



Available: 1,360 SF - 16,800 SF In-Line Spaces
Junior Anchor Space Available

Pricing: Call for Pricing

Description: Anchored by Kroger Grocery Store

Located on Highway 6 between Voss Road and West Airport Blvd.

Join Goodwill, JNS Fitness, Kumon and more

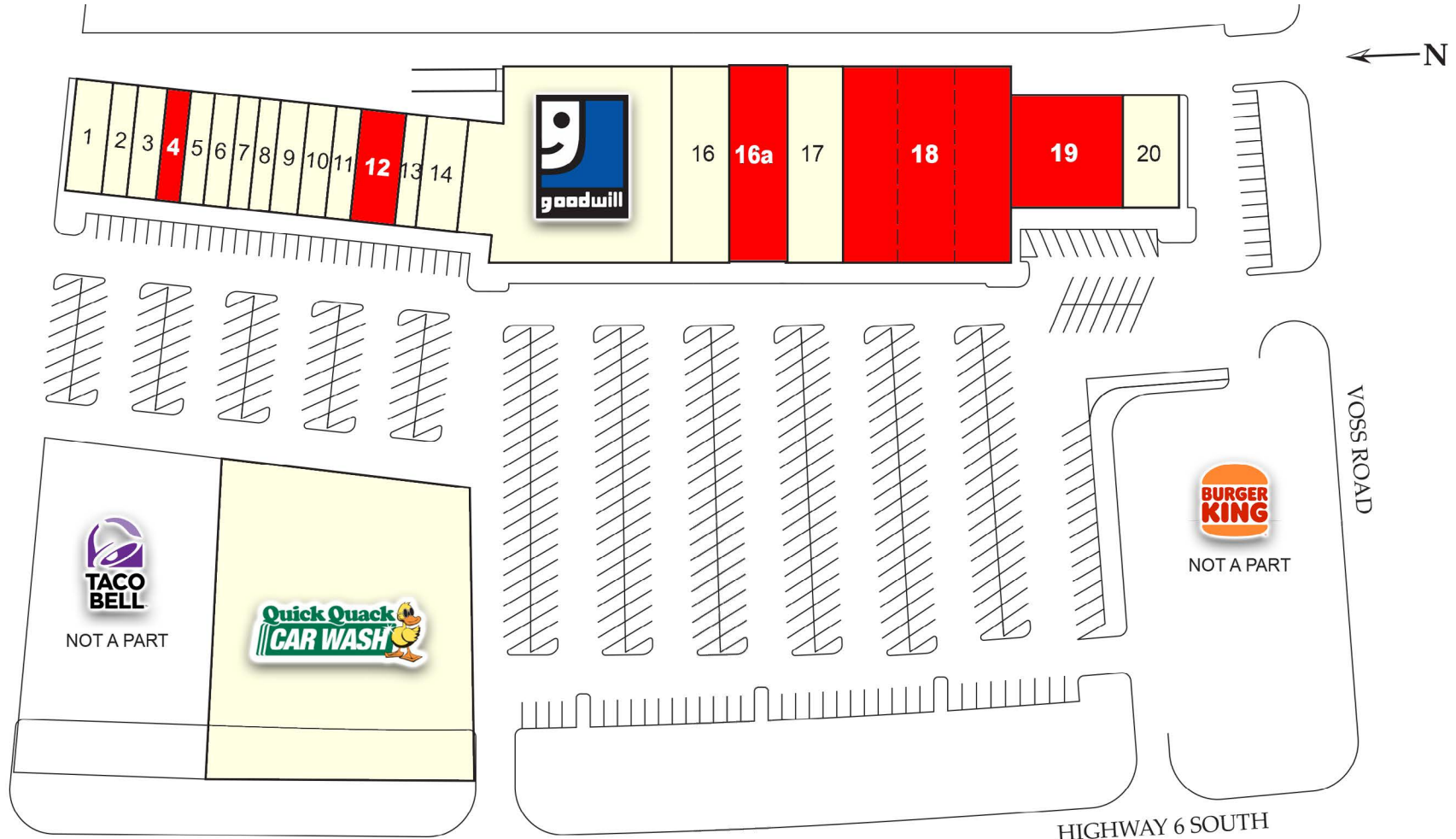
Traffic Counts: Highway 6: 58,324 VPD (Kalibrate 2021)
Voss Rd: 16,760 VPD (Kalibrate 2021)

| Demographics: | 1 mile | 3 mile | 5 mile |
|-----------------------|-----------|----------|----------|
| 2020 Population | 10,548 | 100,272 | 324,427 |
| 2025 Proj. Population | 11,699 | 112,663 | 357,294 |
| Average HH Income | \$105,566 | \$99,507 | \$96,170 |

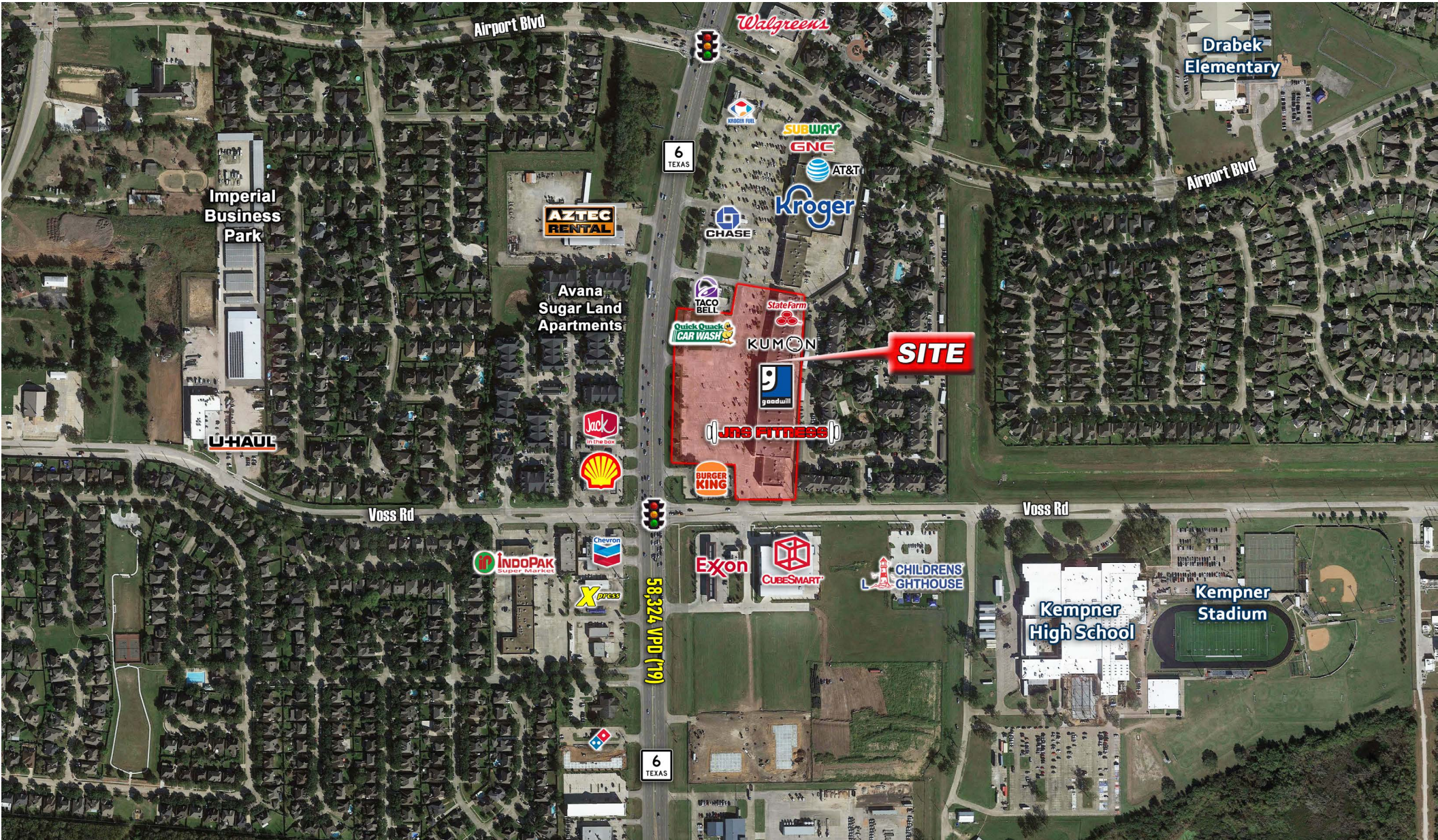


For More Information:

Luke Durrett | BPI Realty Services
ldurrett@bpirealty.com | 713-350-2780



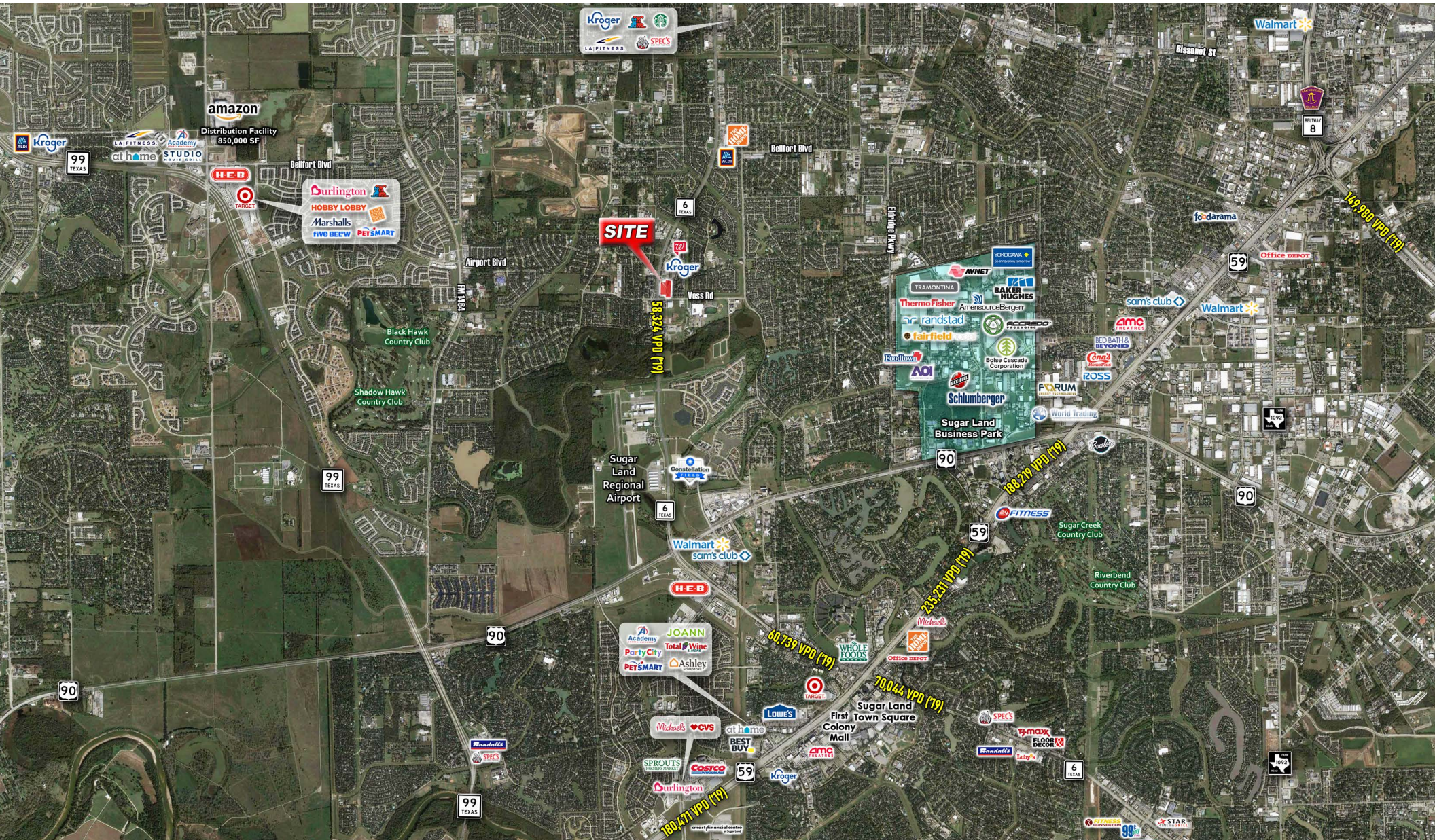
| | | | | | | | | |
|-----------|---------------------------------|-----------------|------------|------------------------------|-----------------|-------------|-----------------------------|------------------|
| 1. | 11603 - Pho Tan Loc | 2,090 SF | 8. | 11635 - Pet Paw & Beyond | 1,200 SF | 15. | 11707 - Goodwill Industries | 19,760 SF |
| 2. | 11609 - Chippy Burgers | 1,440 SF | 9. | 11637 - Gem Mints Cardhouse | 1,600 SF | 16. | 11745 - JNS Fitness | 5,600 SF |
| 3. | 11615 - Foot Massage | 1,680 SF | 10. | 11645 - MTI Business Center | 1,600 SF | 16a. | 11747 - AVAILABLE | 5,600 SF |
| 4. | 11617 - AVAILABLE | 1,360 SF | 11. | 11647 - State Farm Insurance | 1,440 SF | 17. | 11753 - VLink Nail Spa | 5,600 SF |
| 5. | 11619 - Fresh Boba | 1,280 SF | 12. | 11665 - AVAILABLE | 2,560 SF | 18. | 11755 - AVAILABLE | 16,880 SF |
| 6. | 11627 - Woodbridge Dental | 1,546 SF | 13. | 11677 - Nahs Pharmacy | 1,200 SF | 19. | 11777 - AVAILABLE | 6,400 SF |
| 7. | 11629 - Houston Animal Hospital | 1,200 SF | 14. | 11683 - Kumon | 2,320 SF | 20. | 11797 - DDK Restaurant | 3,200 SF |



Woodbridge Shopping Center

Phase 2

11603-11797 SH 6 South, Sugar Land, Texas 77498



2020 Population
(3 mi Radius)
100,272

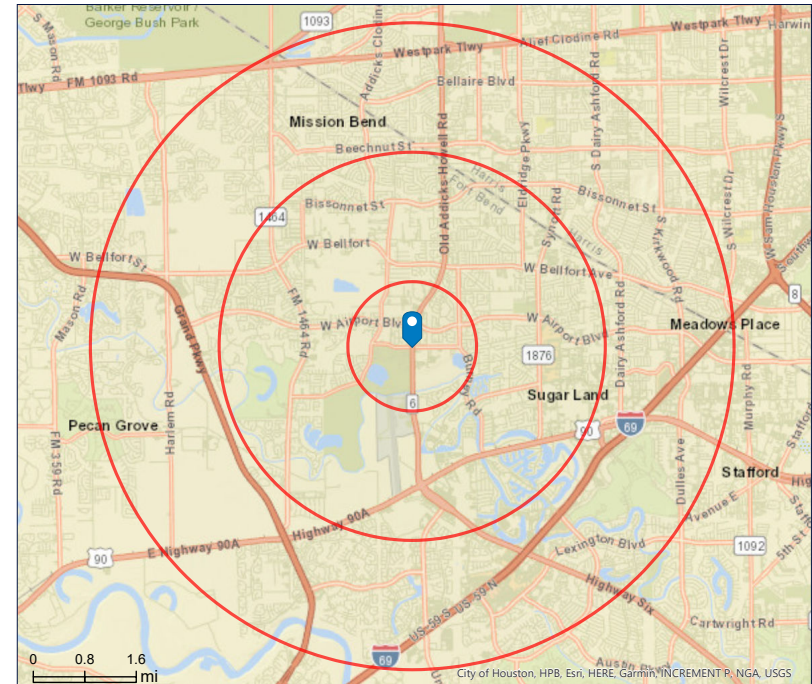
Households
(3 mi Radius)
31,121

Daytime Population
(3 mi Radius)
87,502

Average HH Income
(3 mi Radius)
\$99,507

Median Home Value
(3 mi Radius)
\$223,026

| | 1 mile | 3 miles | 5 miles |
|--------------------------------|-----------|-----------|-----------|
| Population Summary | | | |
| 2000 Total Population | 3,938 | 49,477 | 208,949 |
| 2010 Total Population | 10,150 | 81,997 | 277,140 |
| 2020 Total Population | 10,548 | 100,272 | 324,427 |
| 2020 Group Quarters | 197 | 858 | 3,391 |
| 2025 Total Population | 11,699 | 112,663 | 357,294 |
| 2020-2025 Annual Rate | 2.09% | 2.36% | 1.95% |
| 2020 Total Daytime Population | 8,698 | 87,502 | 293,045 |
| Workers | 3,109 | 33,263 | 118,768 |
| Residents | 5,589 | 54,239 | 174,277 |
| Household Summary | | | |
| 2000 Households | 1,291 | 15,079 | 65,762 |
| 2000 Average Household Size | 3.05 | 3.24 | 3.11 |
| 2010 Households | 3,182 | 24,876 | 86,743 |
| 2010 Average Household Size | 3.11 | 3.25 | 3.15 |
| 2020 Households | 3,350 | 31,121 | 102,209 |
| 2020 Average Household Size | 3.09 | 3.19 | 3.14 |
| 2025 Households | 3,727 | 35,120 | 112,786 |
| 2025 Average Household Size | 3.09 | 3.18 | 3.14 |
| 2020-2025 Annual Rate | 2.16% | 2.45% | 1.99% |
| 2010 Families | 2,643 | 20,721 | 68,982 |
| 2010 Average Family Size | 3.44 | 3.59 | 3.56 |
| 2020 Families | 2,746 | 25,565 | 80,654 |
| 2020 Average Family Size | 3.45 | 3.55 | 3.57 |
| 2025 Families | 3,045 | 28,763 | 88,879 |
| 2025 Average Family Size | 3.45 | 3.55 | 3.57 |
| 2020-2025 Annual Rate | 2.09% | 2.39% | 1.96% |
| Housing Unit Summary | | | |
| 2000 Housing Units | 1,368 | 15,640 | 69,048 |
| Owner Occupied Housing Units | 80.0% | 81.9% | 65.6% |
| Renter Occupied Housing Units | 14.4% | 14.5% | 29.7% |
| Vacant Housing Units | 5.6% | 3.6% | 4.8% |
| 2010 Housing Units | 3,329 | 25,966 | 92,778 |
| Owner Occupied Housing Units | 69.7% | 75.5% | 64.4% |
| Renter Occupied Housing Units | 25.9% | 20.3% | 29.1% |
| Vacant Housing Units | 4.4% | 4.2% | 6.5% |
| 2020 Housing Units | 3,515 | 32,214 | 108,330 |
| Owner Occupied Housing Units | 65.3% | 74.4% | 63.7% |
| Renter Occupied Housing Units | 30.0% | 22.2% | 30.6% |
| Vacant Housing Units | 4.7% | 3.4% | 5.7% |
| 2025 Housing Units | 3,928 | 36,471 | 119,589 |
| Owner Occupied Housing Units | 65.0% | 73.7% | 64.2% |
| Renter Occupied Housing Units | 29.8% | 22.5% | 30.1% |
| Vacant Housing Units | 5.1% | 3.7% | 5.7% |
| Median Household Income | | | |
| 2020 | \$79,485 | \$75,200 | \$67,892 |
| 2025 | \$85,763 | \$80,458 | \$74,121 |
| Median Home Value | | | |
| 2020 | \$237,027 | \$223,026 | \$211,371 |
| 2025 | \$255,863 | \$245,746 | \$239,290 |
| Per Capita Income | | | |
| 2020 | \$32,358 | \$30,809 | \$30,354 |
| 2025 | \$35,458 | \$33,740 | \$33,370 |
| Median Age | | | |
| 2010 | 33.3 | 34.7 | 34.1 |
| 2020 | 34.1 | 35.2 | 34.9 |
| 2025 | 35.1 | 35.6 | 35.4 |



| | 1 mile | 3 miles | 5 miles |
|--|-----------|----------|----------|
| 2020 Households by Income | | | |
| Household Income Base | 3,350 | 31,121 | 102,209 |
| <\$15,000 | 3.9% | 5.7% | 7.7% |
| \$15,000 - \$24,999 | 5.1% | 6.3% | 7.1% |
| \$25,000 - \$34,999 | 6.9% | 7.4% | 8.2% |
| \$35,000 - \$49,999 | 8.4% | 9.6% | 11.8% |
| \$50,000 - \$74,999 | 22.6% | 20.8% | 19.3% |
| \$75,000 - \$99,999 | 13.5% | 13.2% | 12.2% |
| \$100,000 - \$149,999 | 18.5% | 18.5% | 16.0% |
| \$150,000 - \$199,999 | 11.3% | 9.8% | 8.6% |
| \$200,000+ | 9.7% | 8.7% | 9.0% |
| Average Household Income | \$105,566 | \$99,507 | \$96,170 |
| 2020 Population 25+ by Educational Attainment | | | |
| Total | 7,052 | 66,740 | 214,106 |
| Less than 9th Grade | 4.8% | 6.2% | 8.1% |
| 9th - 12th Grade, No Diploma | 4.5% | 4.8% | 6.0% |
| High School Graduate | 16.1% | 17.1% | 18.0% |
| GED/Alternative Credential | 3.9% | 3.4% | 3.3% |
| Some College, No Degree | 20.4% | 19.5% | 19.6% |
| Associate Degree | 6.7% | 7.3% | 6.9% |
| Bachelor's Degree | 29.2% | 26.6% | 24.0% |
| Graduate/Professional Degree | 14.5% | 15.0% | 14.3% |



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.



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:
 - 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.

| | | | |
|--|-------------|-------|-------|
| _____ | _____ | _____ | _____ |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| _____ | _____ | _____ | _____ |
| 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 |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov