

# COLONY PLAZA

4811 S TEXAS 6 | MISSOURI CITY, TX 77459

Perform Properties

## 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

STAR  
CINEMAGRILL



AutoZone



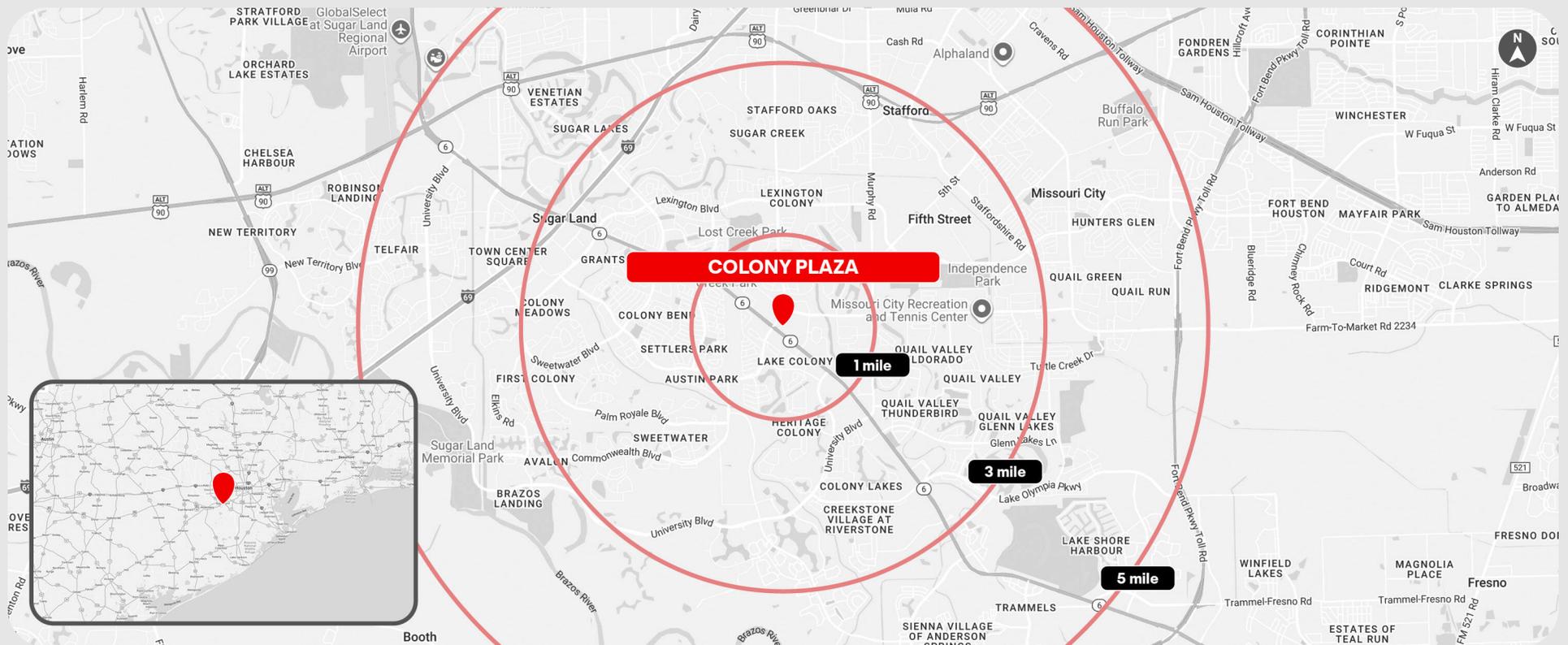
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## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	10,902	9,867	3,745	\$149,264	\$128,732
3 MILES	99,864	91,974	34,998	\$153,390	\$123,658
5 MILES	221,813	223,218	76,494	\$155,782	\$122,596

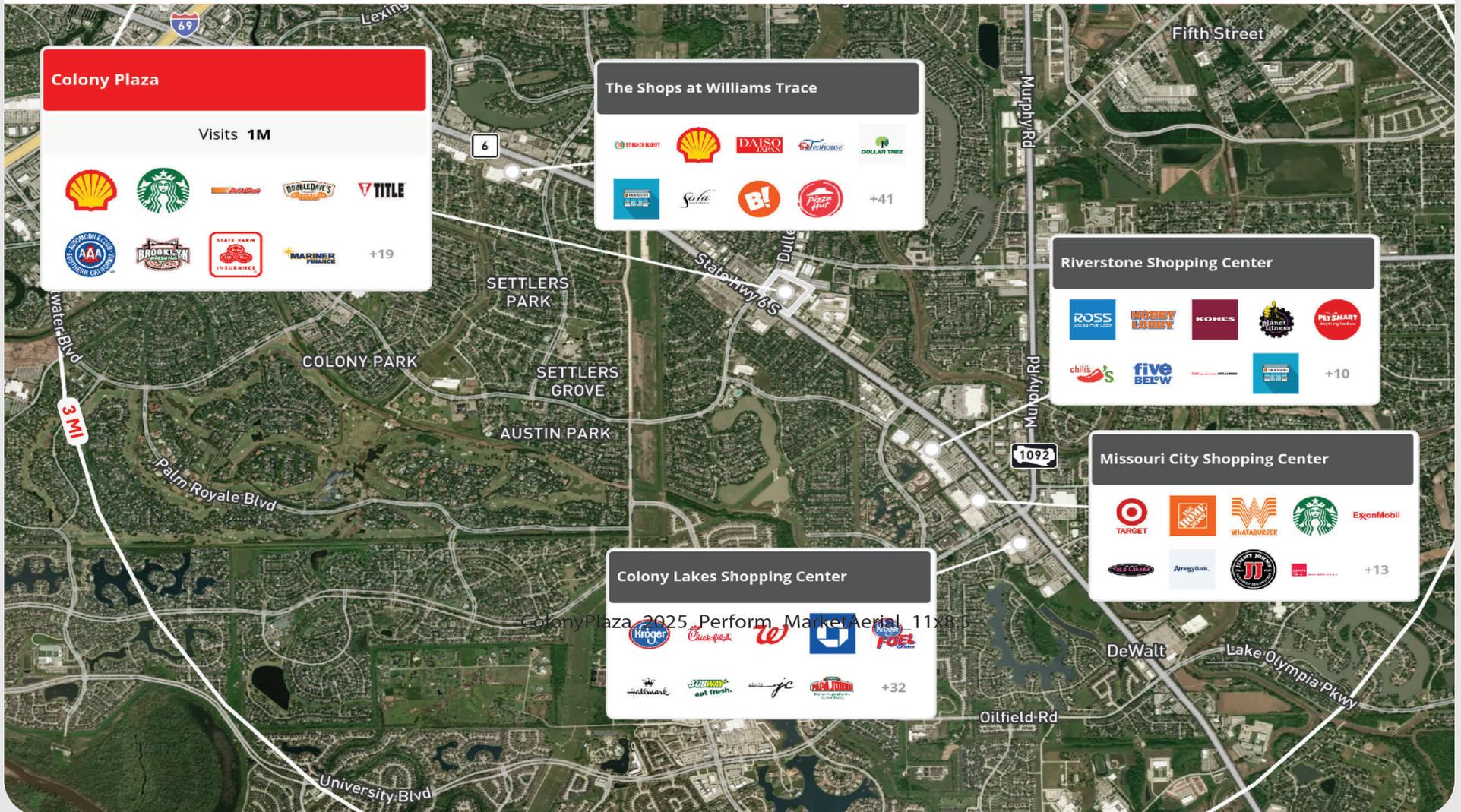


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## Market Aerial



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## Site Plan



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## Get in Touch with Us

### Leasing

Catie Whorton

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### Pop-up & Short-term Leasing

Specialty Leasing Team

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### Property Management

Sara Connelly

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