



1415 HIGHWAY 6

SUGAR LAND, TX 77478



AVAILABLE FOR LEASE

SIZE - 2,500 SF

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

DANIEL MYERS

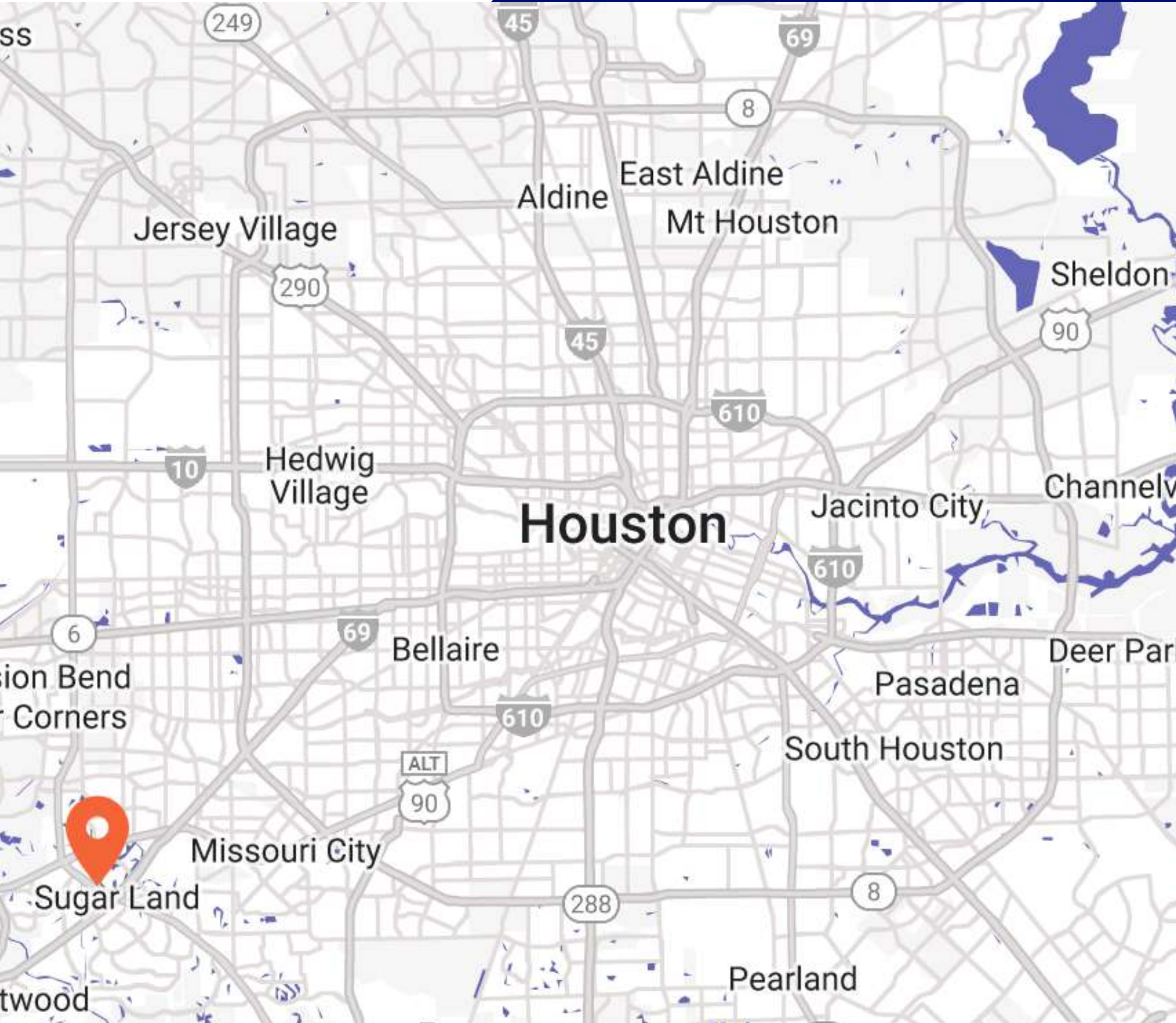
281-339-9888

DMYERS@APEXREALTORS.COM



FOR LEASE

1415
HIGHWAY 6
SUGAR LAND, TX 77478



AVAILABLE SPACE

| Building | Size | Rate |
|----------|----------|------------------|
| D-100 | 2,500 SF | Call for Pricing |

DEMOGRAPHICS

| | 1 miles | 3 miles |
|---------------------------|---------|---------|
| Population | 10,250 | 100,230 |
| Households | 3,580 | 34,173 |
| Median Age | 43.40 | 42.30 |
| Population Growth '21-'26 | 21.79% | 19.88% |

PROPERTY HIGHLIGHTS

Approx. 2,500 SF office/ medical, end cap, corner space by Highway 6.
Impressive lobby with reception area and steel staircase with built-in bookcase.
Across Methodist and Hilcroft medical clinic.

TRAFFIC COUNTS

| Collection St | Cross St | Traffic Vol | Last Mea | Distance |
|-------------------|----------------------|-------------|----------|----------|
| State Hwy 6 | Flour Daniel Dr SE | 49,090 | 2018 | 0.11 mi |
| Flour Dr | Whimbrel NE | 6,107 | 2022 | 0.13 mi |
| First Colony Blvd | Soldiers Field Dr SW | 15,951 | 2022 | 0.18 mi |
| Whimbrel | Flour Dr SE | 4,963 | 2022 | 0.22 mi |
| Brooks St | Brook St S | 8,869 | 2022 | 0.27 mi |
| First Colony Blvd | Soldiers Field Dr NE | 15,547 | 2022 | 0.30 mi |

“AT APEX REALTORS, WE ARE NOT A 9-5,
WE ARE A START TO FINISH BUSINESS”

DANIEL MYERS, INVESTMENT SALES & LEASING

APEX BROKERAGE LLC

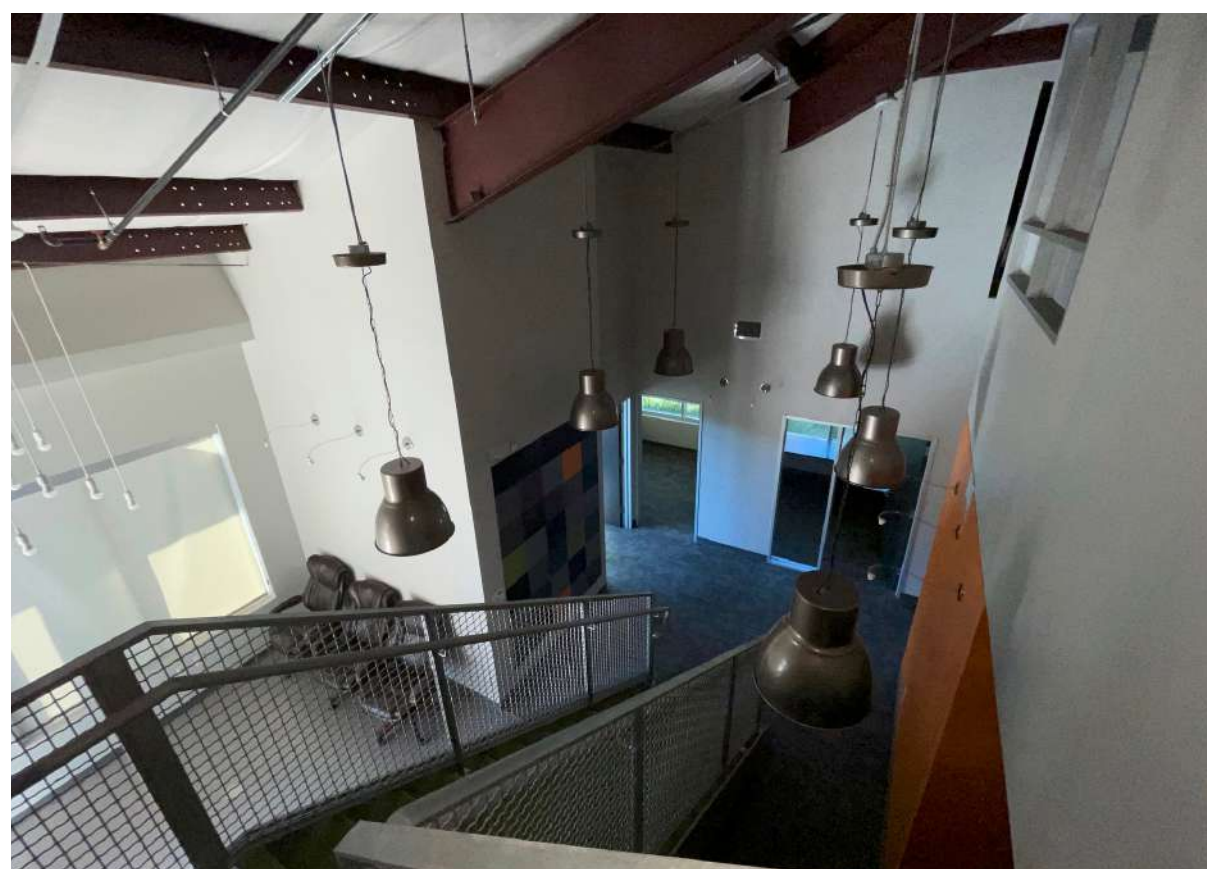
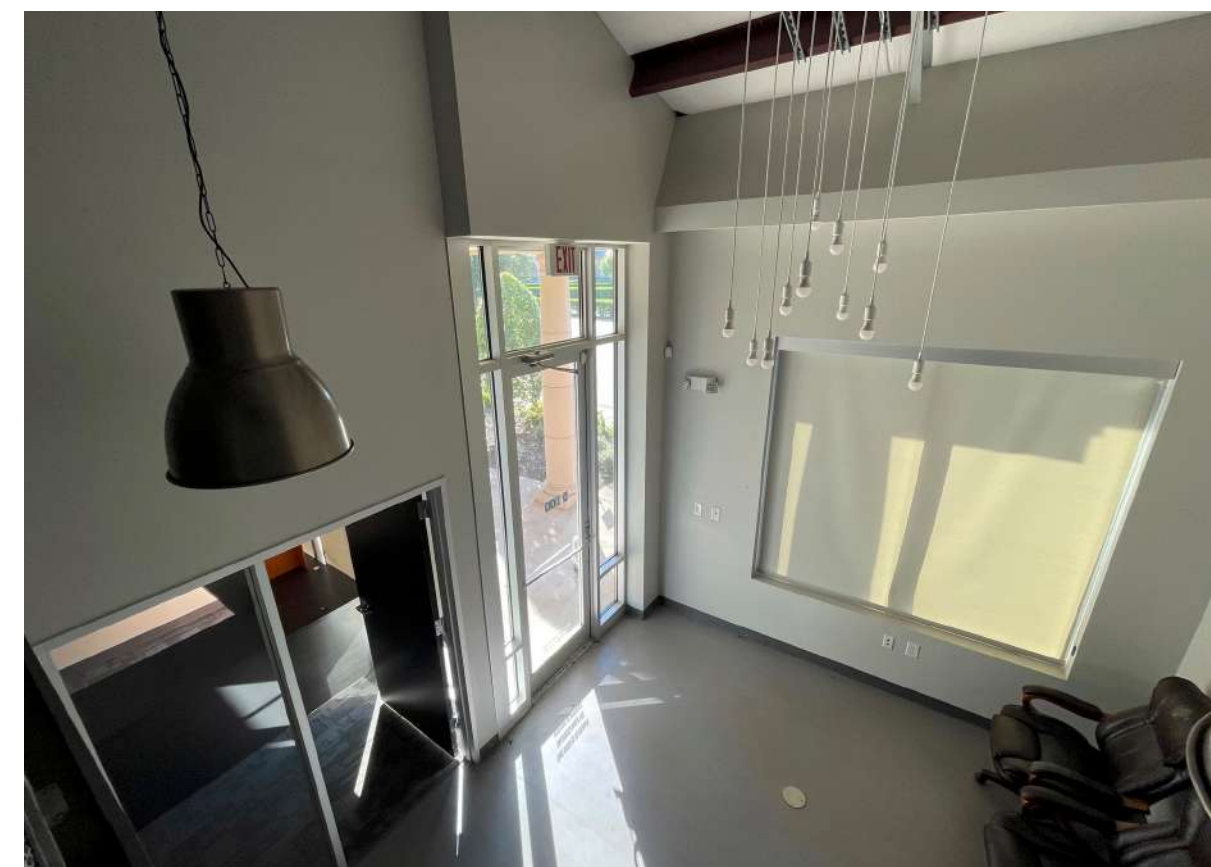
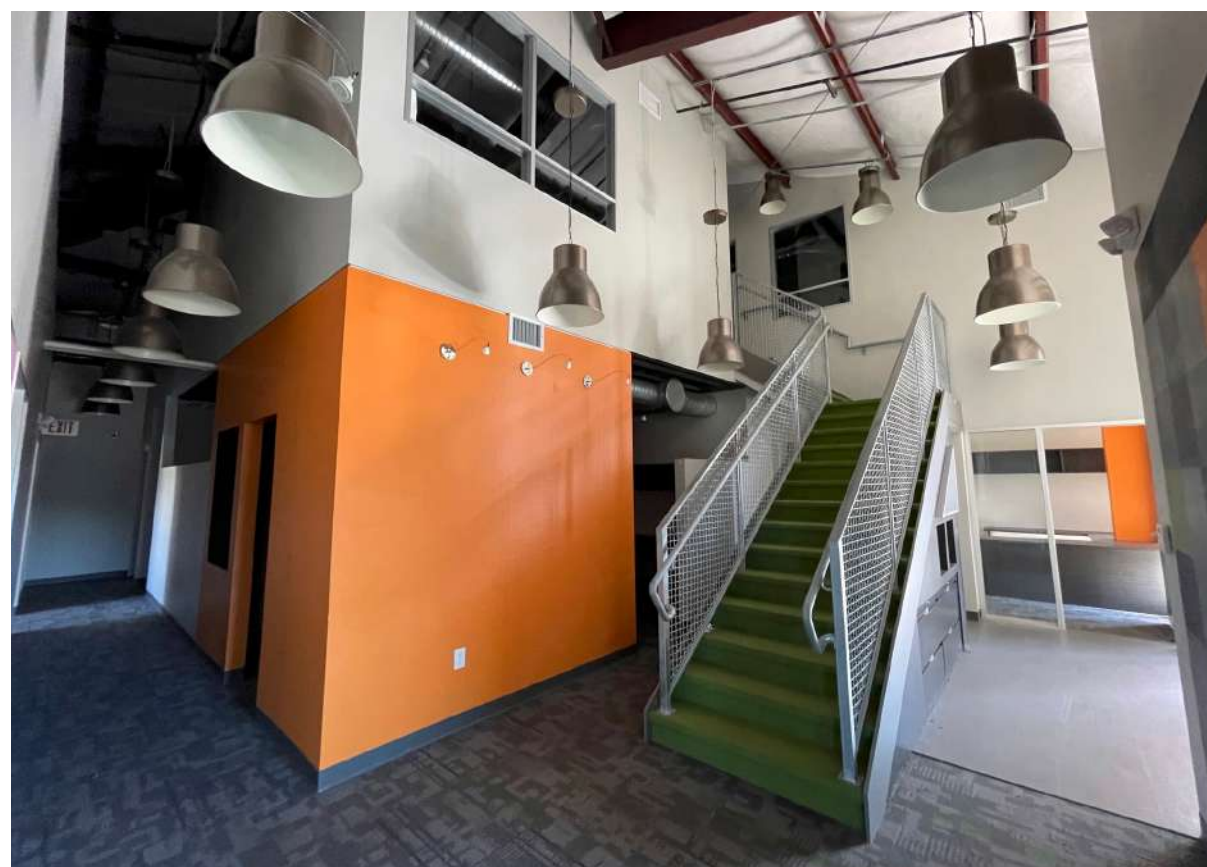
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PROPERTY HIGHLIGHTS

- Approx. 2,500 SF office/medical, end cap, corner space by Highway 6.
- Impressive lobby with reception area and steel staircase with built-in bookcase.
- Twelve offices, conference room, two restrooms and storage room spread over two floors.
- Across Methodist and Hilcroft medical clinic.
- Surrounded by banks, restaurants and retail.



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