

**AVAILABLE
900 SF**



LEXINGTON SHOPPING CENTER 2ND GEN. RETAIL SPACE AVAILABLE FOR LEASE

SWQ Lexington Blvd & Williams Trace Blvd | Sugar Land, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 15510 Lexington Blvd
Sugar Land, TX 77077

Availability: 900 SF - 2nd Gen. Retail

Price: Call For Pricing

HIGHLIGHTS:

- 2nd gen. retail space available for lease
- Strategically located at the entrance to Englewood Place Estates neighborhood (±114 homes) and is surrounded by several multi-family developments
- Easy access to US-59/I-69 and Hwy 6
- Positioned within the heart of Sugar Land, one of Houston's fastest growing communities
- Visibility and access along Lexington Blvd, a major thoroughfare connecting Hwy 6 and Williams Trace Blvd

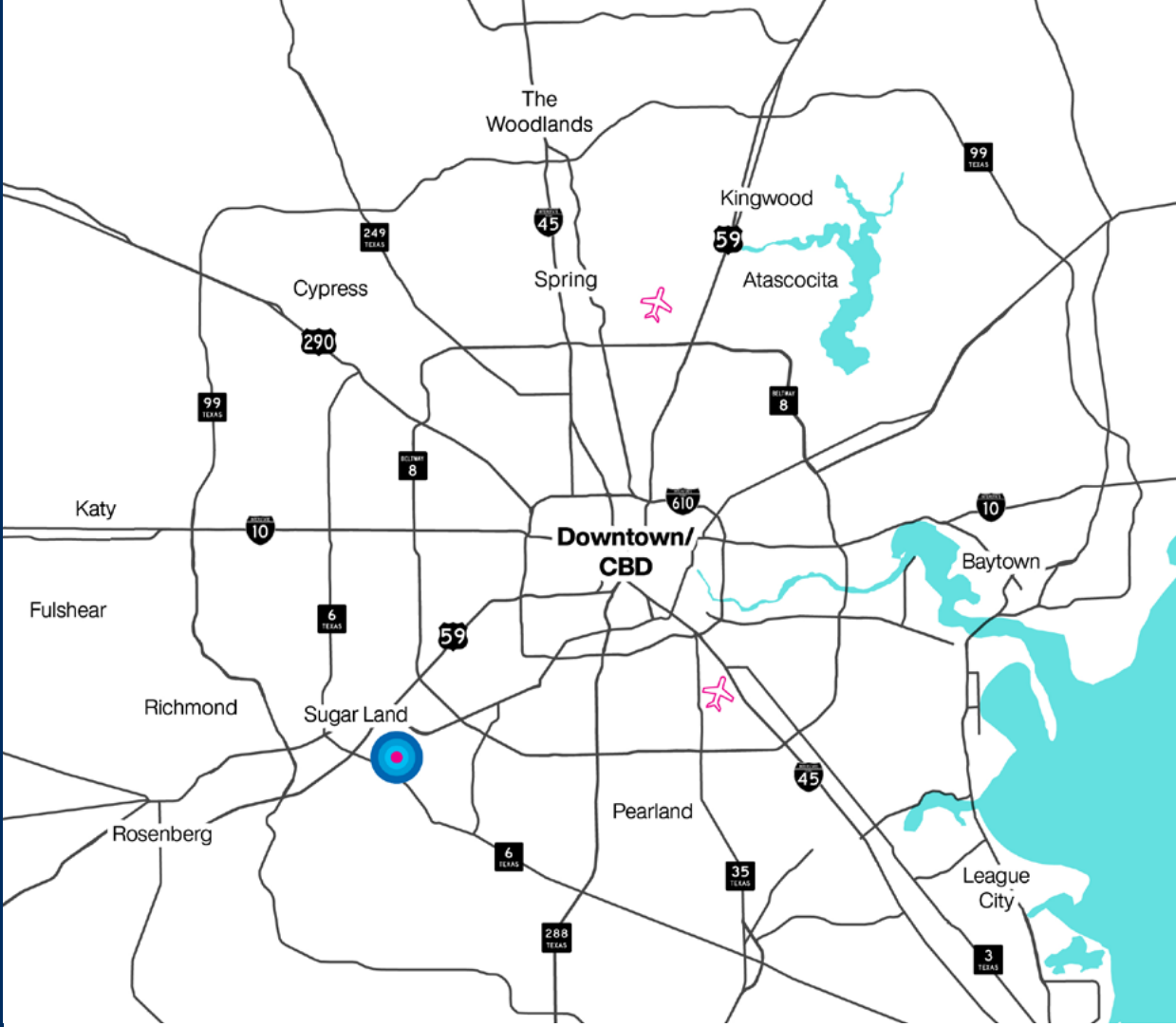
TRAFFIC COUNTS:

Lexington Blvd: 8,625 CPD '21

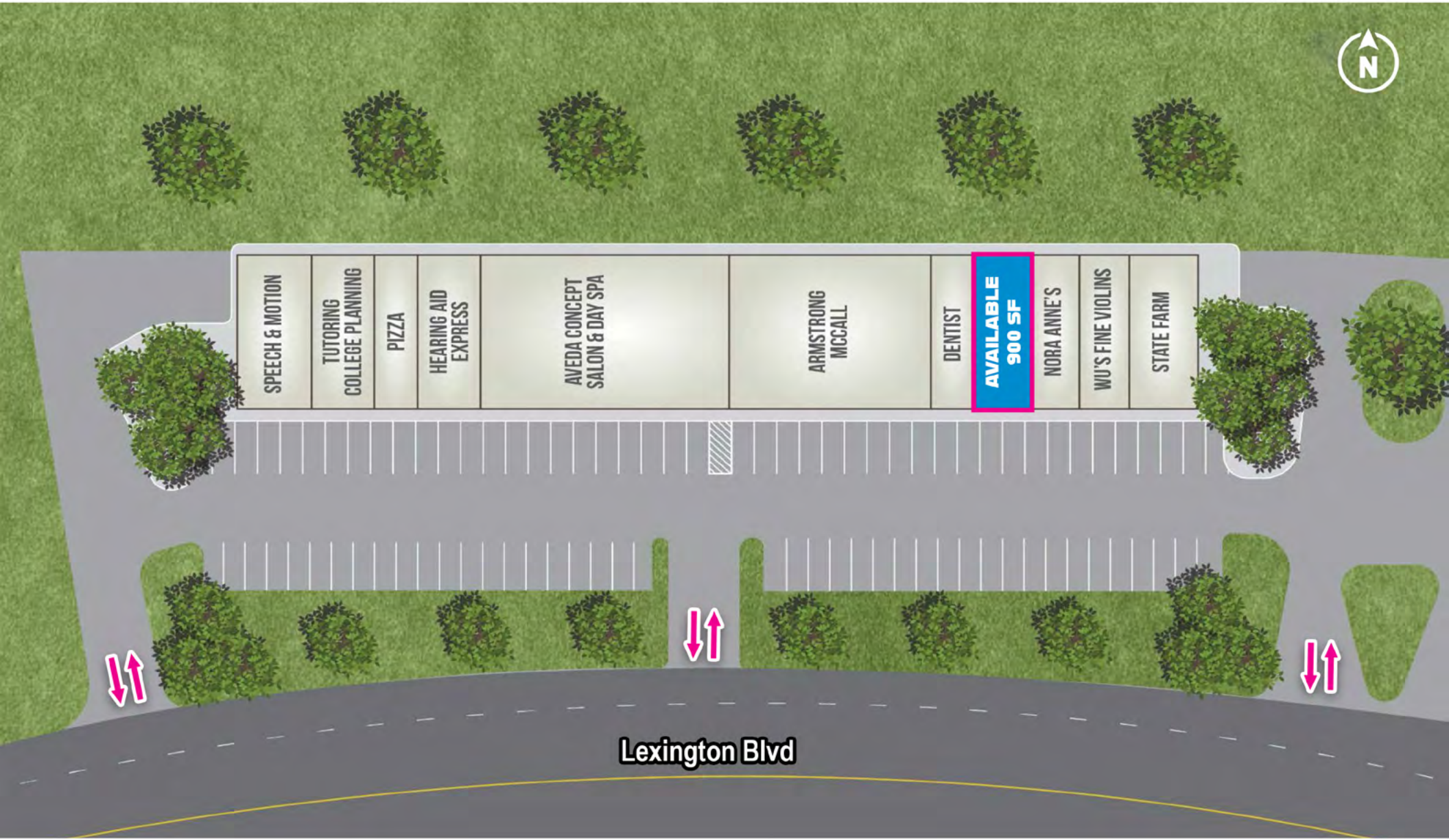
Hwy 6: 69,000 CPD '24

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	11,465	88,827	253,895
Daytime Pop.	22,420	95,060	196,034
Avg HH Income	\$137,948	\$171,930	\$154,069



SITE PLAN





Walmart
Neighborhood Market

Kroger

6
TEXAS

HOBBY LOBBY WORLD MARKET
OLD NAVY FIVE BELOW ROSS
MAIN EVENT Guitar Center Conn's
bealls AMC THEATRES

sam's club

Walmart

BELTWAY
8

COSTCO

90

69

59

SC

90

SITE

Office DEPOT
PAINTED TREE BOUTIQUES
HALLMARK BOOKS

SPEC'S
HAND-UNITED FOODS

Walmart
sam's club

HEB

LIFETIME

WHOLE FOODS

BEST BUY LOWE'S Academy DOLLAR TREE
at home PETSMART Party City
five BELOW Total Wine JOANN

TARGET

petco
Walgreens

TJ-MAXX
FLOOR DECOR

COSTCO Michaels
CVS ULTA
Durlington

bel

AMC THEATRES

Kroger
Walgreens

Marshall's HomeGoods ROSS
OFF 5TH DSW rack
J.CREW OLD NAVY Kirklands

6
TEXAS

99
BIG LOTS!
DOLLAR TREE

STAR CITYFANG BILL

HEB

UNIVERSITY OF HOUSTON

FIRST COLONY MALL
macy's Dillard's JCPenney
BARNES & NOBLE Apple POTTERY BARN DICK'S

LA FITNESS

Walmart

TARGET Office DEPOT ROSS
PETSMART FIVE BELOW CAFO
HOBBY LOBBY KOHL'S

LOWE'S

LEXINGTON SHOPPING CENTER | 4



SUGAR LAND
MEDICAL CENTER

69

59



Jason's deli

Williams Trace Blvd

COURTYARD
Marriott



Chuy's



Office
DEPOT

PAINTED TREE
BOUTIQUES



262,914 CPD '24

FLEET FEET

Orangetheory

TORCHYS



Public Storage

25,675 CPD '21

Lexington Blvd

SITE

8,625 CPD '21

69,000 CPD '24

6
TEXAS

SUGAR LAND TOWN CENTER

LOFT CAVA PF CHANG'S



BENIHANA

Kirkland's

Mister

HomeGoods

ROSS
DRESS FOR LESS

OLD NAVY

Marshalls

J-CREW

rack

OFF
5TH

DSW

FIRST COLONY MALL

macys

Dillard's

JCPenney

BARNES
& NOBLE



POTTERY
BARN

DICK'S

MOD

crumbl
COOKIES

le Madeleine

M

W

W

W

W

W

HALF PRICE
BOOKS

LEXINGTON SHOPPING CENTER | 5



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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rami Khoury	775141	rk@blueoxgroup.com	832.677.3434
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

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