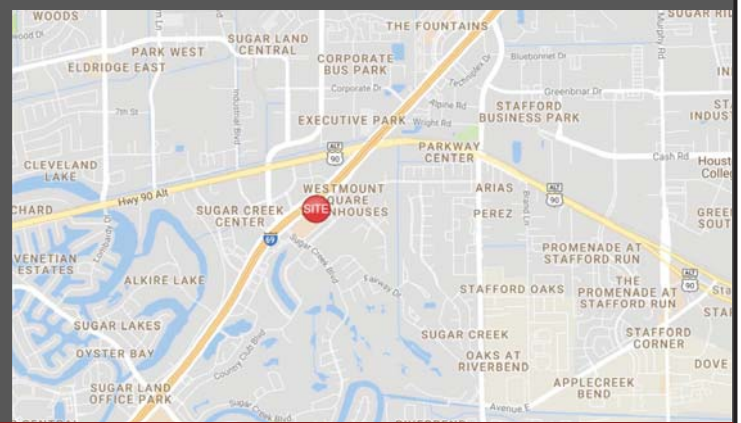


FOR LEASE

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 - 3,820 Sq. Ft. in line space
- Anchored by Fishing Tackle Unlimited & Ferguson Bath, Kitchen & Lighting Gallery
- Great access to Southwest Freeway



Estimated Population

1-mile	3-miles	5-miles
4,427	98,290	323,499



Avg Household Income

1-mile	3-miles	5-miles
\$189,049	\$113,872	\$106,503



Traffic Counts

Southwest Freeway 193,000 CPD
 YEAR: 2015 | SOURCE: TXDOT

For more information contact:

Kristen Cavanaugh

kcavanaugh@unitedequities.com

(713) 772-6262

4545 Bissonnet, Ste 100 Bellaire, Texas 77401 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.

UNITED EQUITIES

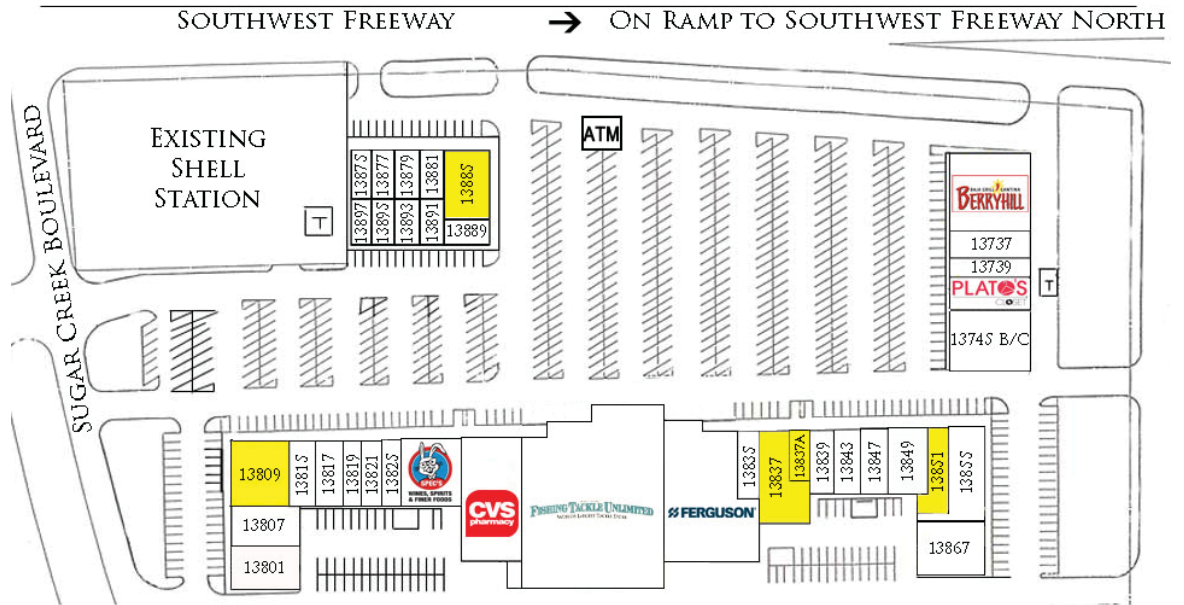
REAL ESTATE

DEVELOPMENT LEASING MANAGEMENT

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
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 - BATH, KITCHEN & LIGHTING GALLERY	13,101
13835	KUMON MATH/READING CENTER	1,813
13837	AVAILABLE	3,820
13837A	AVAILABLE	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	AVAILABLE	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	AVAILABLE	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





SugarCreek Village Shopping Center

FERGUSON Bath, Kitchen & Lighting Gallery	Baja Grill Cantina BERRYHILL	CVS pharmacy
KUMON MATH. READING. SUCCESS.	RED WING SHOES	PLATO'S CLOSET
SPEC'S WINES, SPIRITS & FINEER FOODS	FISHING TACKLE UNLIMITED WORLD'S LARGEST TACKLE STORE	SUBWAY
TSO TEXAS STATE OPTICAL		

SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.6214/-95.5993

RS1

13703 SW Freeway

Sugar Land, TX 77478

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	4,427	98,290	323,499
	2023 Projected Population	5,019	111,687	358,966
	2010 Census Population	4,225	90,983	293,963
	2000 Census Population	4,386	81,053	243,701
	Projected Annual Growth 2018 to 2023	2.7%	2.7%	2.2%
	Historical Annual Growth 2000 to 2018	0.1%	1.2%	1.8%
	2018 Median Age	53.9	38.3	36.2
HOUSEHOLDS	2018 Estimated Households	1,810	36,172	109,234
	2023 Projected Households	2,084	41,726	123,683
	2010 Census Households	1,687	32,654	96,492
	2000 Census Households	1,611	27,544	79,580
	Projected Annual Growth 2018 to 2023	3.0%	3.1%	2.6%
	Historical Annual Growth 2000 to 2018	0.7%	1.7%	2.1%
	2018 Estimated White	59.6%	38.7%	33.7%
RACE AND ETHNICITY	2018 Estimated Black or African American	9.1%	15.3%	22.7%
	2018 Estimated Asian or Pacific Islander	26.2%	36.5%	30.8%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2018 Estimated Other Races	4.9%	9.1%	12.4%
	2018 Estimated Hispanic	13.3%	20.2%	26.5%
INCOME	2018 Estimated Average Household Income	\$189,049	\$113,872	\$106,503
	2018 Estimated Median Household Income	\$149,739	\$89,108	\$84,487
	2018 Estimated Per Capita Income	\$77,535	\$41,940	\$36,029
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.9%	5.4%	8.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.1%	5.4%	7.1%
	2018 Estimated High School Graduate	10.9%	16.3%	19.7%
	2018 Estimated Some College	16.5%	19.9%	19.0%
	2018 Estimated Associates Degree Only	5.1%	7.3%	6.9%
	2018 Estimated Bachelors Degree Only	40.1%	29.4%	24.7%
	2018 Estimated Graduate Degree	20.3%	16.3%	14.4%
BUSINESS	2018 Estimated Total Businesses	1,269	7,067	13,484
	2018 Estimated Total Employees	18,033	84,592	143,890
	2018 Estimated Employee Population per Business	14.2	12.0	10.7
	2018 Estimated Residential Population per Business	3.5	13.9	24.0

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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