



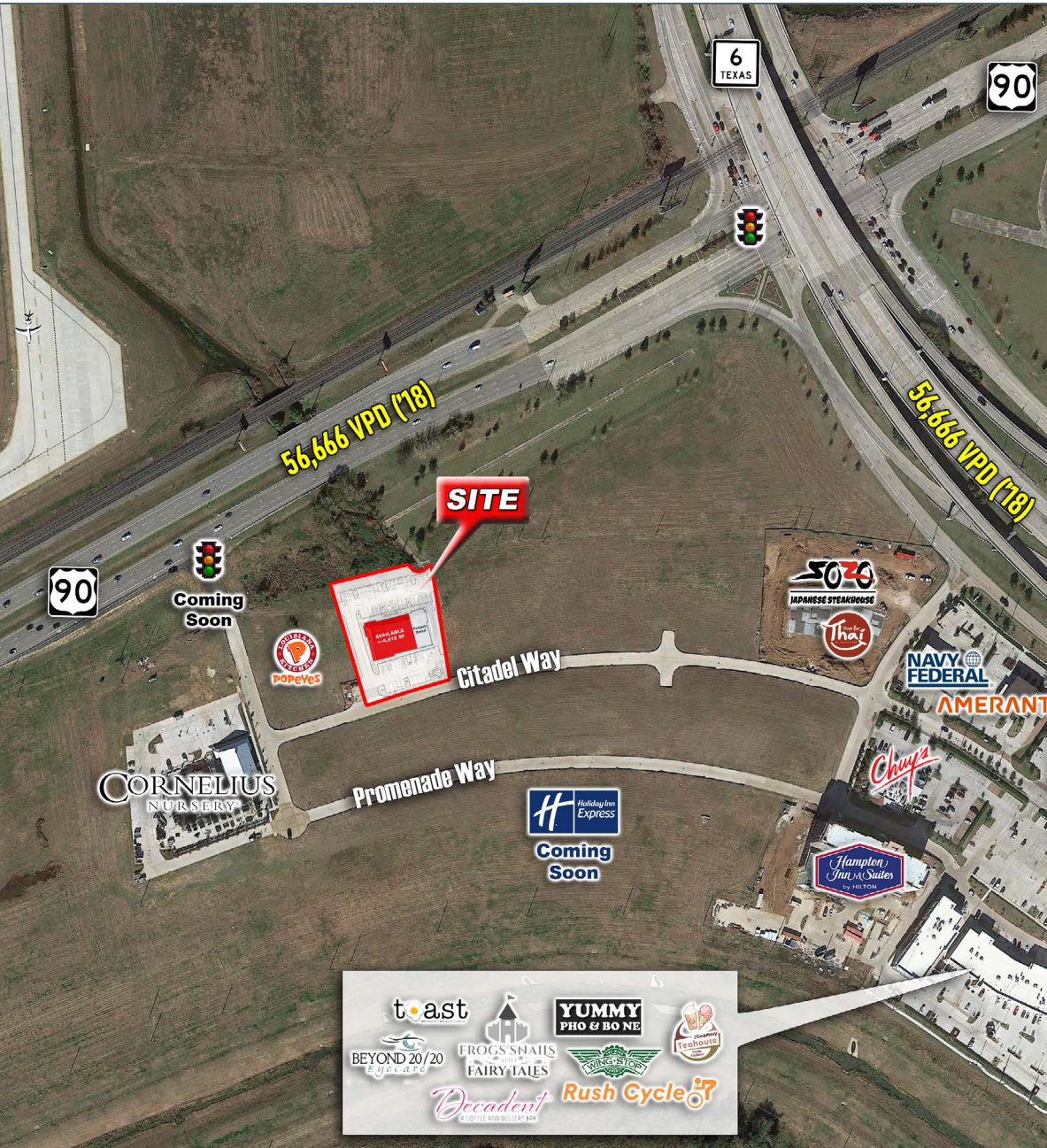
## The Crossing at Telfair

167 Citadel Way | Sugar Land, TX 77479



# The Crossing at Telfair

167 Citadel Way | Sugar Land, TX 77479



## Property Highlights:

- Building Size: Approximately 10,156 SF
- Available Space: Approximately 6,515 SF
- Call broker for pricing details
- New Construction
- Perfect for Medical/Dental/Veterinary Tenants (Existing Tenant: Pediatric Dentist)
- Surrounded by the well-established communities of Telfair and First Colony
- Highly visible and accessible from Hwy 6 & Hwy 90
- Major corporate employment hub

## Traffic Counts:

Highway 90 Alt: 56,666 VPD (TXDOT 2018)

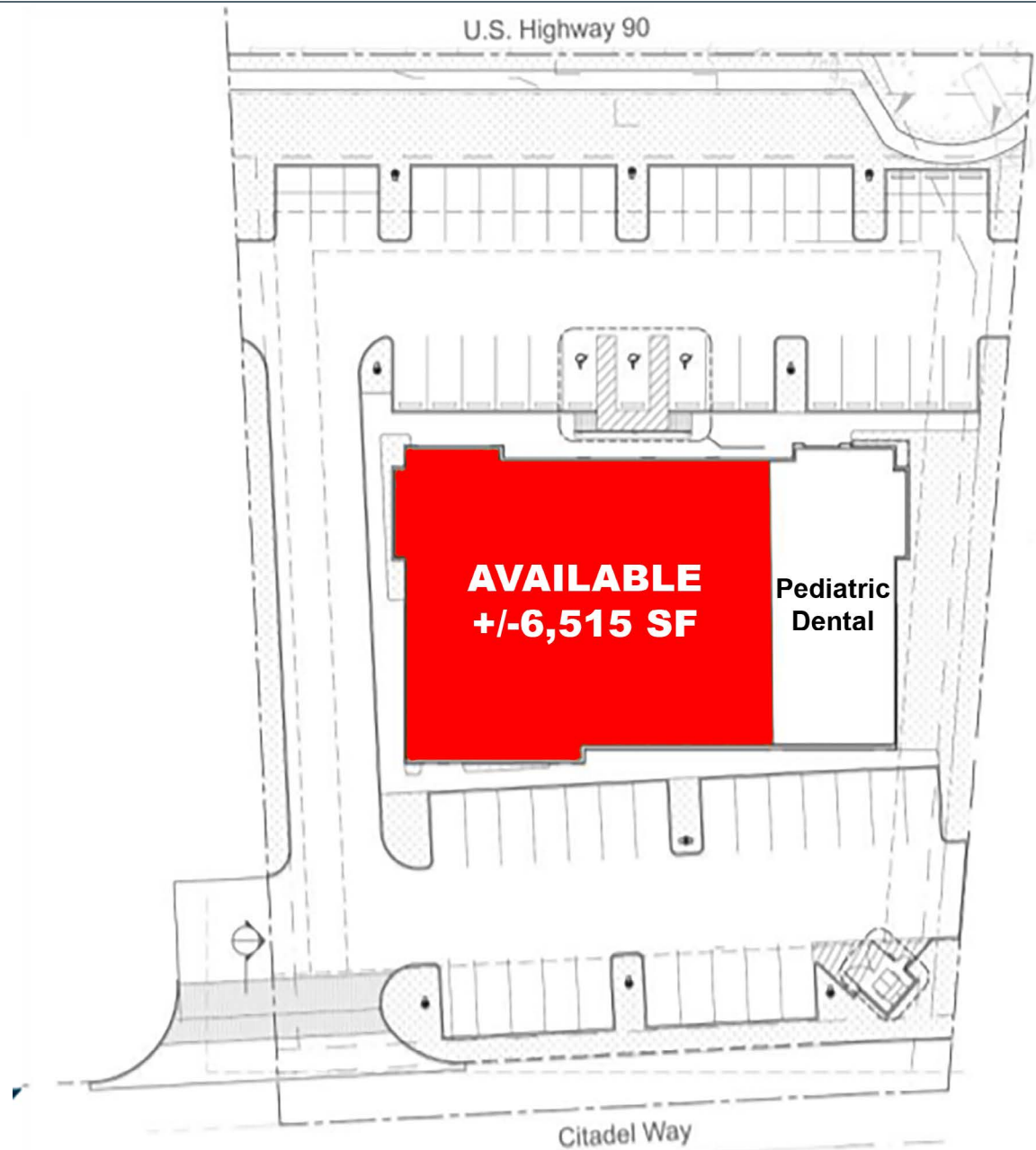
Highway 6: 64,246 VPD (TXDOT 2018)

## Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	7,861	81,052	242,382
5 Yr. Proj. Growth	21.1%	10.8%	10.25%
Daytime Population	8,491	95,485	222,855
Avg Household Income	\$178,207	\$132,419	\$119,206

# The Crossing at Telfair

167 Citadel Way | Sugar Land, TX 77479





# The Crossing at Telfair

167 Citadel Way | Sugar Land, TX 77479





# The Crossing at Telfair

167 Citadel Way | Sugar Land, TX 77479

