

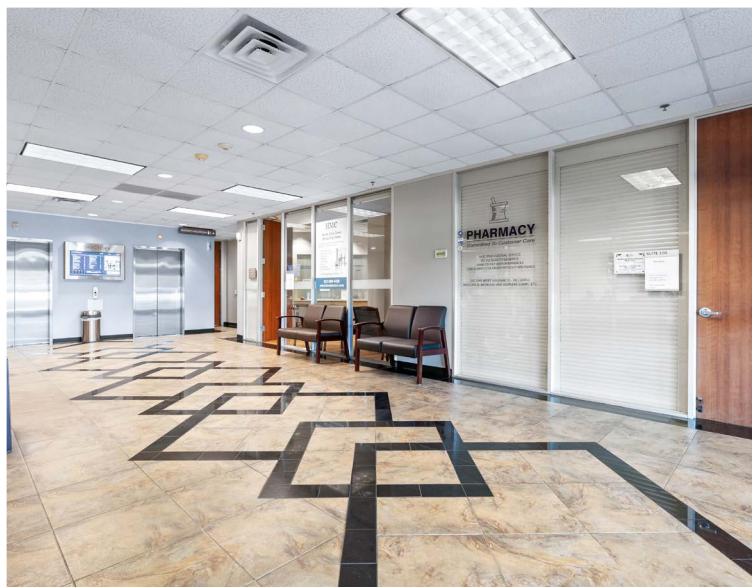
1429 HIGHWAY 6

Sugar Land, TX 77478



Building Features

- 40,770 RSF three-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

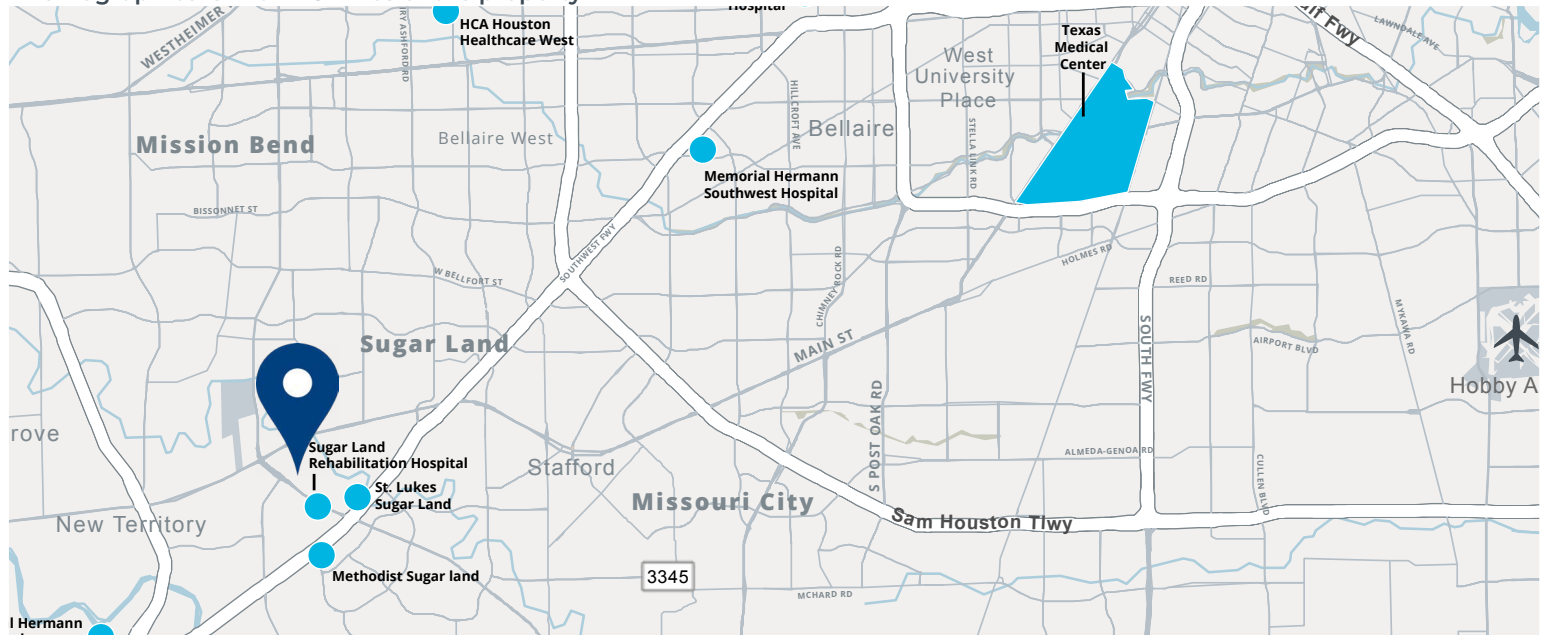
71k

Total
Population

105k

Total Daytime
Population

*Demographics is within 3 miles of the property



Leasing Information:

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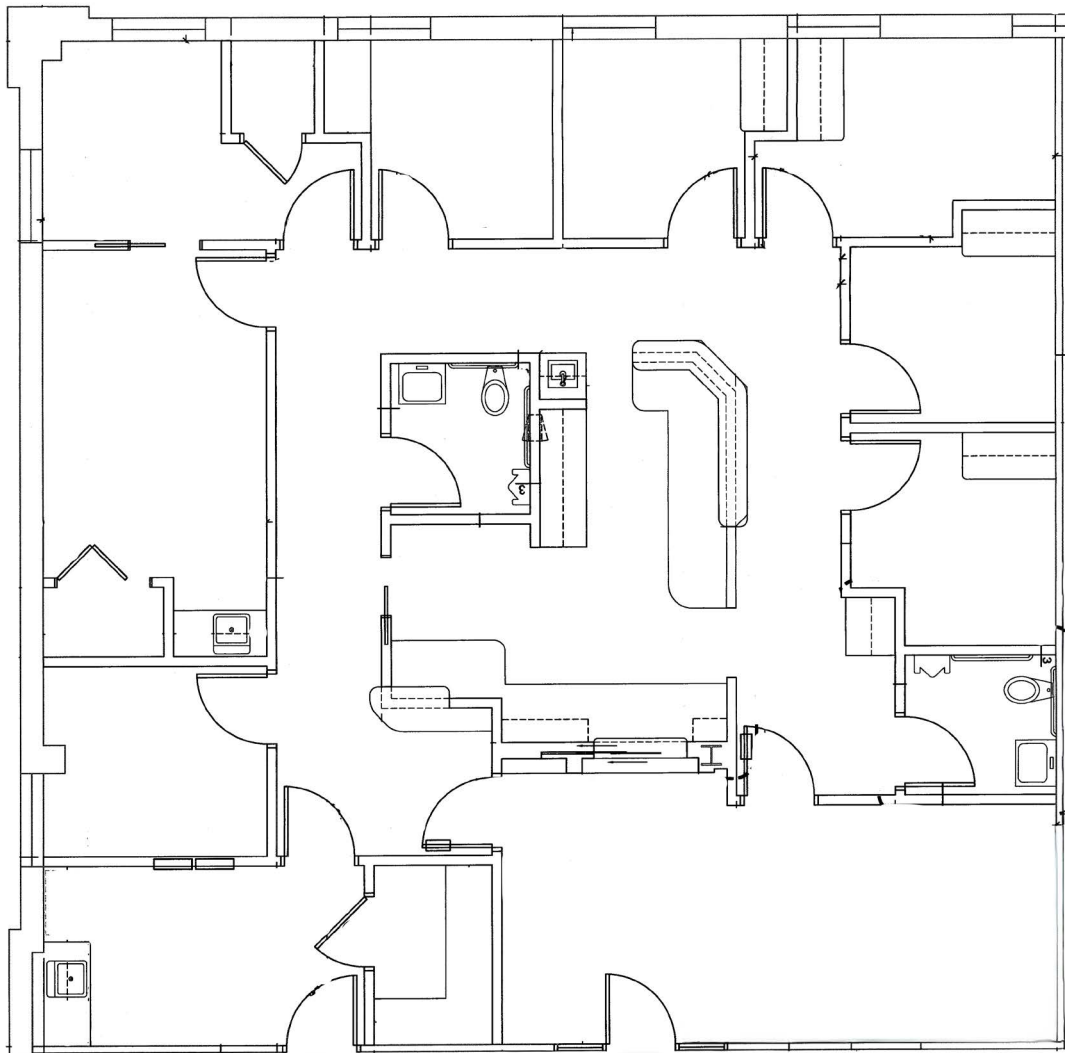
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1429 HIGHWAY 6

Sugar Land, TX 77478

Suite 305

2,422 RSF



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