

FOR LEASE

# Sugar Land C-Store Anchored Retail Center

12521 N FM 1464 | Sugar Land, TX



## Overview

LEASE RATE	Contact Broker
NORTHERN END CAP	1,820 SF
SOUTHERN END CAP	3,010 SF

## Description

1,820 SF and 3,010 SF end caps available for lease in Express Mart anchored strip center

- (2) end cap spaces available
- Larger end cap has drive-thru capability
- Surrounded by affluent neighborhoods in a rapidly growing area
- High income area: \$100K+ within 1 mile, \$125K+ within 3 miles
- Directly across from Black Hawk Country Club
- Easy access to Grand Parkway/SH 99, Hwy 6, and US 90

## Contact

**ROBERT BERNARD**

281.661.3224 | robert.bernard@srsre.com

## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	9,537	69,217	244,420
Total Households	2,930	21,324	76,477
Average Household Income	\$107,818	\$124,079	\$113,797

Year: 2020 | Source: ESRI

SRS REAL ESTATE PARTNERS | 2950 N Loop West, Suite 1125 | Houston, TX 77092 | 281.661.3220

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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# Sugar Land C-Store Anchored Retail Space

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	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	9,537	69,217	244,420
2000 Population	3,582	29,517	114,269
2010 Population	7,629	47,535	184,034
2025 Population	10,680	78,926	277,840
2000-2010 Annual Rate	7.85%	4.88%	4.88%
2010-2020 Population: Annual Growth Rate	2.20%	3.73%	2.81%
2020-2025 Population: Annual Growth Rate	2.29%	2.66%	2.60%
2020 Median Age	33.5	35.5	35.3
<b>Households</b>			
2000 Households	1,112	8,135	34,465
2010 Households	2,256	13,877	56,465
2020 Total Households	2,930	21,324	76,477
2025 Total Households	3,295	24,519	87,222
2000-2010 Annual Rate	7.33%	5.49%	5.06%
2010-2020 Households: Annual Growth Rate	2.58%	4.28%	3.00%
2020-2025 Households: Annual Growth Rate	2.38%	2.83%	2.66%
2020 Average Household Size	3.16	3.12	3.16
<b>Housing Units</b>			
2020 Total Housing Units	3,017	22,103	78,909
2020 Owner Occupied Housing Units	2,305	16,853	60,981
2020 Renter Occupied Housing Units	625	4,471	15,497
2020 Vacant Housing Units	87	779	2,432
<b>Race and Ethnicity</b>			
2020 White Alone	36.9%	39.6%	38.8%
2020 Black Alone	22.0%	17.8%	18.9%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2020 Asian Alone	29.3%	32.4%	30.4%
2020 Pacific Islander Alone	0.1%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	23.1%	19.5%	23.6%
<b>Income</b>			
2020 Median Household Income	\$85,771	\$97,984	\$86,125
2020 Average Household Income	\$107,818	\$124,079	\$113,797
2020 Per Capita Income	\$32,462	\$37,932	\$35,745
<b>2020 Population 25+ by Educational Attainment</b>			
Total	6,266	46,402	161,129
High School Graduate	15.1%	13.5%	15.6%
GED/Alternative Credential	4.2%	4.2%	3.0%
Some College, No Degree	20.0%	18.1%	19.7%
Associate Degree	6.3%	7.3%	6.9%
Bachelor's Degree	29.0%	28.9%	27.8%
Graduate/Professional Degree	18.9%	19.4%	17.7%
<b>Data for all businesses in area</b>			
Total Businesses:	107	1,328	7,050
Total Employees:	806	11,572	69,667
Total Residential Population:	9,537	69,217	244,420
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	7,655	56,665	223,262
Workers	2,643	21,056	92,218
Residents	5,012	35,609	131,044

Source: Esri, Esri and Infogroup, U.S. Census

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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 or 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.

SRS Real Estate Partners - Houston, LLC	9006203	jonathan.hicks@srsre.com	281.661.3220
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Hicks	557689	jonathan.hicks@srsre.com	281.661.3225
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date