



**AVAILABLE  
1,533 SF**

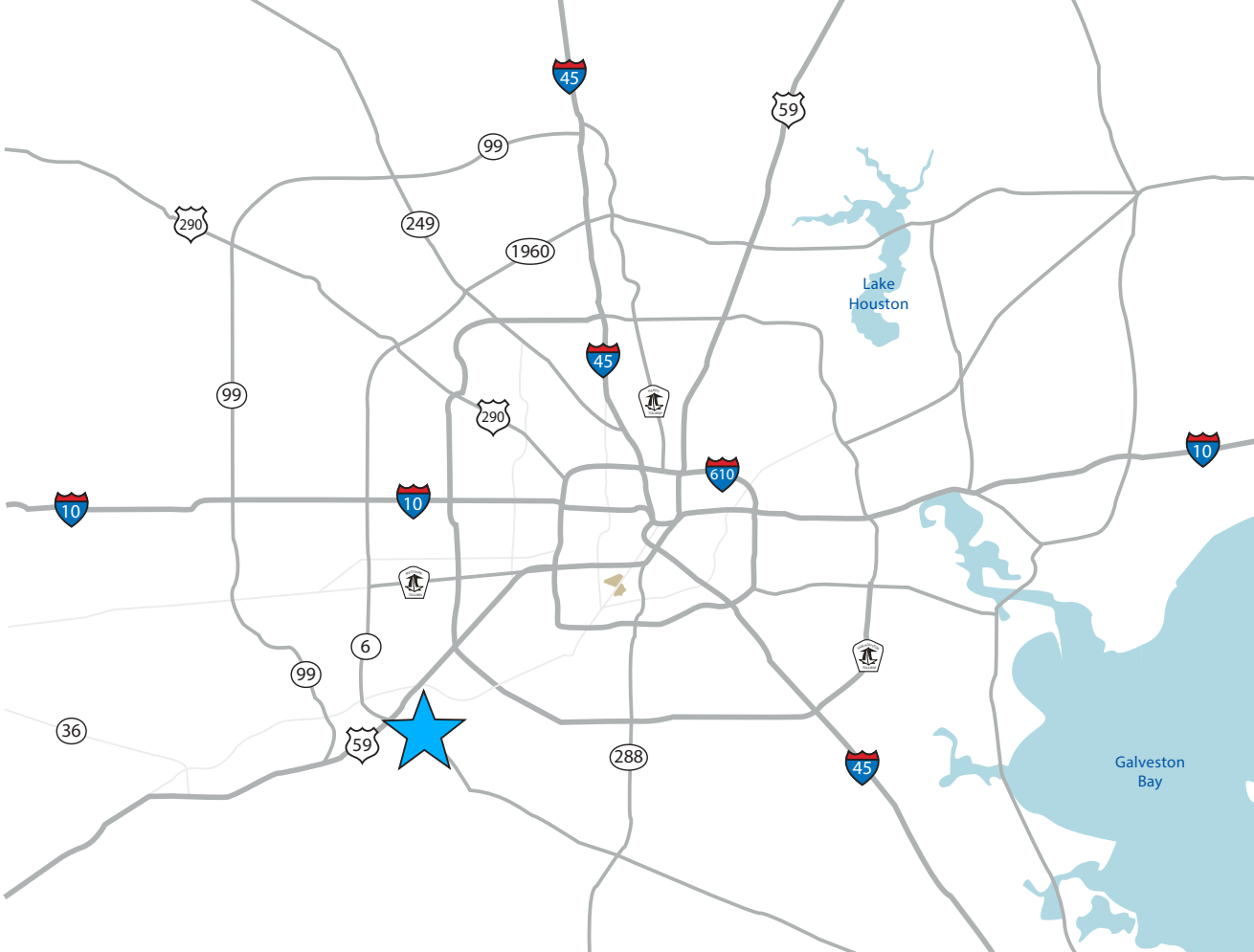
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**Wellspring Commercial Real Estate**

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## PROPERTY INFORMATION

### LOCATION

Northeast corner of Highway 6 & Settlers Way Blvd in Sugar Land, Texas 77478

### LEASE RATE

Call for Pricing

### AVAILABLE

1,533 SF End Cap (2nd Gen Salon)

### 2021 DEMOGRAPHICS

	Total Population	Daytime Population	AVG HH Income
1 mi	15,034	13,605	\$131,408
3 mi	95,433	109,293	\$142,875
5 mi	230,615	235,223	\$131,082

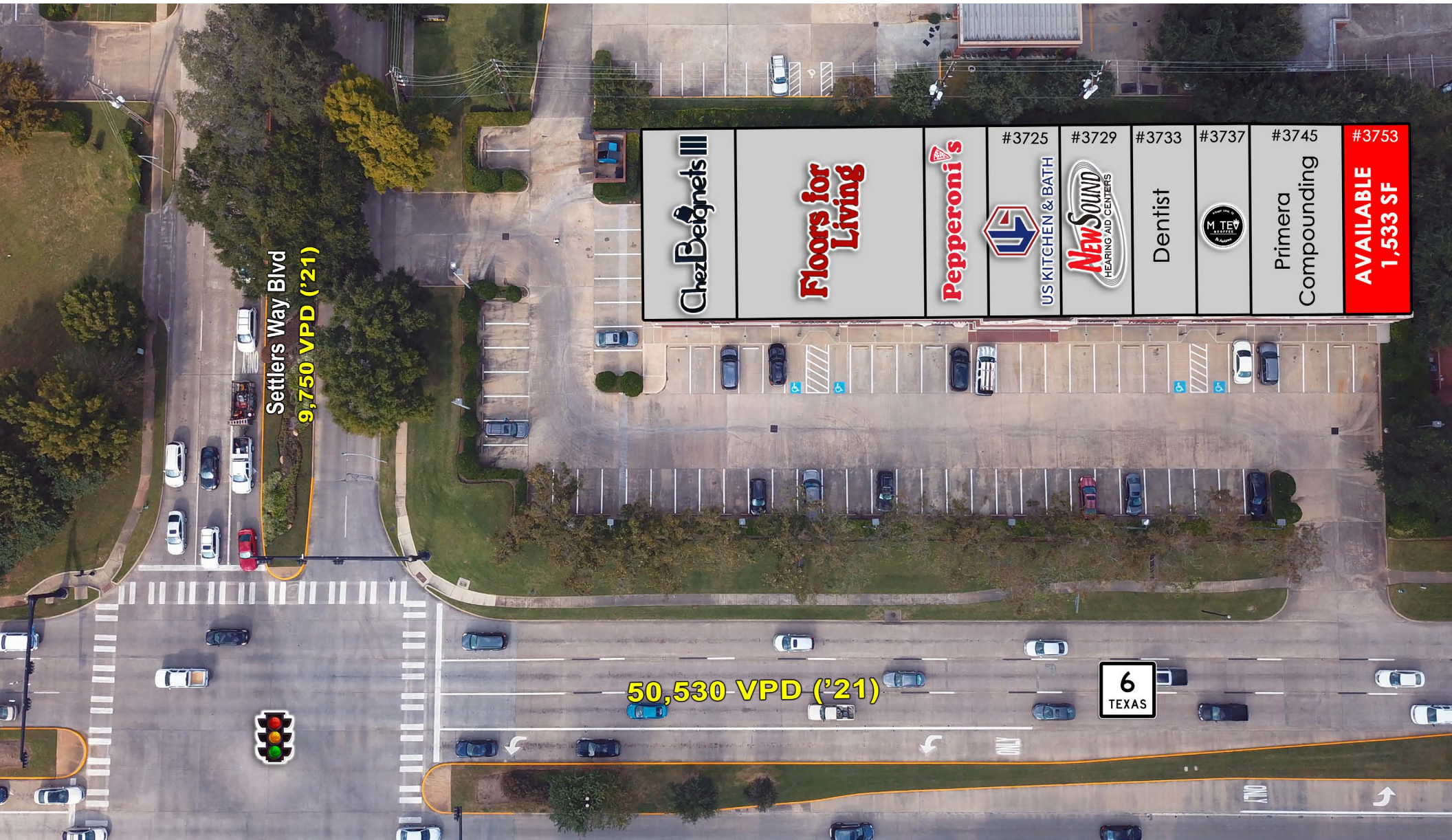
### TRAFFIC COUNTS

Highway 6: 50,530 VPD  
 Settlers Way Blvd: 9,750 VPD  
 (Kakibrate 2021)

### PROPERTY INFORMATION

- Adjacent to Floor & Decor & TJ Maxx.
- At the signalized intersection of Hwy 6 & Settler’s Way.
- Located in a densely populated and growing area with strong average household incomes.

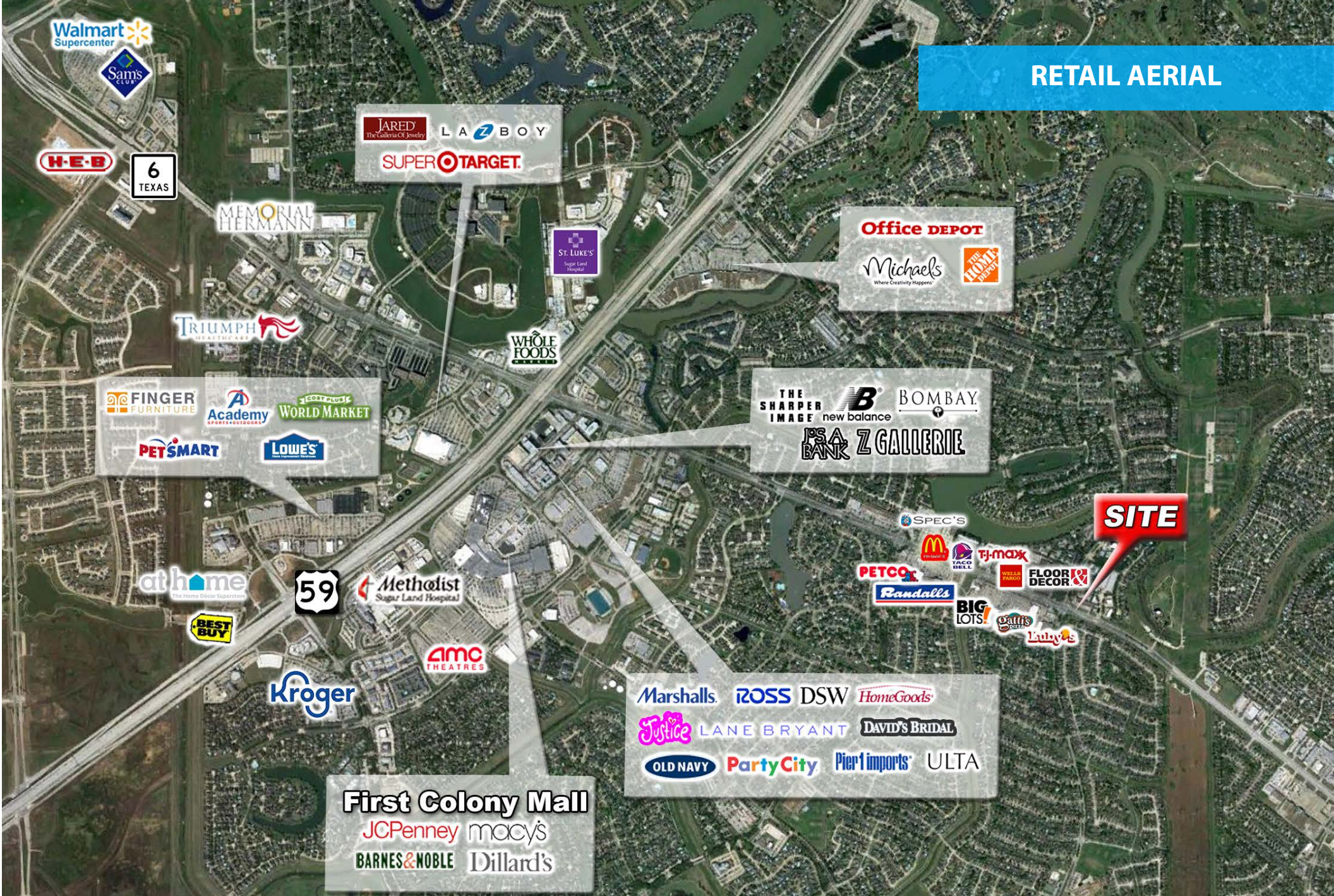
# SITE PLAN AERIAL



# INTERSECTION AERIAL



# RETAIL AERIAL



JARED The Galleria Of Jewelry LA BOY  
SUPER TARGET

Office DEPOT  
Michaels Where Creativity Happens  
THE HOME DEPOT

FINGER FURNITURE Academy COSTCO WORLD MARKET  
PETSMART LOWE'S

THE SHARPER IMAGE new balance BOMBAY  
PSA BANK Z GALLERIE

**SITE**

SPEC'S  
McDonald's TACO BELL TJ-MAXX WOLFE PARGO FLOOR DECOR  
PETCOx Randalls BIG LOTS! Gatti's Lululemon

at home The Home Decor Superstore  
59  
Kroger  
MethoList Sugar Land Hospitals  
AMC THEATRES

Marshalls ROSS DSW HomeGoods  
Justice LANE BRYANT DAVID'S BRIDAL  
OLD NAVY PartyCity Pier 1 imports ULTA

**First Colony Mall**  
JCPenney macy's  
BARNES & NOBLE Dillard's



# 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](http://www.trec.texas.gov)

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