

# 1429 HIGHWAY 6

Sugar Land, TX 77478



## Building Features

- 40,770 RSF two-story medical office building
- Conveniently located on Highway 6
- Covered patient dropoff
- Anchored by Hillcroft Medical Clinic
- Only one available suite
- Located walking distance to Life Time Fitness, Buffalo Wild Wings, Panda Express and more



# Premier Location

## Healthcare

**64.8%**

Private Insurance

**\$11k**

Healthcare Spending

**84%**

Doctor Visits in 2025

## Economics

**44**

Median Age

**\$129k**

Per Household Income

## Employment

**7.3%**

Service Employment

**9.4%**

Blue Collar Employment

**83.2%**

White Collar Employment

## Population

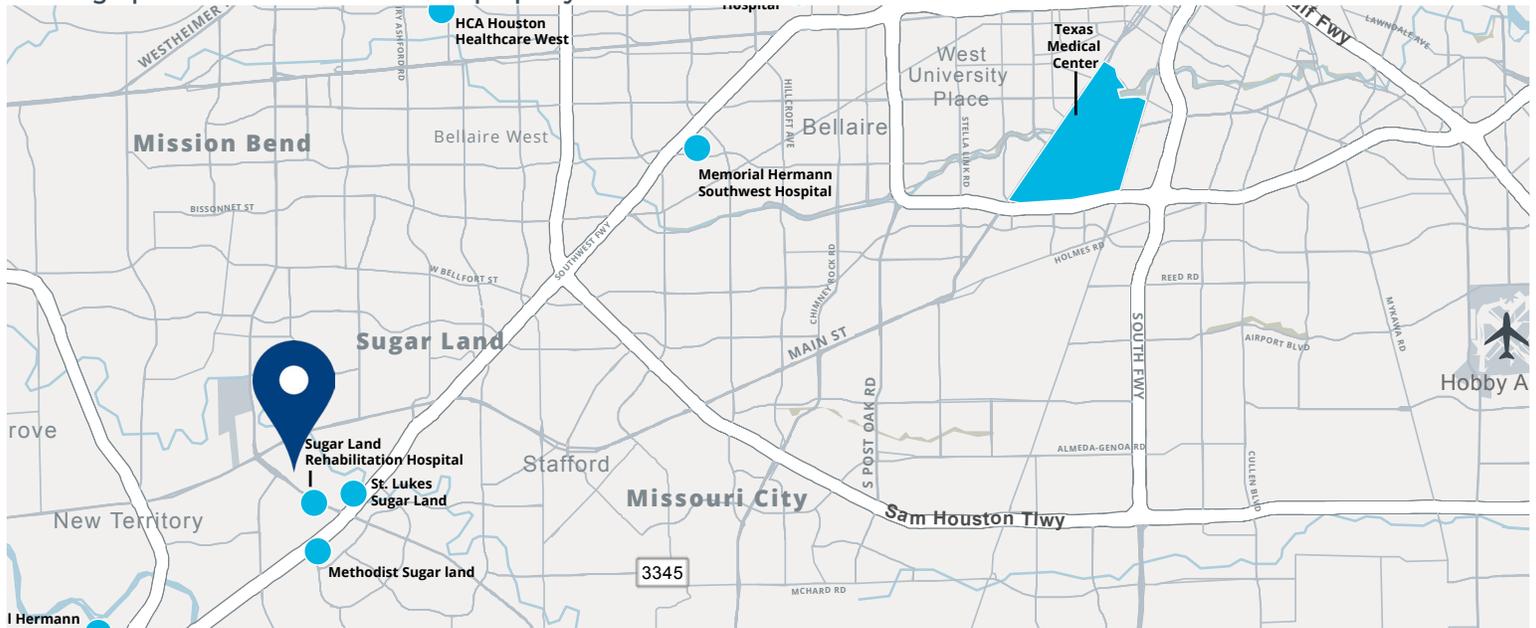
**71k**

Total Population

**105k**

Total Daytime Population

\*Demographics is within 3 miles of the property



## Leasing Information:

**Ashley Byrd | EVP**

713.490.3785

Ashley.Byrd@transwestern.com

**Sara Kelly | Associate**

713.231.1620

Sara.Kelly@transwestern.com

 **TRANSWESTERN**

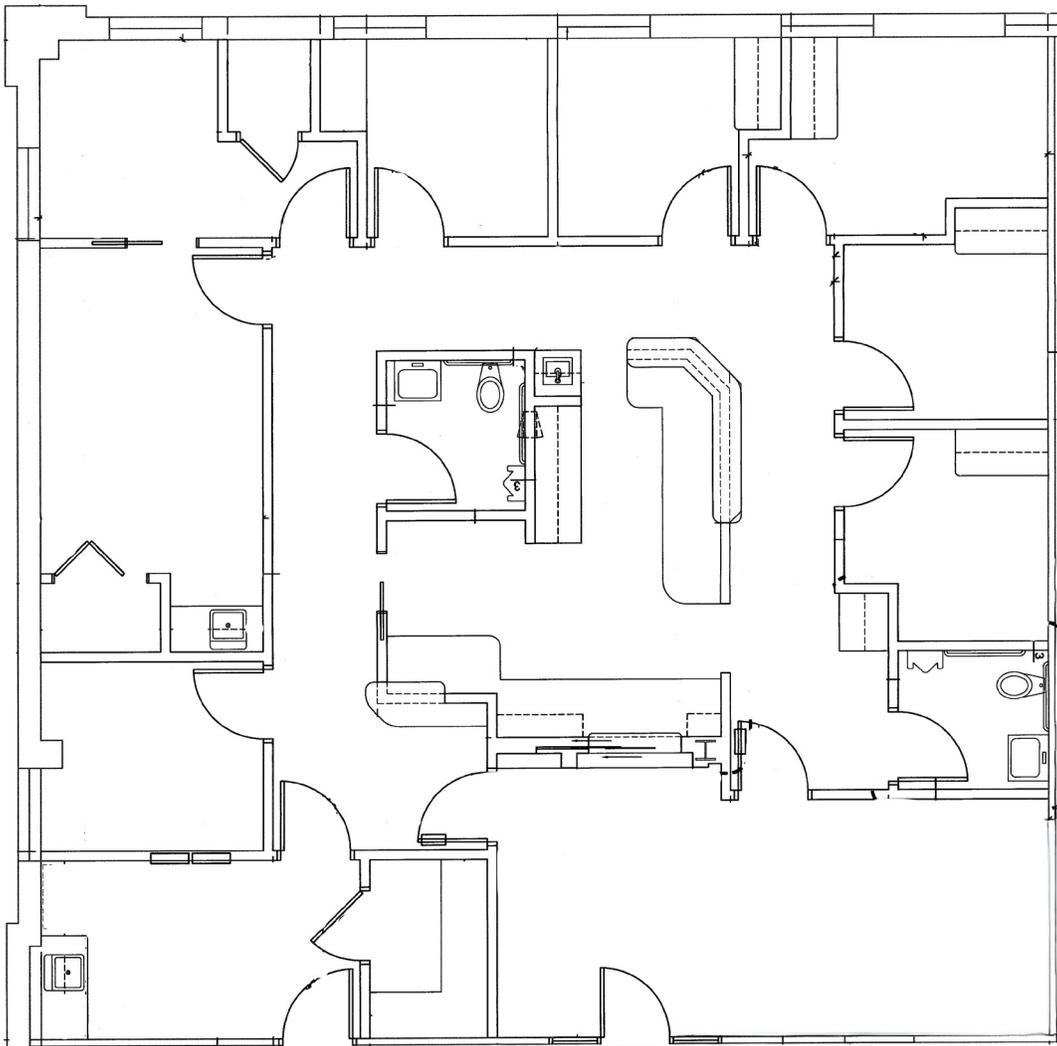
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

# 1429 HIGHWAY 6

Sugar Land, TX 77478

## Suite 305

2,422 RSF



### Leasing Information:

**Ashley Byrd | EVP**

713.490.3785

Ashley.Byrd@transwestern.com

**Sara Kelly | Associate**

713.231.1620

Sara.Kelly@transwestern.com

