

A wide-angle photograph of the Colony Lakes Plaza Retail Center. The building is a single-story commercial structure with a brick and light-colored panel facade. Several storefronts are visible, including one for 'SHINE BEAUTY SUPPLY'. A large, paved parking lot occupies the foreground and middle ground, with several cars parked. Mature trees with green foliage are scattered throughout the scene, some framing the top and sides of the image. The sky is blue with light clouds.

COLONY LAKES PLAZA RETAIL CENTER

# Retail For Lease

5011 HIGHWAY 6, MISSOURI CITY, TX 77459

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# Property Overview

<b>Suite 100</b>	3,398 SF AVAILABLE (2ND GENERATION RESTAURANT)
<b>Suite 101</b>	1,920 SF AVAILABLE (2ND GENERATION DENTAL)
<b>Suite 102</b>	Vape City
<b>Suite 103</b>	Massage Elite
<b>Suite 104</b>	Bella Lashes
<b>Suite 105</b>	Spectrum Nail & Salon
<b>Suite 106</b>	2,815 SF AVAILABLE (RAW SHELL)
<b>Suite 107-108</b>	Shine Beauty Supply
<b>Suite 109-110</b>	Southwest Farmer's Market
<b>Suite 111</b>	SAS



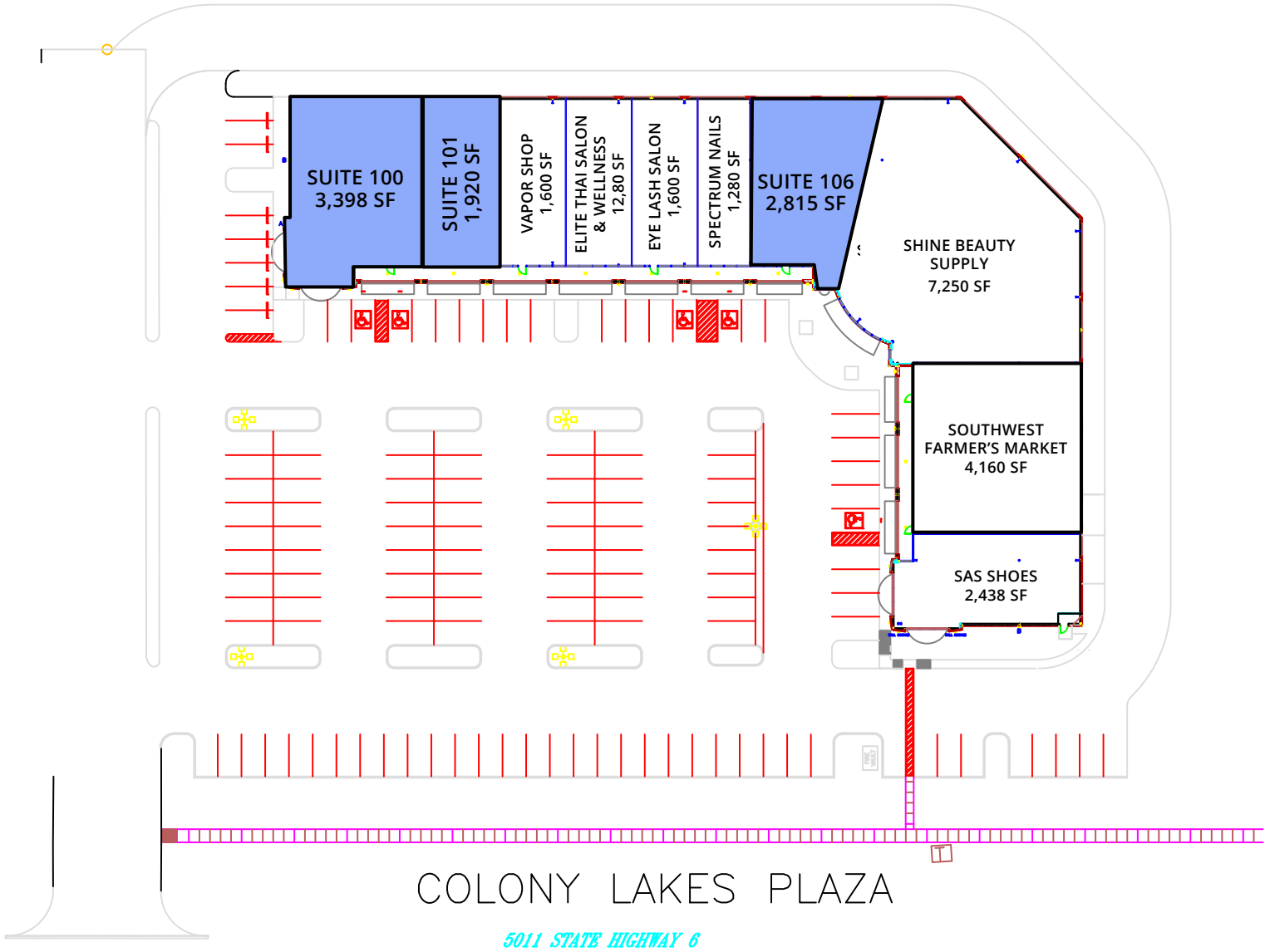
## Property Highlights

- Cross access to the signalized intersection at Colonial Lakes and Highway 6
- Located between two national grocers, H-E-B and Walmart, both within one mile of property
- Highly visible pylon sign and strong co-tenancy
- Long term tenancy across the property
- Approx. 44,000+ VPD on Highway 6



AVAILABLE

PARCEL	LAND AREA	BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
RETAIL	117,612 S.F.	28,640	136 CARS	4.75/1000	20.8%



 SITE PLAN  
SCALE: 1"=60'-0"



## SUITE 100 | 2ND GEN RESTAURANT

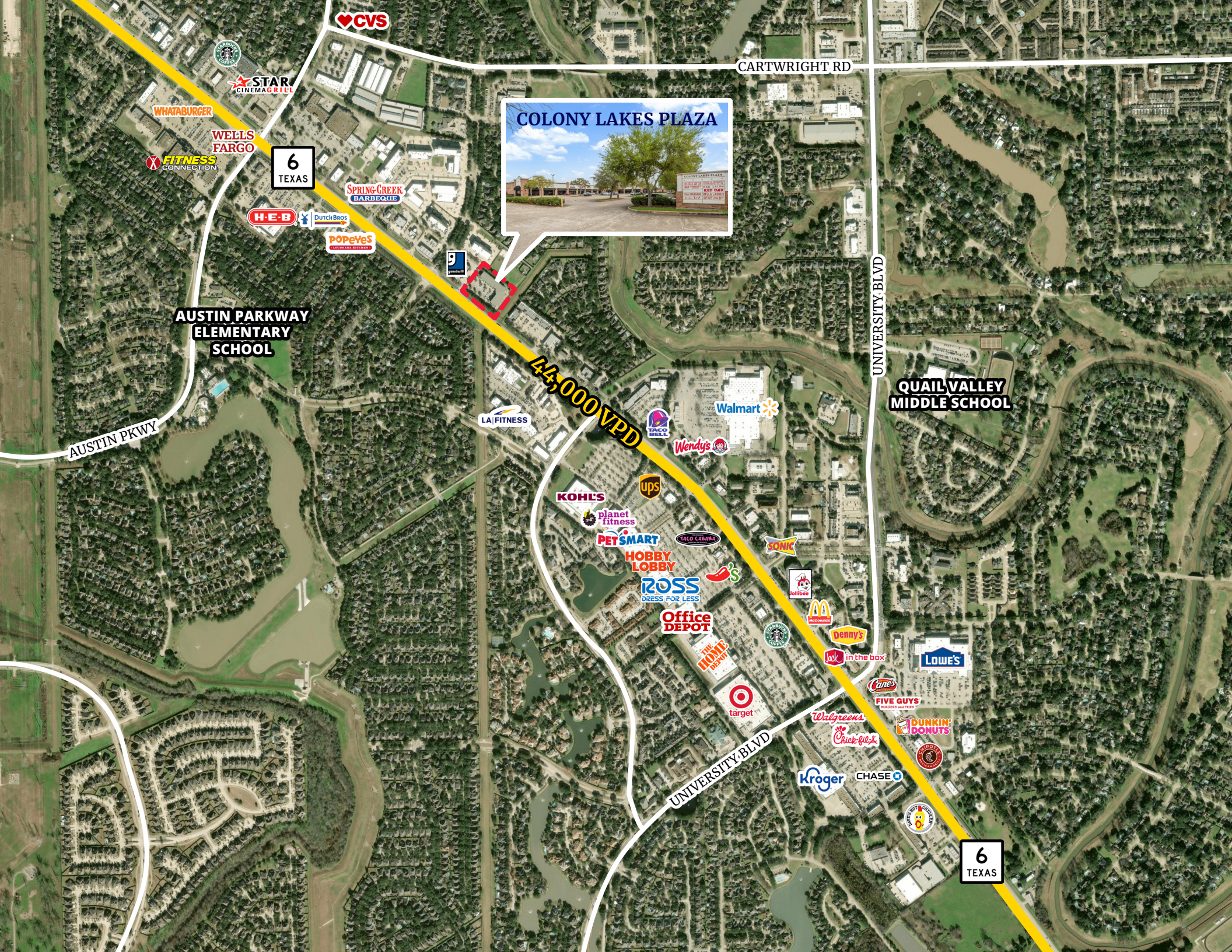




## SUITE 101 | 2ND GEN DENTAL







CVS

STAR CINEMAGRILL

WHATABURGER

WELLS FARGO

FITNESS CONNECTION

H-E-B

Dutch Bros

Popeyes

SPRING CREEK BARBEQUE

LA Fitness

AUSTIN PARKWAY  
ELEMENTARY  
SCHOOL

AUSTIN PKWY

COLONY LAKES PLAZA



44,000 VPD

LA Fitness

Walmart

Wendy's

UPS

Kohl's

planet fitness

PETSMART

HOBBY LOBBY

ROSS  
DRESS FOR LESS

Office DEPOT

THE HOME DEPOT

target

UNIVERSITY BLVD

SONIC

McDonald's

Denny's

Jack in the box

LOWE'S

Five Guys

DUNKIN' DONUTS

Walgreens

Chick-fil-A

Kroger

CHASE

CVS

6 TEXAS

QUAIL VALLEY  
MIDDLE SCHOOL

UNIVERSITY BLVD

CARTWRIGHT RD





# Demographic Summary Report

5011 Highway 6, Missouri City, Texas, 77459

Prepared by Colliers  
Latitude: 29.576078  
Longitude: -95.576119

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	10,414	75,581	131,324
2010 Total Population	12,205	89,848	161,191
2024 Total Population	12,405	105,823	209,230
2024 Group Quarters	76	349	518
2029 Total Population	13,000	111,695	225,104
2023-2028 Annual Rate (CAGR)	0.94%	1.09%	1.47%
2000 to 2010 Population Change	17.2%	18.9%	22.7%
2000 to 2024 Population Change	19.1%	40.0%	59.3%
2010 to 2029 Population Change	6.5%	24.3%	39.7%
2024 to 2029 Population Change	4.8%	5.5%	7.6%
2024 Total Daytime Population	14,395	86,938	227,100
Workers	8,423	32,743	120,968
Residents	5,972	54,195	106,132
2024 Workers % of Daytime Population	58.5%	37.7%	53.3%
2024 Residents % of Daytime Population	41.5%	62.3%	46.7%
<b>Household Summary</b>			
2000 Households	3,295	24,450	43,063
2010 Households	4,105	30,903	55,835
2024 Households	4,393	36,830	73,179
2024 Average Household Size	2.81	2.86	2.85
2029 Households	4,654	39,318	79,988
2023-2028 Annual Rate	1.16%	1.32%	1.80%
2000 to 2010 Household Change	24.6%	26.4%	29.7%
2000 to 2024 Household Change	33.3%	50.6%	69.9%
2010 to 2029 Household Change	13.4%	27.2%	43.3%
2024 to 2029 Household Change	5.9%	6.8%	9.3%
2010 Families	3,472	24,753	44,039
2024 Families	3,518	28,603	56,110
2029 Families	3,715	30,419	60,884
2023-2028 Annual Rate	1.10%	1.24%	1.65%
<b>Housing Unit Summary</b>			
2024 Housing Units	4,535	38,458	76,929
Owner Occupied Housing Units	81.0%	74.1%	72.4%
Renter Occupied Housing Units	19.0%	25.9%	27.6%
Vacant Housing Units	3.1%	4.2%	4.9%
<b>Owner Occupied Median Home Value</b>			
2024 Median Home Value	\$361,251	\$375,453	\$380,200
2029 Median Home Value	\$389,655	\$433,158	\$447,065
<b>Income</b>			
2024 Per Capita Income	\$52,819	\$51,525	\$51,457
2024 Median Household Income	\$112,376	\$106,611	\$106,159
2024 Average Household Income	\$152,115	\$147,699	\$147,497
Household Income Base	4,393	36,830	73,179
<\$15,000	4.3%	5.2%	4.6%
\$15,000 - \$24,999	1.8%	3.1%	2.8%
\$25,000 - \$34,999	4.9%	4.8%	4.9%
\$35,000 - \$49,999	4.1%	7.2%	7.0%
\$50,000 - \$74,999	8.1%	12.4%	13.5%
\$75,000 - \$99,999	19.3%	13.6%	13.9%
\$100,000 - \$149,999	21.9%	19.1%	18.6%
\$150,000 - \$199,999	12.7%	12.7%	13.2%
\$200,000+	22.8%	21.8%	21.5%





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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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