

# COLONY PLAZA

4811 S TEXAS 6 | MISSOURI CITY, TX 77459

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## Property Details

**Owned GLA**  
26,513 SF

**Availability**  
0 Suites | 0 SF

## Overview

- Located near the intersection of Hwy 6 (58,304 VPD) and Dulles Avenue (23,526 VPD), ensuring excellent visibility and accessibility for both businesses and consumers.
- The large and affluent trade area has experienced substantial population growth, adding 29,661 residents since the 2020 census.
- Center is fully leased and boasts strong historical occupancy averaging 96.9% over the last 10 years.

## Tenant Mix

State Farm

KUMON

STAR  
CINEMA GRILL



AutoZone



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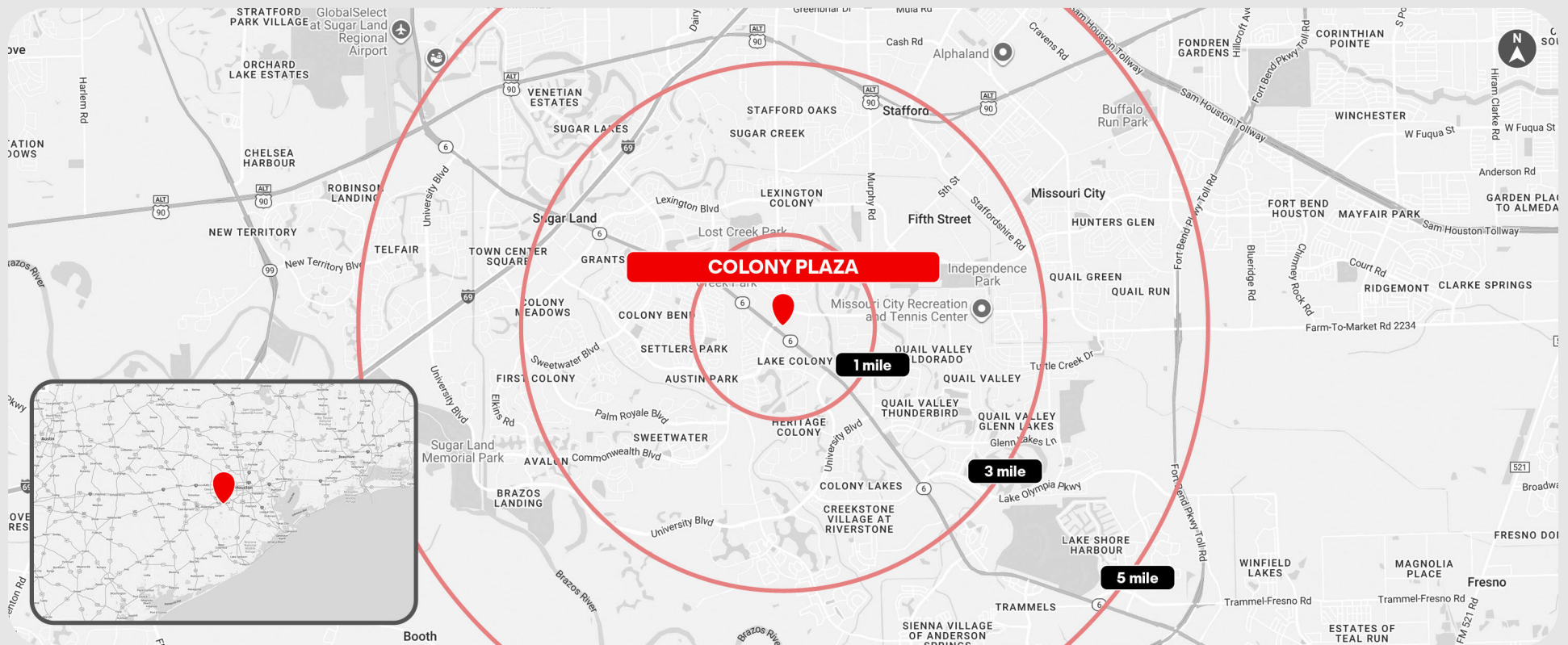
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## Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	11,062	10,030	3,795	\$148,140	\$124,530
3-MILE RADIUS	99,765	91,875	35,022	\$152,824	\$119,730
5-MILE RADIUS	221,148	224,509	76,422	\$154,386	\$119,754

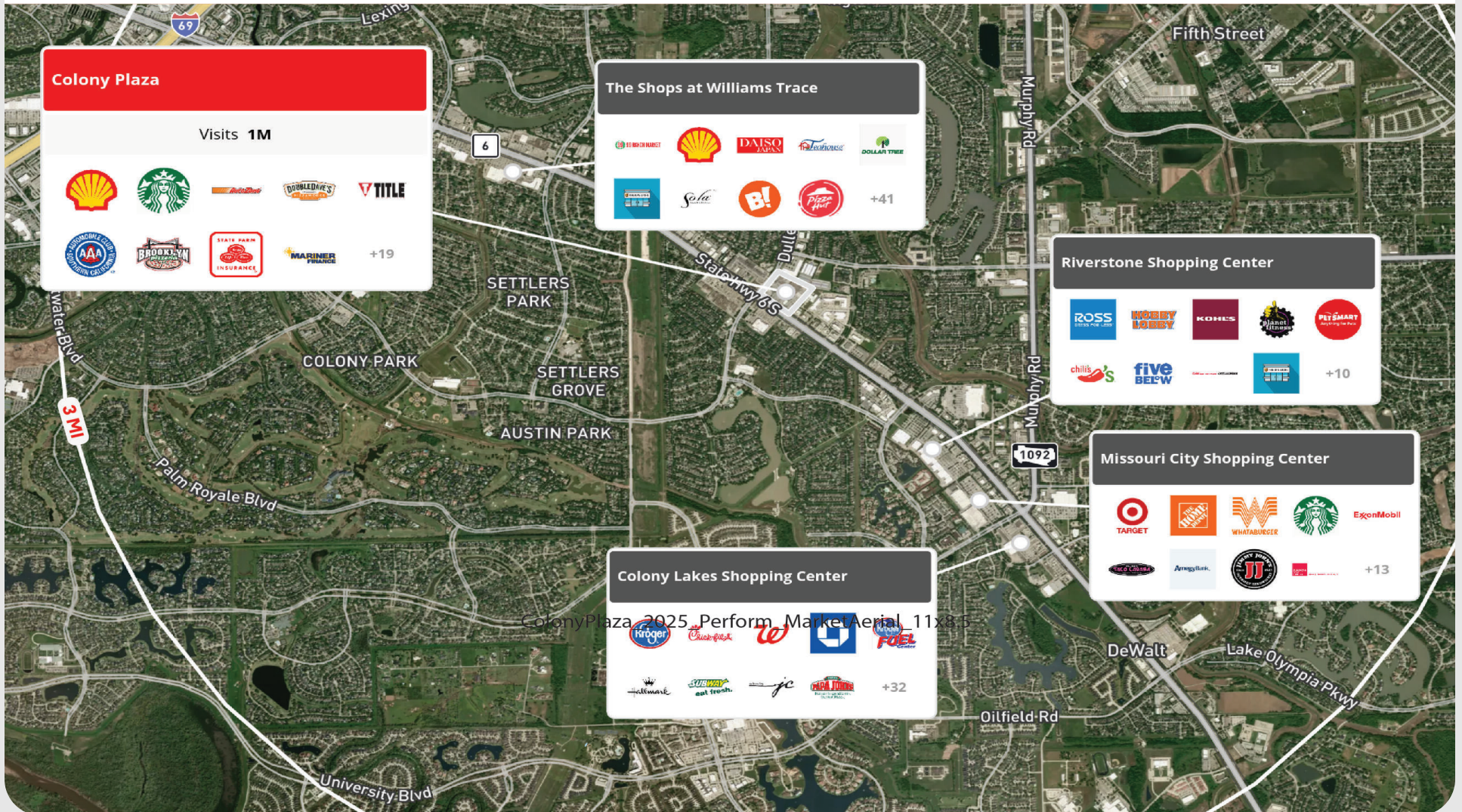


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## Market Aerial



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## Site Plan



Suite	Tenant	GLA (SF)
4729	WISHBONE PET CARE	3,400
4707	TANGRA'S DAUGHTER	2,800
4717	BROOKLYN PIZZERIA	2,060
4747	ATOMIC WINGS	2,000
4725	VISION SOURCE	2,000
4709	SOUTHWESTERN PAINT & DECOR	2,000
4751	MO CITY CRAWFISH	1,800
4715	ARICI GELATO	1,605
4755	STATE FARM INSURANCE	1,600
4741	KUMON MATH AND READING	1,400
4713	ALKALINE MARKET	1,323
4737	ETHEREAL MASSAGE	1,200
4723	PREFERRED DENTAL CARE	1,200
4711	LA ALTERATIONS	1,125
4733	E.S. NAILS SPA	1,000
REA3	F & P HOLDINGS	1
REA2	TERRAMONT REALTY	1
REA	TEXAS COLONY PLAZA	1

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## Get in Touch with Us

### Leasing

Catie Whorton

**713-568-6664**

[cwhorton@performproperties.com](mailto:cwhorton@performproperties.com)

### Pop-up & Short-term Leasing

Specialty Leasing Team

**713-714-5970**

[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)

### Property Management

Valerie Campos

**713-260-0220**

[VCampos@performproperties.com](mailto:VCampos@performproperties.com)



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