



7746  
HIGHWAY 6  
MISSOURI CITY, TX 77459



## AVAILABLE FOR LEASE

SIZE - 2,005 SF - 4,050 SF

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

DANIEL MYERS

281-339-9888

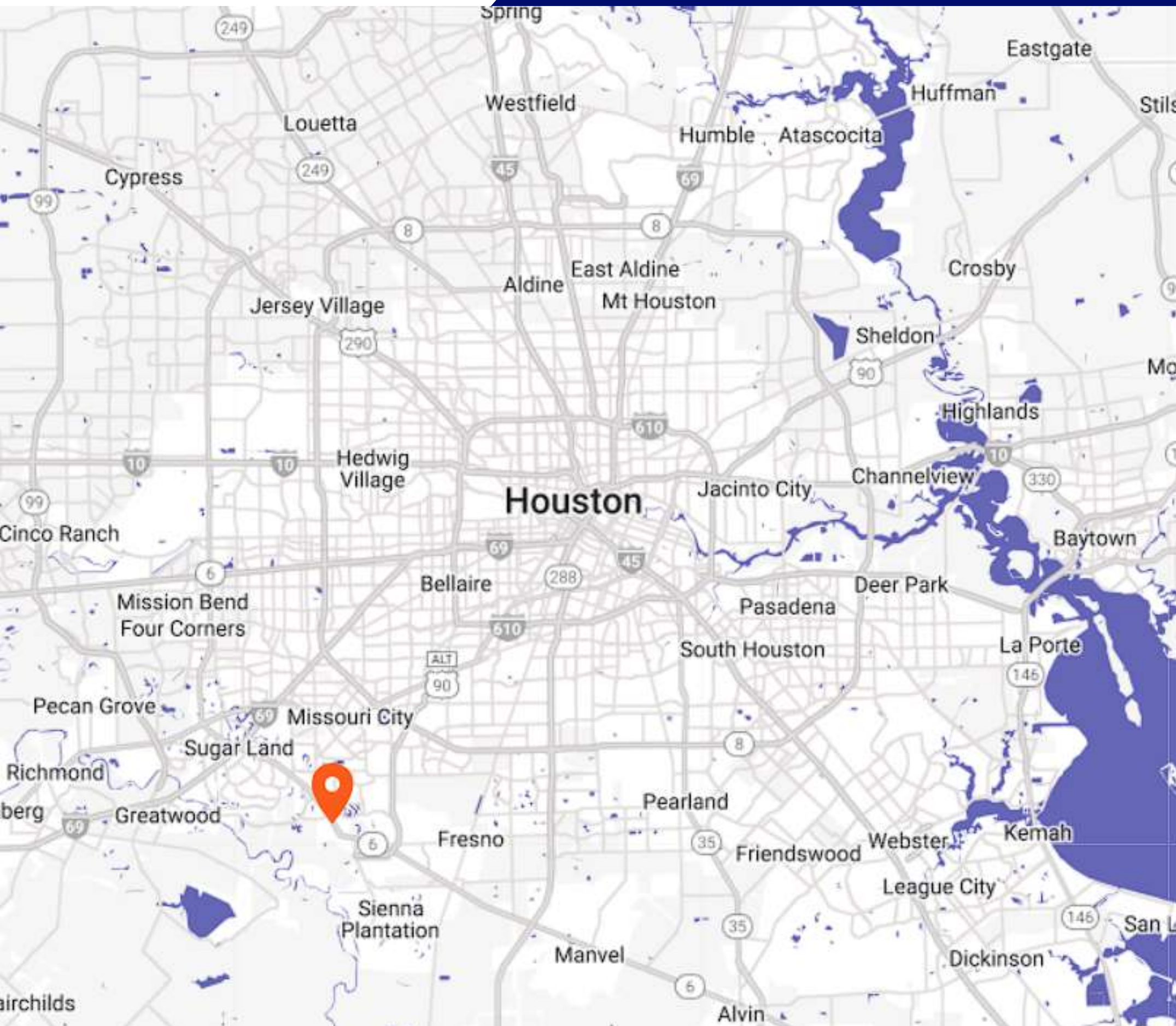
[DMYERS@APEXREALTORS.COM](mailto:DMYERS@APEXREALTORS.COM)





# FOR LEASE

7746  
HIGHWAY 6  
MISSOURI CITY, TX 77459



## AVAILABLE SPACE

Suite	Size	Rate
D1	2,005 SF	Call for Pricing
M	4,050 SF	Call for Pricing

## DEMOGRAPHICS

	1 mile	3 mile
Population	8,824	518,430
Households	2,831	236,246
Median Age	39.70	36.5
Population Growth '21-'26	20.40%	20.04%

## PROPERTY HIGHLIGHTS

High traffic and strong household income  
 Strong tenant mix comprising of Medical, Personal and Professional tenants  
 Montessori, elementary and middle school in planning to the rear of the building

## TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea
Alvin-Sugarland Rd	Flat Bank Dr SE	39,127	2022
Alvin-Sugarland Rd	Flat Bank Dr SE	63,564	2021
Alvin-Sugarland Rd	Flat Bank Dr NW	24,661	2022
Alvin-Sugarland Rd	Lake Olympia Pkwy NW	32,562	2022
Lake Olympia Pkwy	Alvin-Sugarland Rd SW	10,426	2022
Sienna Ranch Rd	Oyster Creek Pl NE	13,053	2022

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WE ARE A START TO FINISH BUSINESS”

DANIEL MYERS, INVESTMENT SALES & LEASING

(281) 339-9888

APEX BROKERAGE LLC

DMYERS@APEXREALTORS.COM

FOR MORE INFORMATION



## PROPERTY HIGHLIGHTS

- 2,005 SF available, white box with 2 restrooms
- 4,050 - 5,590 SF available. Would suit medical office, place of worship, swimming pool store, restaurant
- Near new Elementary School - Sonal Bhuchar  
The Landlord has requested the change.
- Prime Location on Highway 6 at Knights Court



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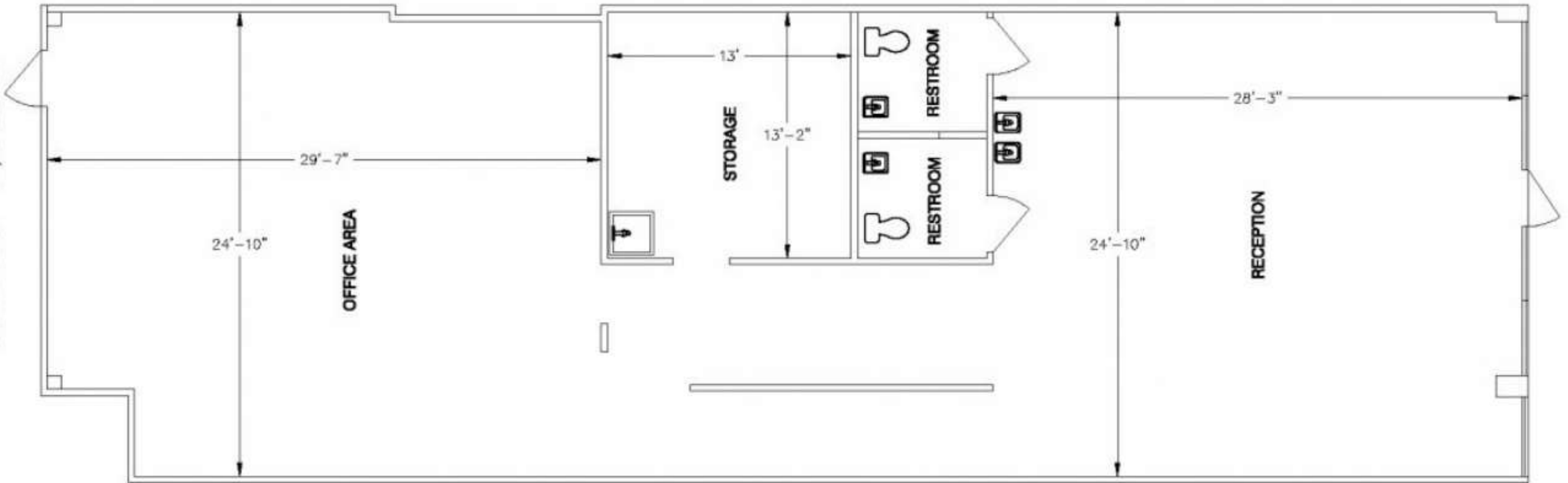
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# FLOOR PLAN

7746  
HIGHWAY 6  
MISSOURI CITY, TX 77459

7746 Highway 6, Missouri City  
Suite D1 - 2,005 SF



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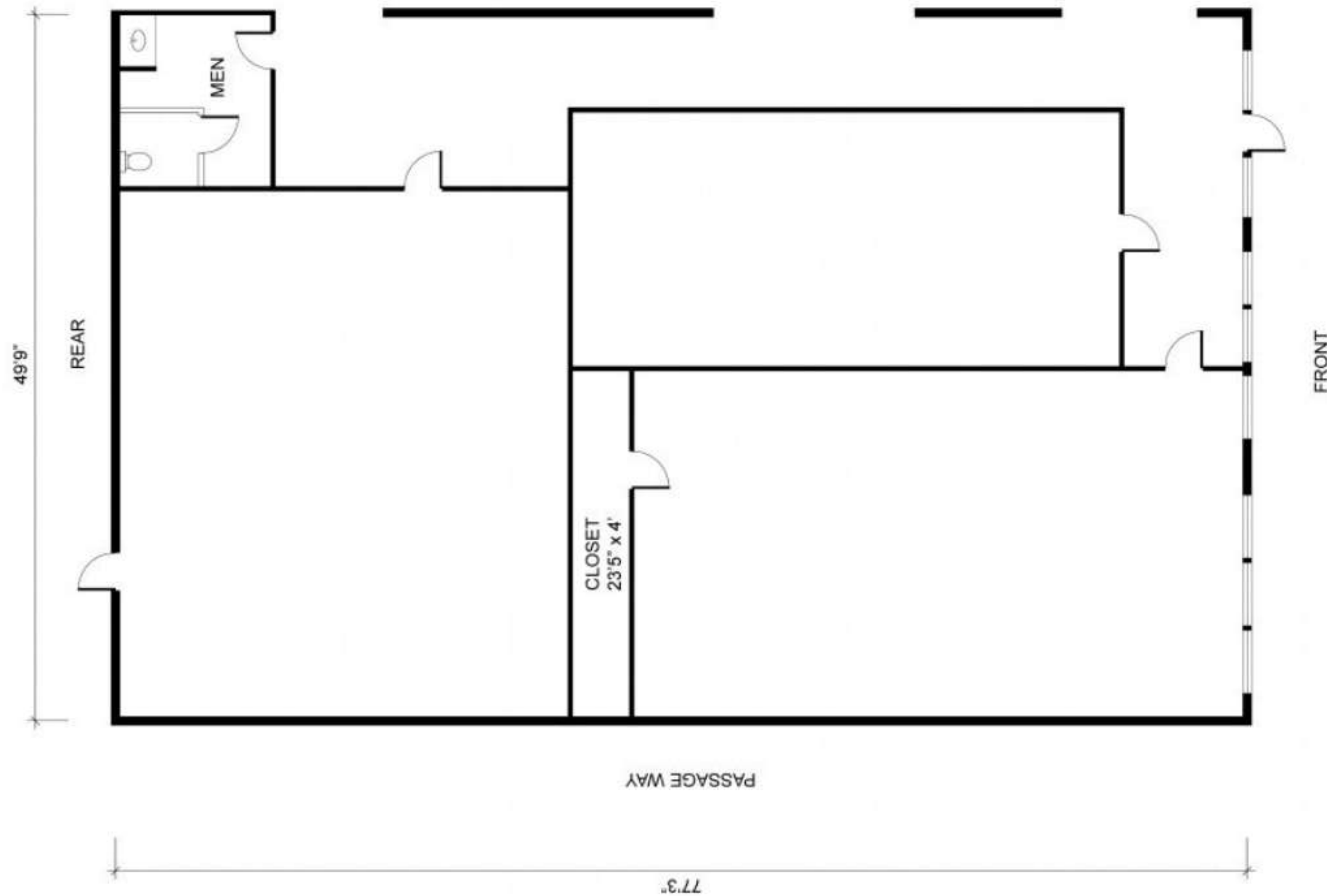
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HIGHWAY 6  
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7746 HIGHWAY 6 MISSOURI CITY, TX 77459  
SUITE M  
APPROX: 4050 SF



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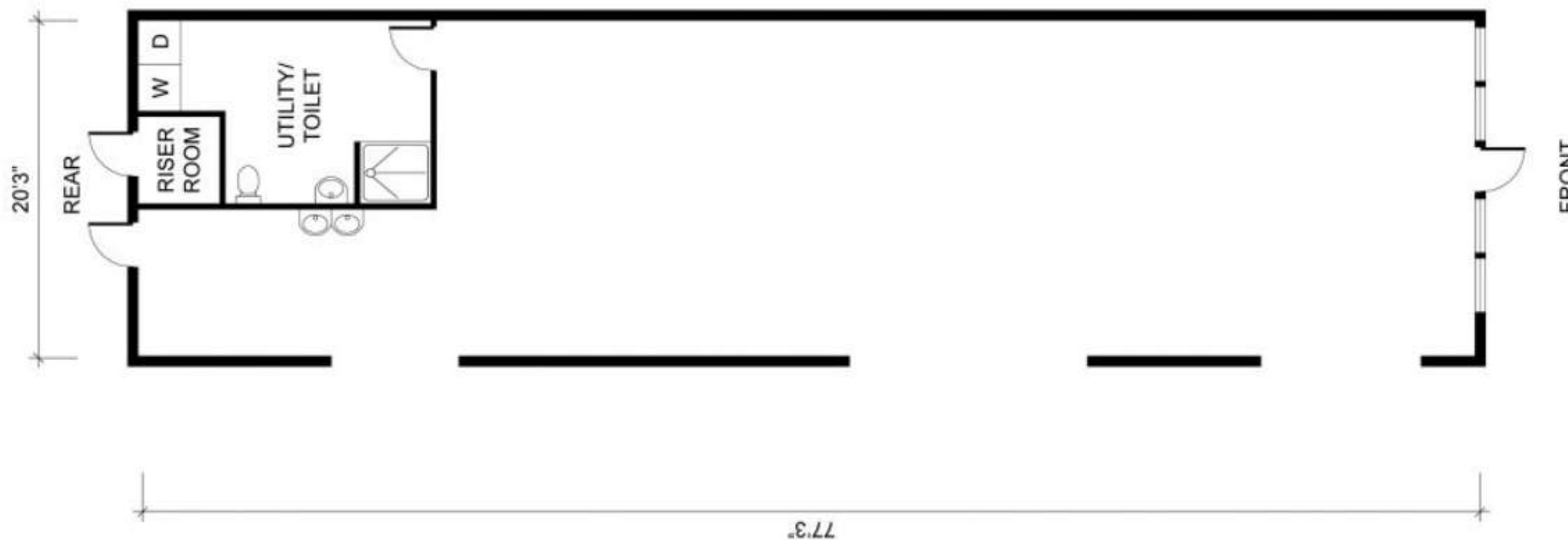
# FLOOR PLAN

7746  
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MISSOURI CITY, TX 77459

7746 HIGHWAY 6 MISSOURI CITY, TX 77459

SUITE N

APPROX: 1540 SF



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