



ARGALI
COMMERCIAL REAL ESTATE SERVICES

OLD MILL RETAIL CENTER
3701 HWY 6, SUGARLAND, TX 77478



Brad Fitzerman | LEASING@ARGALICRE.COM | 210.610.2828
ARGALICRE.COM

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



SETTLERS WAY BLVD



STATE HIGHWAY

TENANTS

AVAILABLE SITES

TRAFFIC COUNTS

RATE \$

MTea & Coffee
Primera
Dentist
Floors for Living
Pepperoni's
Geico

STE 3729 - 1,300 SF

HIGHWAY	6
43,600	VPD
SETTLER'S WAY	WAY
9,750	VPD

PLEASE CALL FOR PRICING



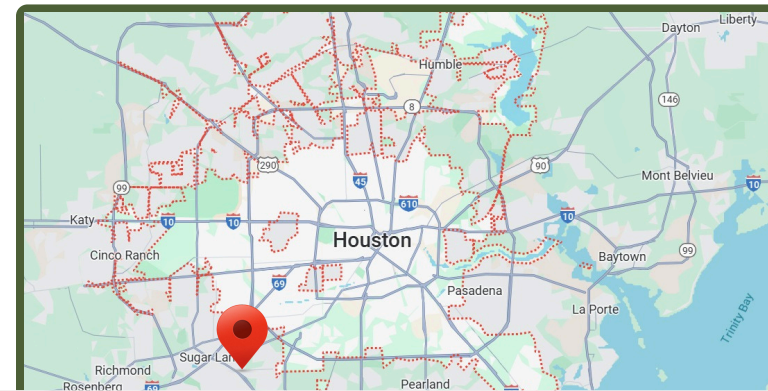
PROJECT SCOPE

The Old Mill Retail Center is a 15,182 square foot retail center located at the highly visible, signalized intersection of Highway 6 and Settler's Way, benefitting from traffic counts of 43,000 vehicles per day. With two access points and prominent signage, the center attracts an affluent consumer base with median household income of over \$105,000.

PROPERTY DETAILS

AVAILABILITY	1,300 SF
GROSS LEASABLE AREA	15,182 SF
TRIPLE NETS (2026)	\$12.10/SF
PLEASE CALL FOR PRICING	

DEMOGRAPHICS	WITHIN 1 MI	WITHIN 3 MI	WITHIN 5 MI
EST. POPULATION	15,099	95,645	232,749
AVG. HH INCOME	\$ 125,237	\$124,611	\$ 121,218
TOTAL HOUSING UNITS	5,401	34,429	80,632
MEDIAN HOME VALUE	\$103,677	\$94,278	\$92,575





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