

# Pad Sites For Ground Lease/Sale | Multi-Tenant Retail (Divisible)

SWC HIGHWAY 90 ALT. & BROOKS STREET, SUGAR LAND, TX 77478



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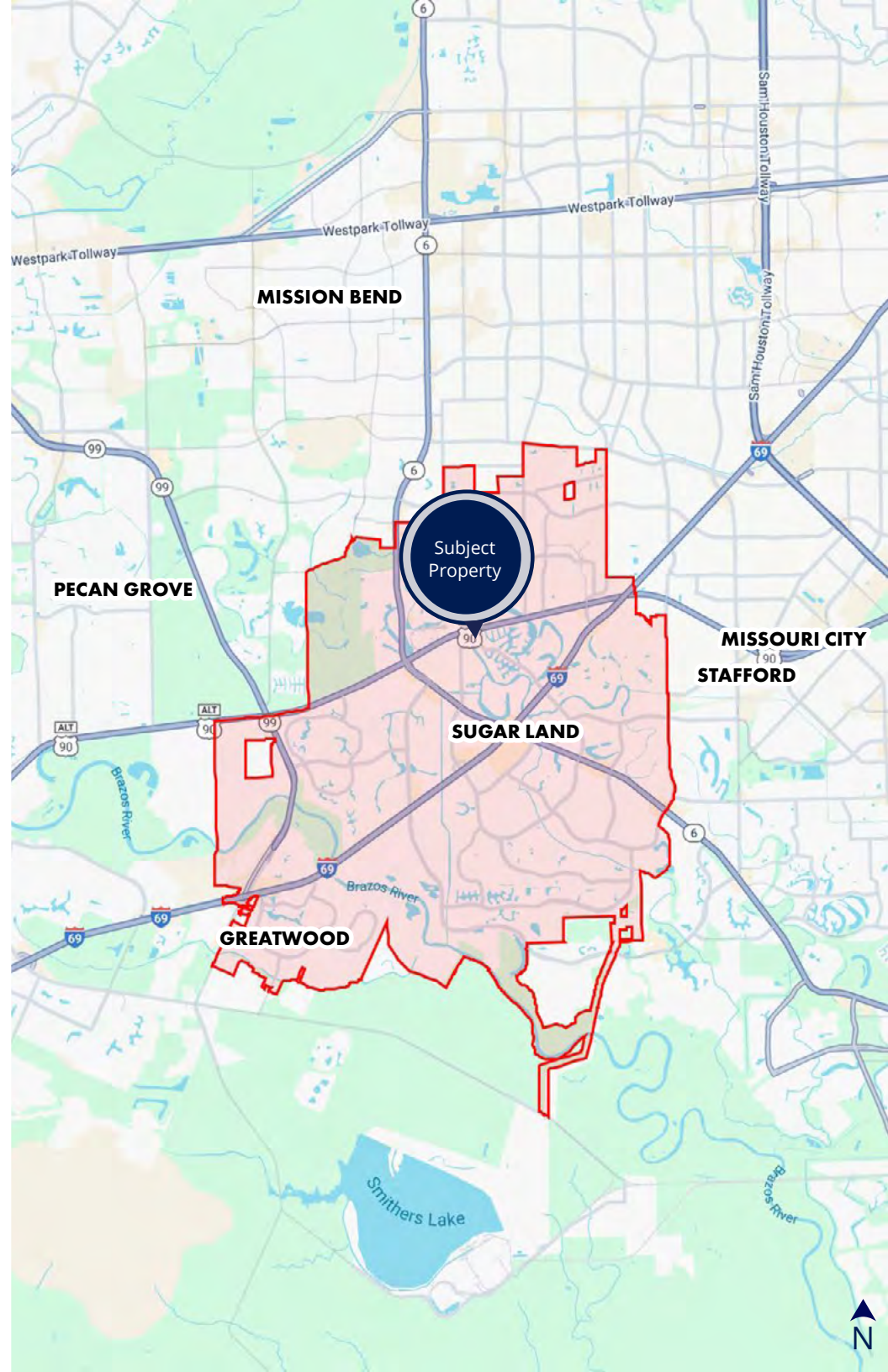
# Site Plan

- RETAIL
- PAD SITES

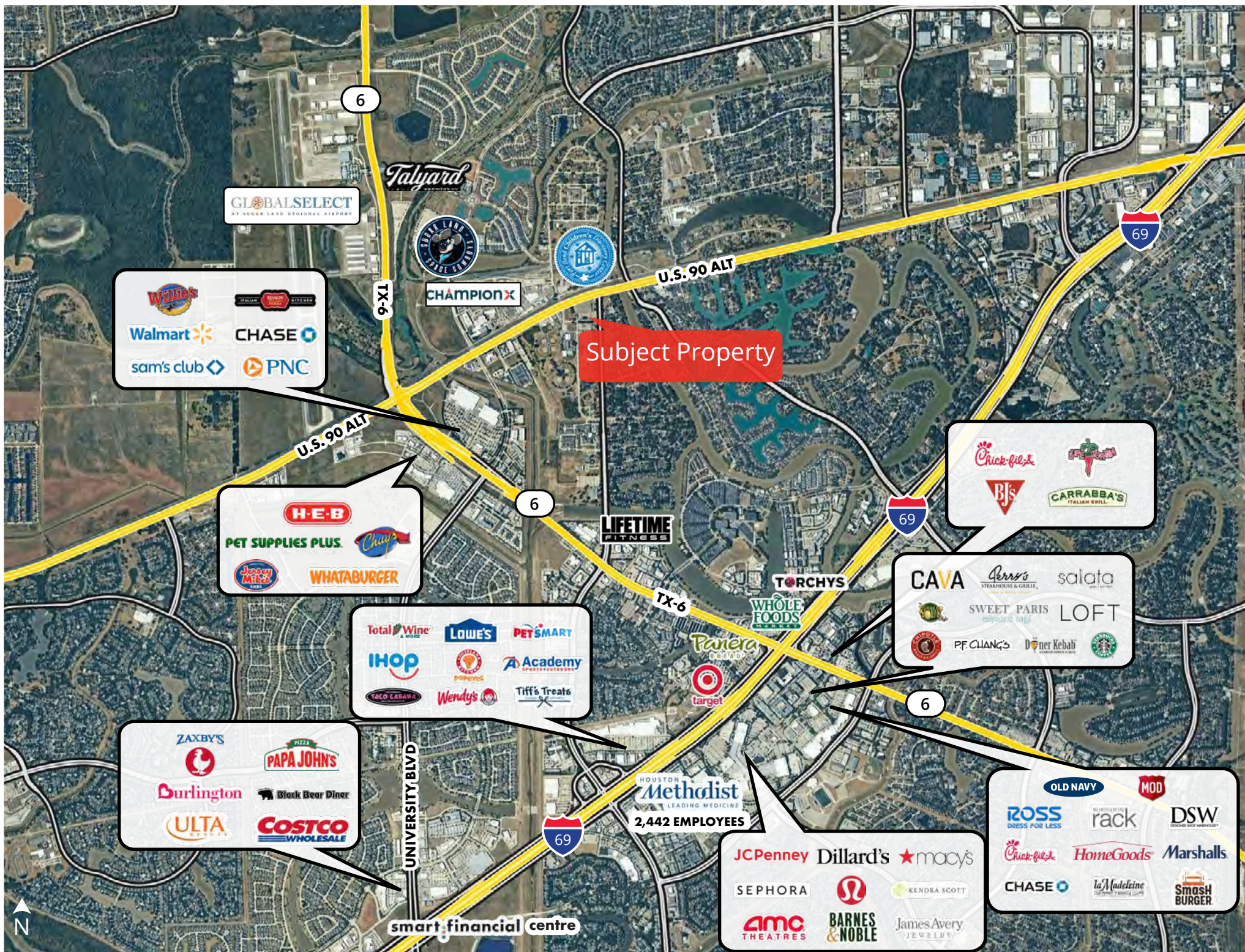


# Property Overview

<b>ADDRESS</b>	SWC E. Highway 90 Alt. & Brooks St. Sugar Land, TX 77478
<b>OVERVIEW</b>	New development with retail & pad sites
<b>COUNTY</b>	Fort Bend
<b>TRAFFIC</b>	49,526 VPD along U.S. Highway 90 Alt.
<b>ACCESS</b>	Easy access to site from Texas Highway 6, the Grand Parkway and I-69
<b>FORT BEND COUNTY FACTS</b>	<ul style="list-style-type: none"><li>• #1 most diverse county in Texas</li><li>• Expected to reach 1 million people in the next several years</li><li>• Most best-selling master-planned communities in greater Houston</li></ul>
<b>NEARBY RETAILERS (TOTAL VISITS)</b>	<ul style="list-style-type: none"><li>• Walmart Supercenter   2.9M annually</li><li>• H-E-B   3.1M annually</li><li>• Sam's Club   2.4M annually</li></ul>
<b>AREA HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Directly across from the Sugar Land Regional Airport and Constellation Field</li><li>• Nearby retail centers within two miles:<ul style="list-style-type: none"><li>- Sugar Land Town Square</li><li>- First Colony Mall</li><li>- Town Center Shopping Center</li></ul></li></ul>









# Residential Area

BUILT-OUT
  UNDER CONSTRUCTION/FUTURE





## Population Trend



180,502

2000 Total  
Population



236,013

2010 Total  
Population



269,279

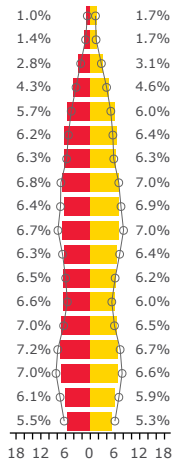
Current Total  
Population



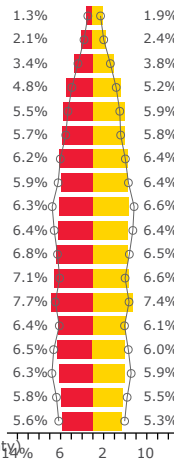
287,083

5 Yr Projected  
Total Population

## Current Age Pyramid



## 5 Yr Projected Age Pyramid



## Median Household Income



\$97,355

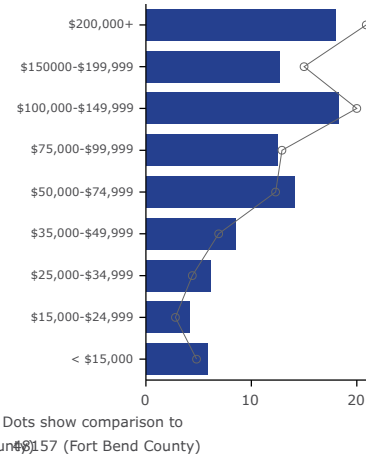
Current Median HH  
Income



\$109,259

5 Yr Projected  
Median HH Income

## Current HH By Income



## Average Household Income



133,972

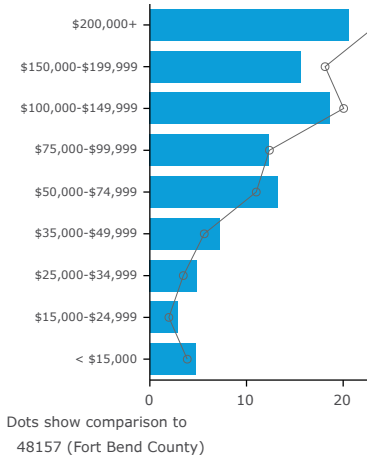
Current Average  
HH Income



151,648

5 Yr Projected Avg  
HH Income

## 5 Yr Projected HH By Income



## Per Capita Income



\$44,087

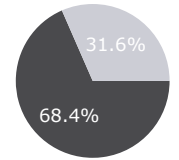
Current Per Capita  
Income



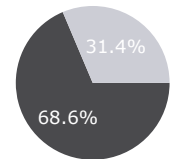
\$50,695

5 Year Projected Per  
Capita Income

## Current Housing By Ownership



## 5 Yr Projected Housing By Ownership



## Race and ethnicity

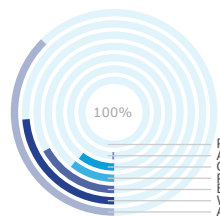
The largest group: Asian Alone (37.52)

The smallest group: Pacific Islander Alone (0.05)

Indicator	Value	Difference	
White Alone	23.75	-8.42	
Black Alone	16.96	-4.18	
American Indian/Alaska Native Alone	0.67	+0.07	
Asian Alone	37.52	+14.41	
Pacific Islander Alone	0.05	0	
Other Race	10.36	+0.87	
Two or More Races	10.69	-2.76	
Hispanic Origin (Any Race)	22.46	-2.61	

Bars show deviation from 48157 (Fort Bend County)

## Current Year Population By Race



Pacific Islander Population 131  
American Indian Population 1,798  
Other Race Population 27,901  
Population of Two or More Races 28,793  
Black Population 45,662  
White Population 63,951  
Asian Population 101,043



## Current Annual Household Spending



\$2,875

Apparel & Services



\$324

Computers & Hardware



\$8,809

Health Care

\$8,453

Food at Home

\$4,809

Food Away from Home

## Tapestry segments



**7A** Up and Coming Families

11,403 households

12.9%  
of Households



**1C** Boomburbs

10,747 households

12.1%  
of Households



**1B** Professional Pride

10,690 households

12.1%  
of Households

## Current Year Housing Stats



\$354,085

Median Home Value



\$1,316

Median Contract Rent



22.8%

% of Income for Mortgage

Y:29.619026 X:-95.636262  
5 mile radius

## Population, Income & Housing Trends





**For Leasing Information:**

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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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Buyer/Tenant/Seller/Landlord Initials

Date