

Woodbridge Shopping Center

Phase 2

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



Available: 2,000 SF, 2,560 SF & 6,400 SF In-Line Spaces

Pricing: Call for Pricing

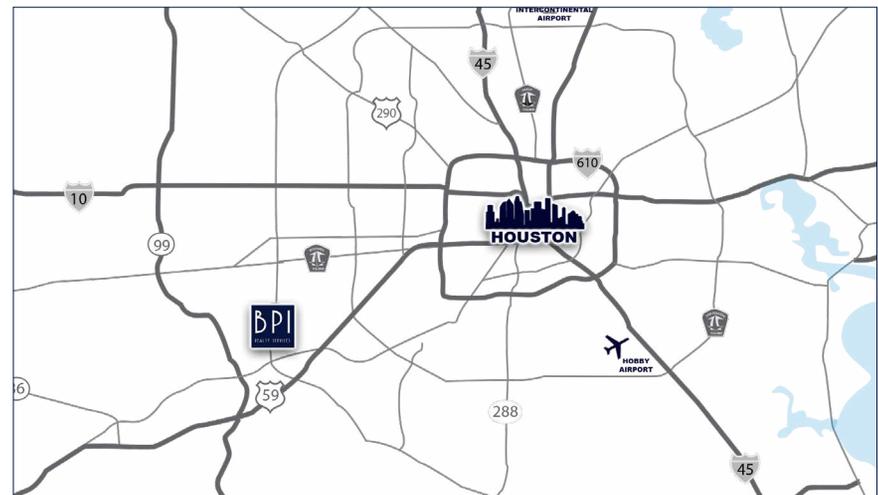
Description: Anchored by Kroger Grocery Store

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

Join Goodwill, JNS Fitness, 24 Hour Pickleball, Kumon, Taco Bell, Burger King 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:

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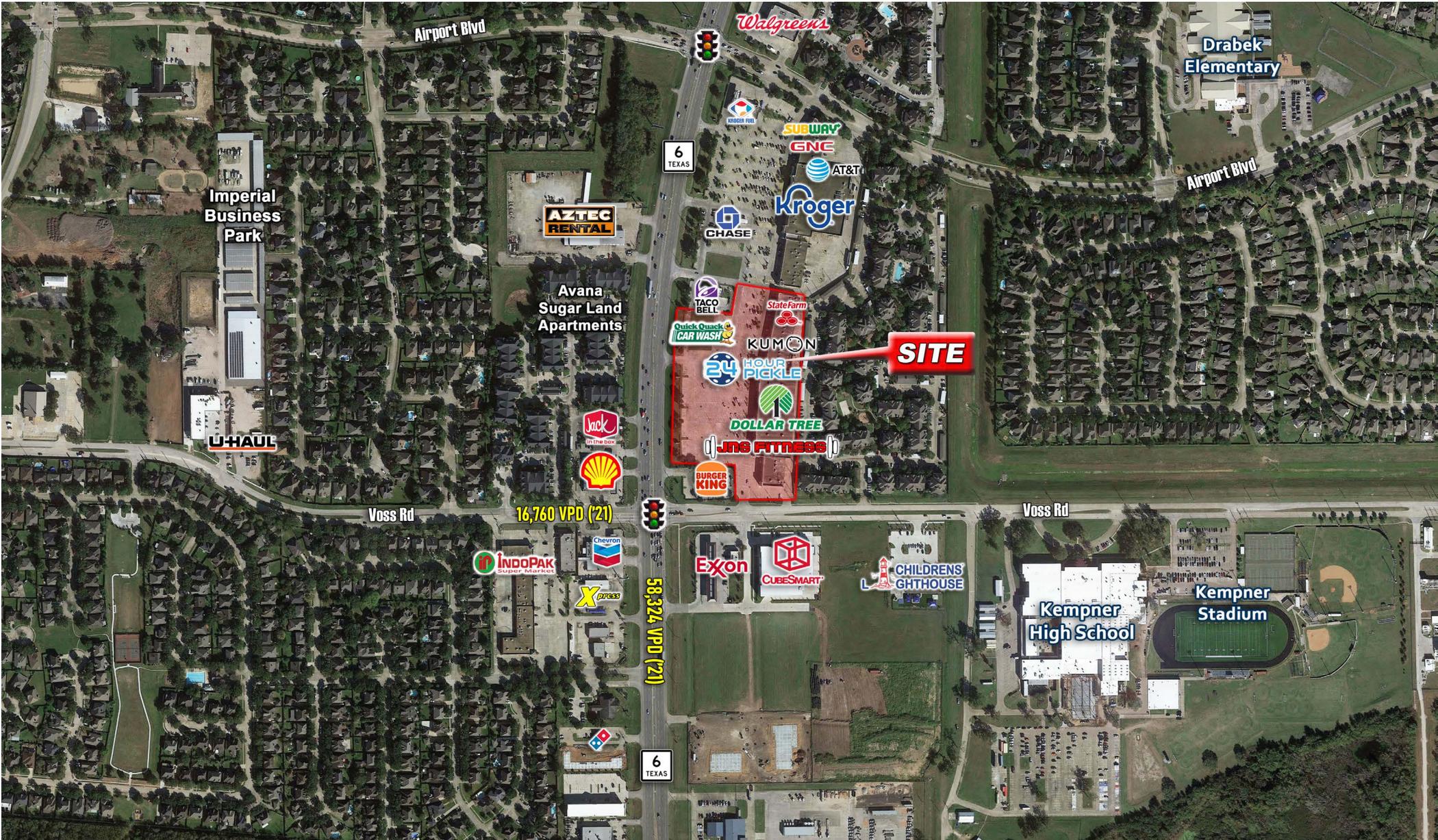


1.	11603 - Pho Tan Loc	2,090 SF	9.	11637 - Gem Mint Card House	1,600 SF	16.	11745 - Appliances 4 Less	5,600 SF
2.	11609 - Chippy Burgers	1,440 SF	10.	11645 - Gem Mint Card House	1,600 SF	16a.	11747 - Kaylani Banquet Hall	5,600 SF
3.	11615 - Foot Massage	1,680 SF	11.	11647 - State Farm Insurance	1,440 SF	17.	11753 - VLink Nail Spa	5,600 SF
4.	11617 - Hair Salon	1,360 SF	12.	11665 - AVAILABLE	2,560 SF	18.	11755 - Dollar Tree	10,180 SF
5.	11619 - Fresh Boba	1,280 SF	13.	11677 - Nahs Pharmacy	1,200 SF	18a.	11753 - The Anime Bar	5,600 SF
6.	11627 - Woodbridge Dental	1,546 SF	14.	11683 - Kumon	2,320 SF	19.	11777 - AVAILABLE	6,400 SF
7.	11629 - Houston Animal Hospital	1,200 SF	15.	11707 - AVAILABLE	2,000 SF	20.	11797 - DDK Restaurant	3,200 SF
8.	11635 - Pet Paw & Beyond	1,200 SF	115a.	1107a - 24 Hour Pickleball	17,760 SF			

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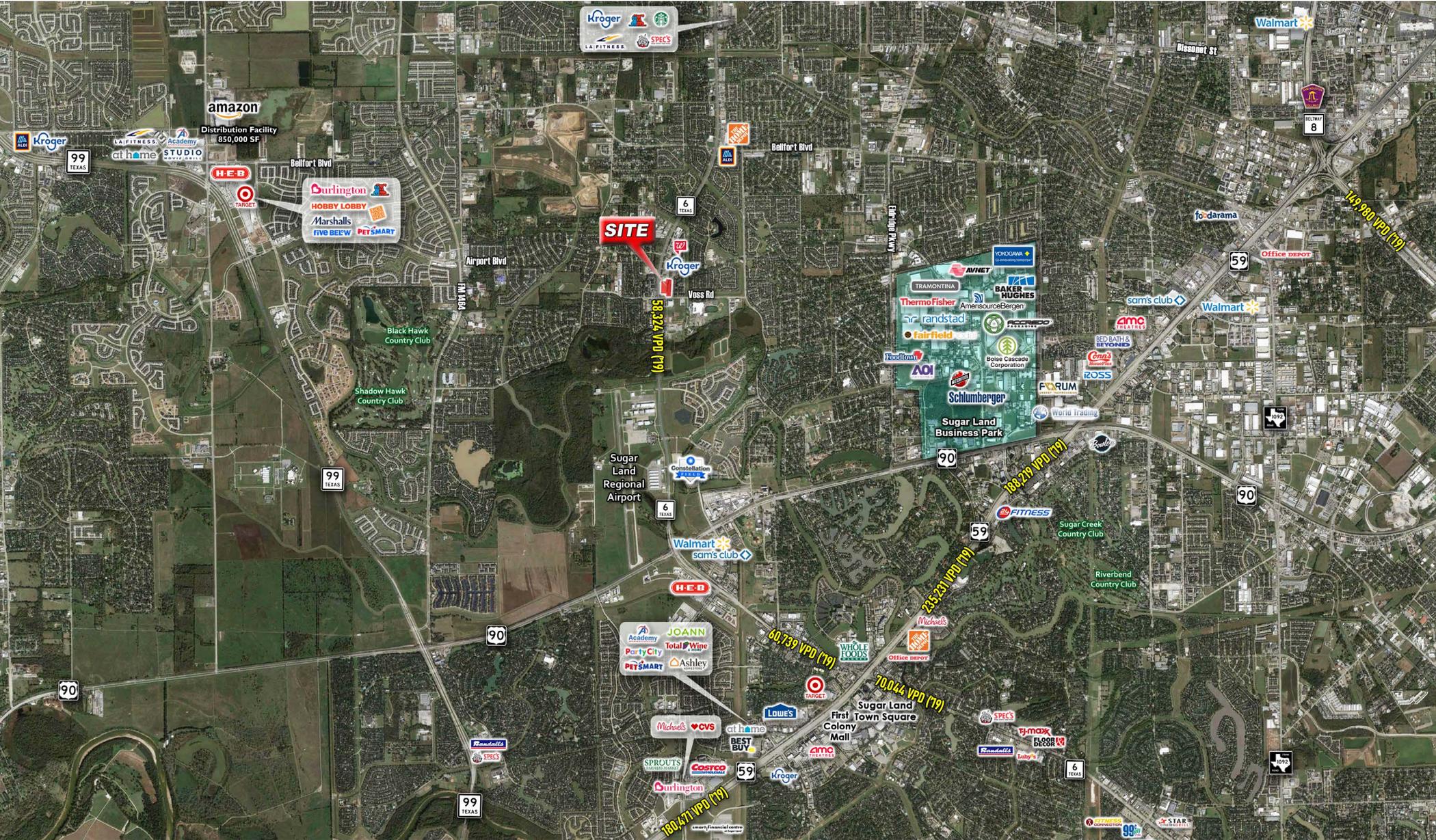
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2020 Population
(3 mi Radius)
100,272

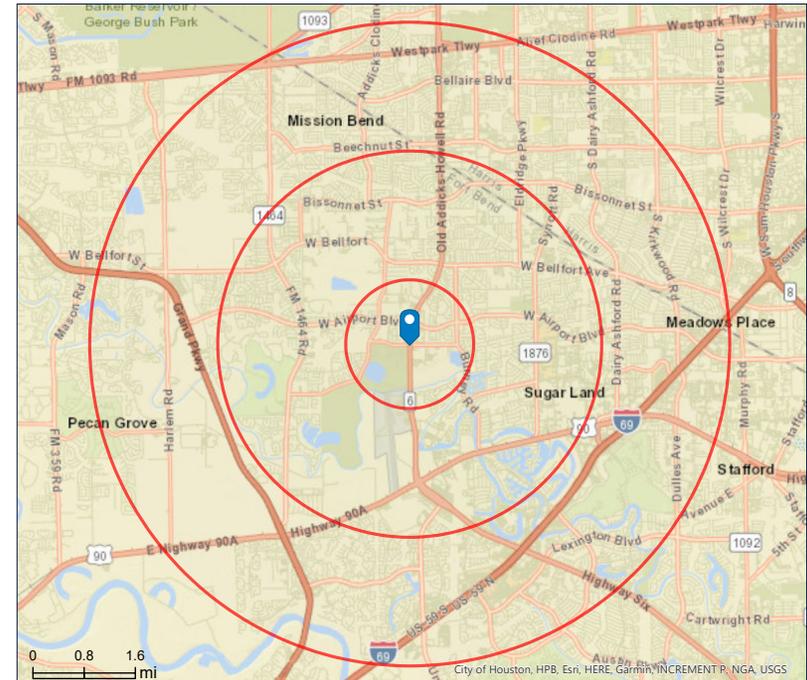
Households
(3 mi Radius)
31,121

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. **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.

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