



SUGAR POINT SHOPPING CENTER

2ND GEN RETAIL SPACE FOR LEASE

SWC US-90 Alt & Dairy Ashford Rd | Sugar Land, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 9920 US-90 Alt
Sugar Land, TX 77478

Availability: 336 SF, 1,930 SF, 2,170 SF
& 8,548 SF Available

Price: Call For Pricing

HIGHLIGHTS:

- 2nd generation retail & learning academy space available for lease
- Located at the signalized intersection of US-90 Alt and Dairy Ashford Rd
- Easy access to US-59/I-69
- Positioned in the heart of Sugar Land, one of Houston's fastest growing communities
- Major area retailers include: Spec's, Planet Fitness, Hobby Lobby, Five Below, Ross, Old Navy, Main Event, Home Depot, Office Depot, Walmart, Sam's Club, Costco and others

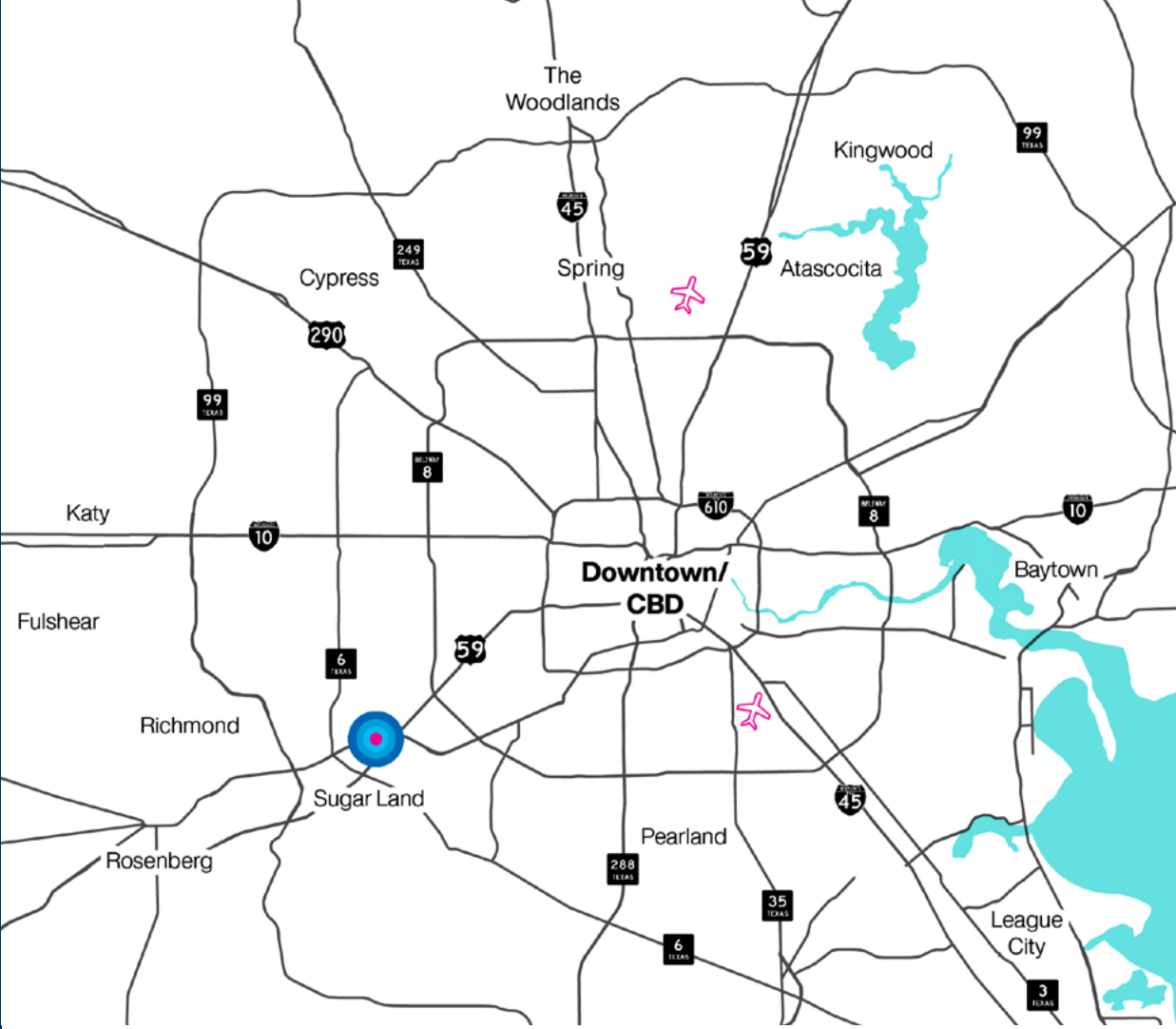
TRAFFIC COUNTS:

US-90 Alt: 56,845 CPD '24

US-59/I-69: 229,182 CPD '24

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	3,049	98,346	318,085
Daytime Pop.	17,109	109,576	236,513
Avg HH Income	\$204,123	\$128,158	\$123,301



SITE PLAN



SUITE			TENANT			SF		
A	Dynamic Fitness	29,183 SF	100 D	F2N Inc.	1,483 SF	160 D	Advanced Technology & Testing Solutions, LLC	1,468 SF
E	Sherwin Williams	5,000 SF	120 D	King's BBQ, LLC	3,987 SF	170 D	Bluebonnet Cleaners	1,365 SF
999	AVAILABLE	336 SF	140 D	Abington World LLC	1,336 SF	175 D	Halcyon Times, LLC	657 SF
100 C	Varghese P. John, D.M.D., P.C.	3,901 SF	150 C	First Watch	4,059 SF			



SITE

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

SPECS
SPECIALTY EQUIPMENT

Office DEPOT
PAINTED TREE BOOKS

TJ-maxx
FLOOR DECOR

petco
Walgreens

Marshall's HomeGoods **ROSS**
OFF 5TH DSW WORKNIPPER **rack**
J.CREW GLONAVY Kirklands

BIG LOTS!
DOLLAR TREE

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

Office DEPOT **ROSS**
PETSMART FIVE BEL'W CAFO
HOBBY LOBBY KOHL'S

BEST BUY **Lowe's** Academy DOLLAR TREE
at home **PETSMART** PartyCity
FIVE BEL'W Total Wine & More **JOANN**

Costco Michaels
CVS ULTA
Dartington

Methodist
bel **AMC**
Kroger Walgreens

UNIVERSITY OF HOUSTON

SITE

Dairy Ashford Rd

56,845 CPD '24

229,182 CPD '24



Dairy Ashford Rd

90



SPRINGHILL SUITES
MARRIOTT



smart financial



PAPPASITOS
Cantina

DRURY
INN & SUITES



Comerica Bank

69

59



SPEC'S



Comerica Bank

BW
Best Western

FedEx

PROSPERITY
BANK





Jack
in the box
(Not A Part)

**SHERWIN
WILLIAMS**

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1,930 SF
2ND GEN RETAIL**

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**AVAILABLE
2,170 SF
2ND GEN RETAIL**

**AVAILABLE
8,548 SF
2ND GEN
LEARNING ACADEMY**

**DYNAMIC
FITNESS**

Century Square Blvd





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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anita Amin	651377	aa@blueoxgroup.com	713.324.8954
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

IABS 1-0



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FIRST WATCH

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