

# 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

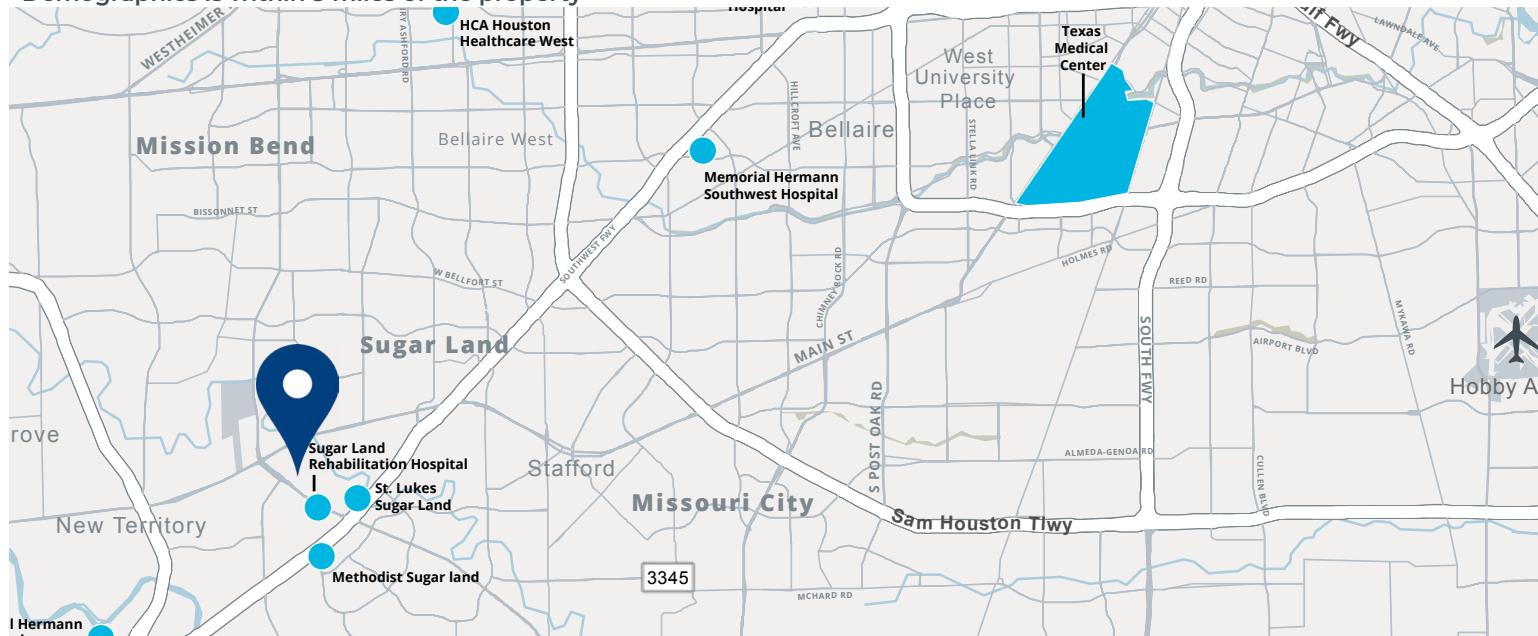
**71k**

Total Population

**105k**

Total Daytime Population

\*Demographics is within 3 miles of the property



## Leasing Information:

**Ashley Byrd | EVP**

713.490.3785

Ashley.Byrd@transwestern.com

**Sara Kelly | Associate**

713.231.1620

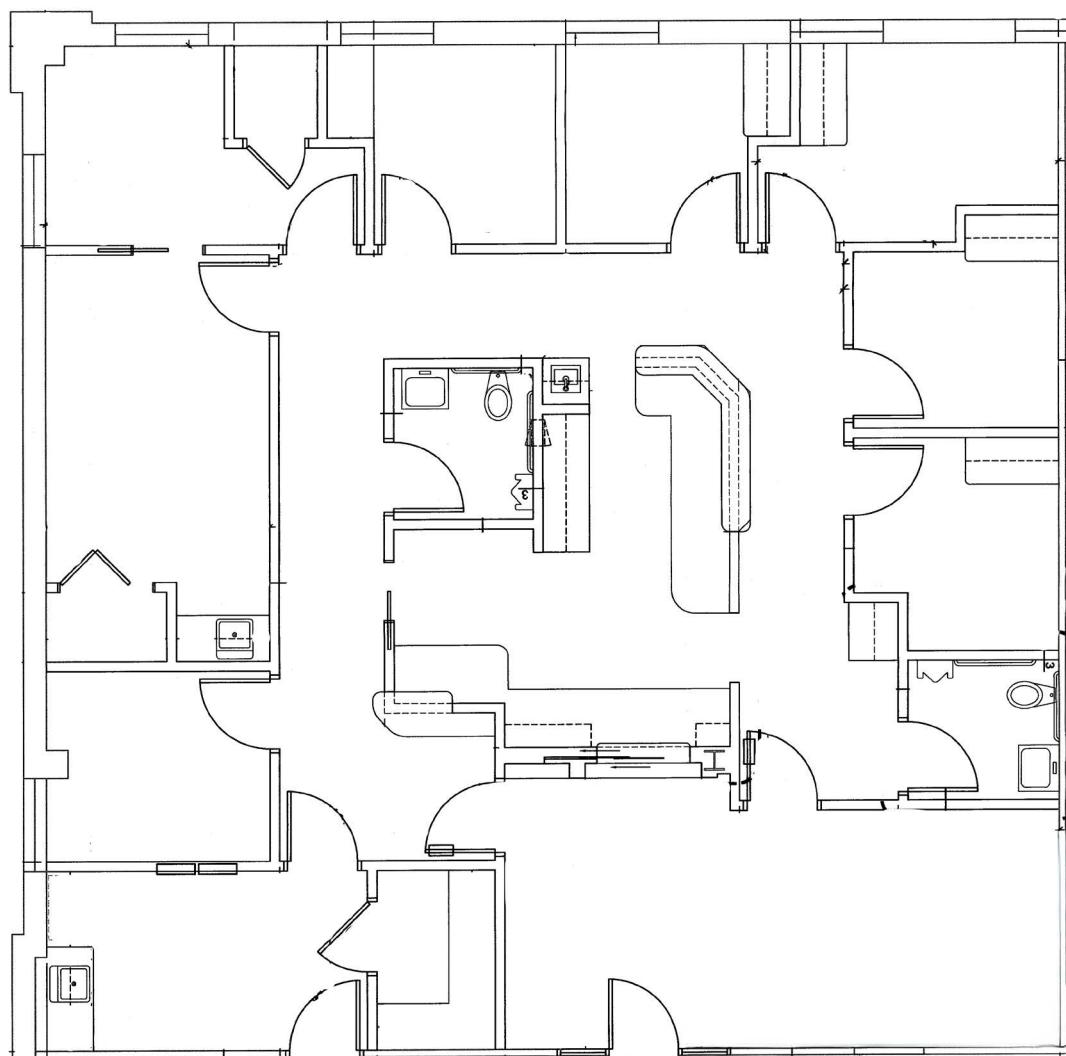
Sara.Kelly@transwestern.com

**TRANSWESTERN**

# 1429 HIGHWAY 6

Sugar Land, TX 77478

**Suite 305**  
**2,422 RSF**



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