

For Sale

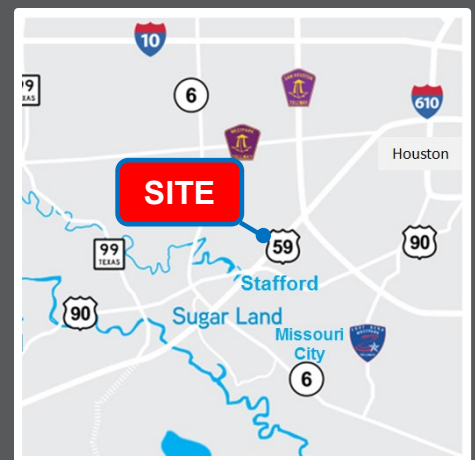
# Multi-Purpose Building

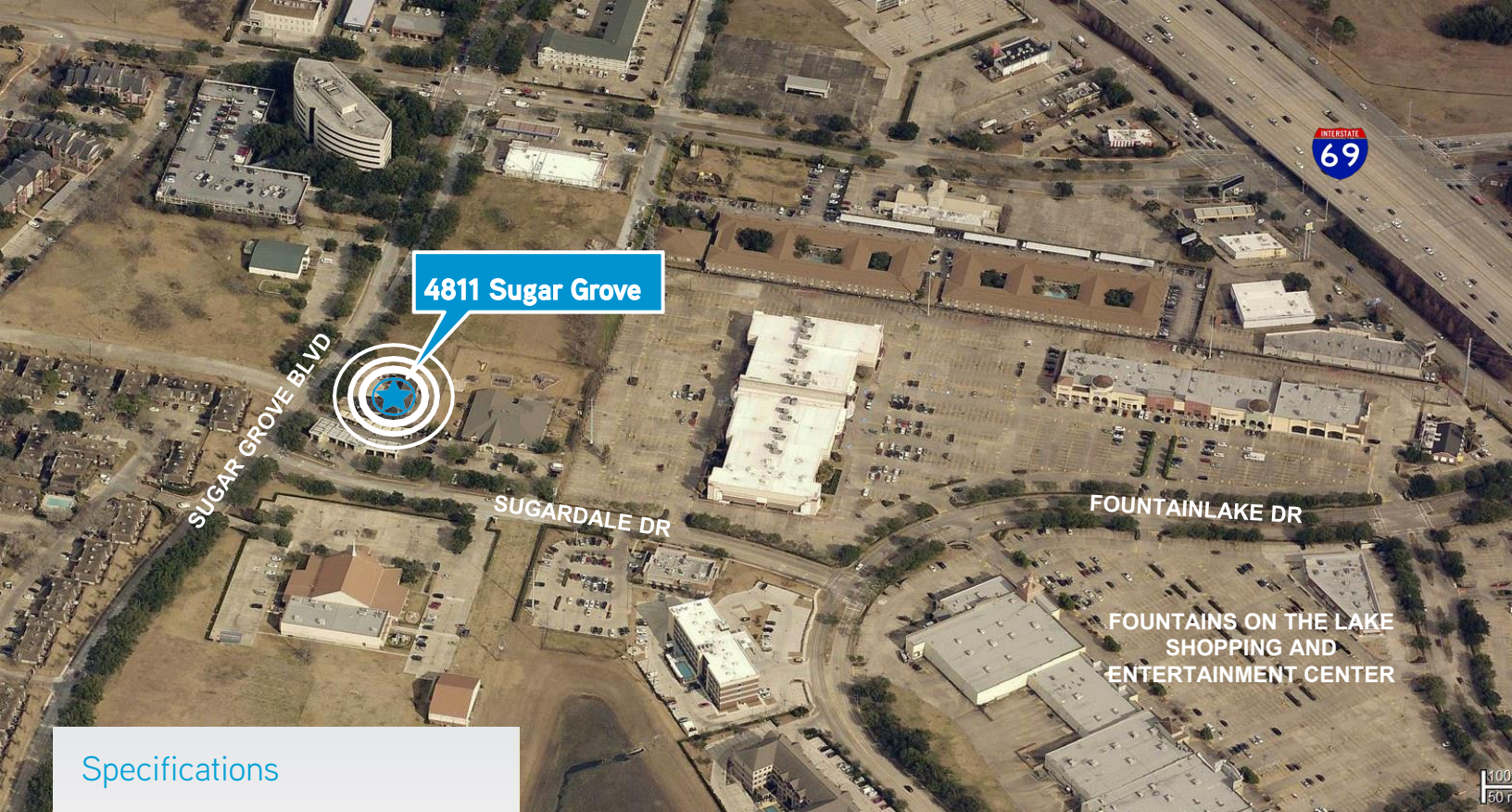
Office Space/Residence

4811 Sugar Grove Blvd  
Stafford | TX 77477

Jim Pratt  
Principal | Houston  
+1 731 830 2147  
jim.pratt@colliers.com

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4811 Sugar Grove

## Specifications

Building Size:	<b>Approx. 6,246 SF</b>
Built:	<b>2002</b>
Office Area:	<b>2,195 SF</b>
Residence:	<b>4,051 SF</b>
Enclosed Garages:	<b>2 single-car garages</b>
Construction:	<b>Brick</b>
Land:	<b>0.279 AC</b>

Surface Parking: **12 surface parking spaces in front, 10 in back; approx. 5 spaces can be added along driveway**

Flood Zone: **Zone "X" - area of minimal flood hazard**

**Seller may consider lease on office space.**

SALE PRICE:  
**\$1,149,000.00**

## 4811 Sugar Grove Blvd, Stafford | TX 77477

Originally designed as a multi-tenant building for smaller professional service firms, three of the spaces were converted into a private residence. As currently configured, there is one professional office totaling approximately 2,195 SF and a private residence which totals approximately 4,051 SF and offers the convenience of a home office while retaining a professional appearance.

The building offers a great deal of flexibility in that all or a portion of the residence can be converted into office space.

### FEATURES

- Striking architectural design in brick with stucco accents
- Efficient layout with upgraded finishes including wood and stone flooring, built-in millwork and wood trim
- Office suite available with existing furniture and phones
- Within walking distance to The Fountains, a major retail center with multiple restaurants, shops and movie theatre
- 0.5 miles from The Grid, Stafford's new premier mixed-use development
- Great access to Interstate 69 via Kirkwood Drive
- Seller will consider a short-term leaseback on the residence

Contact us:

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Principal | Houston  
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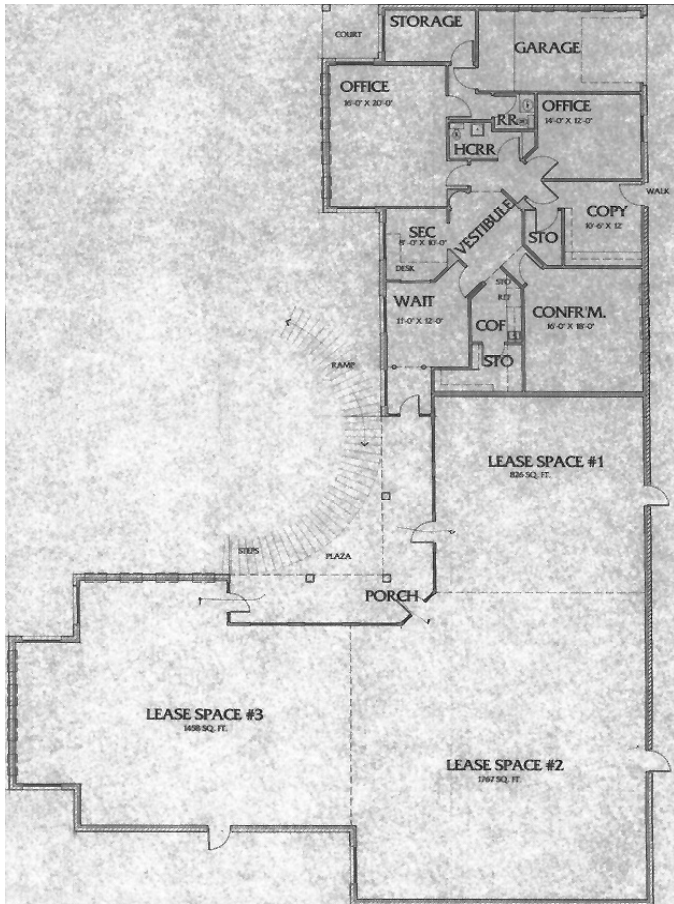
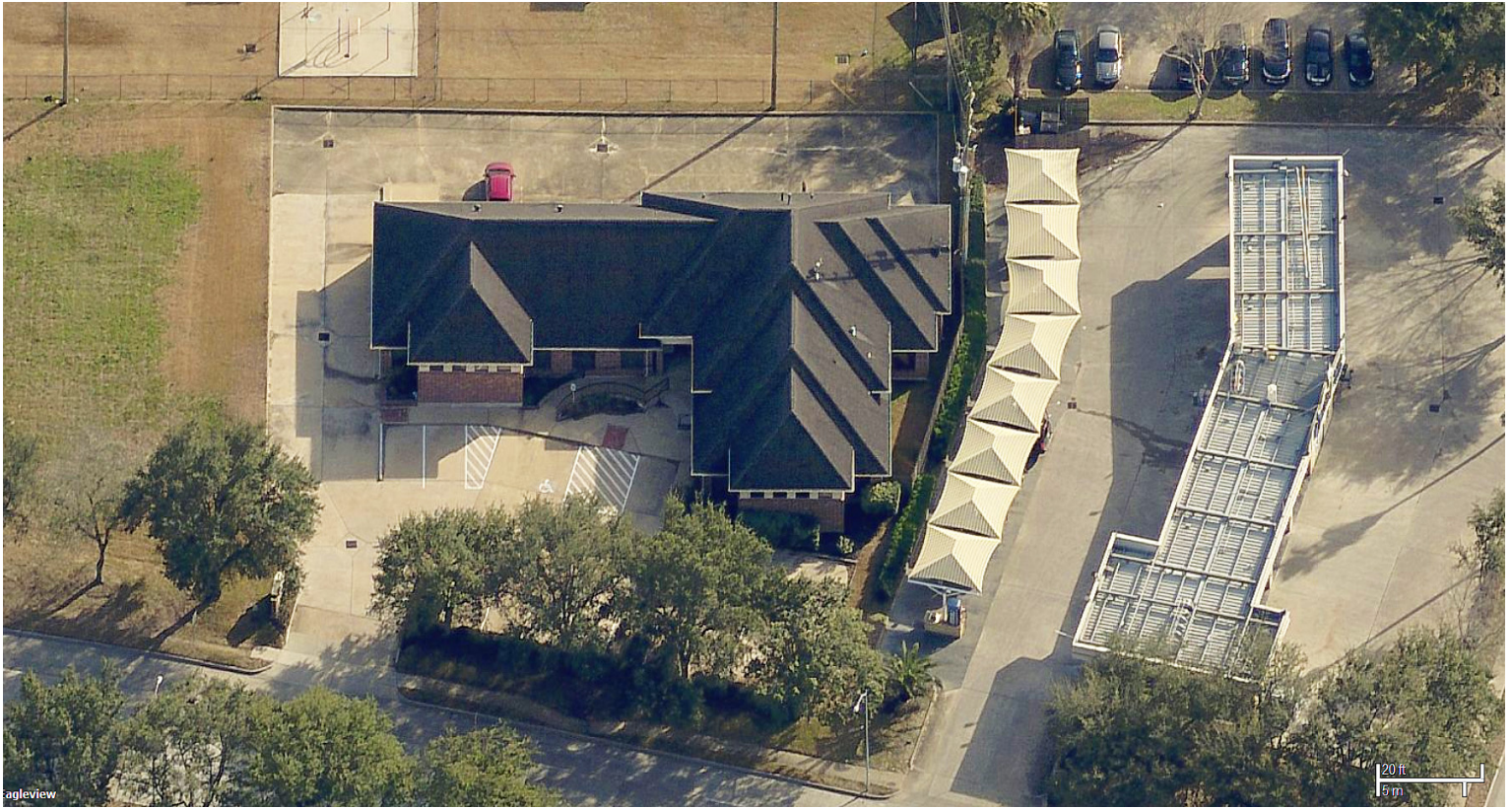
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# 4811 SUGAR GROVE BLVD > LOCATION



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# OFFICE > FLOOR PLAN AND PHOTOS



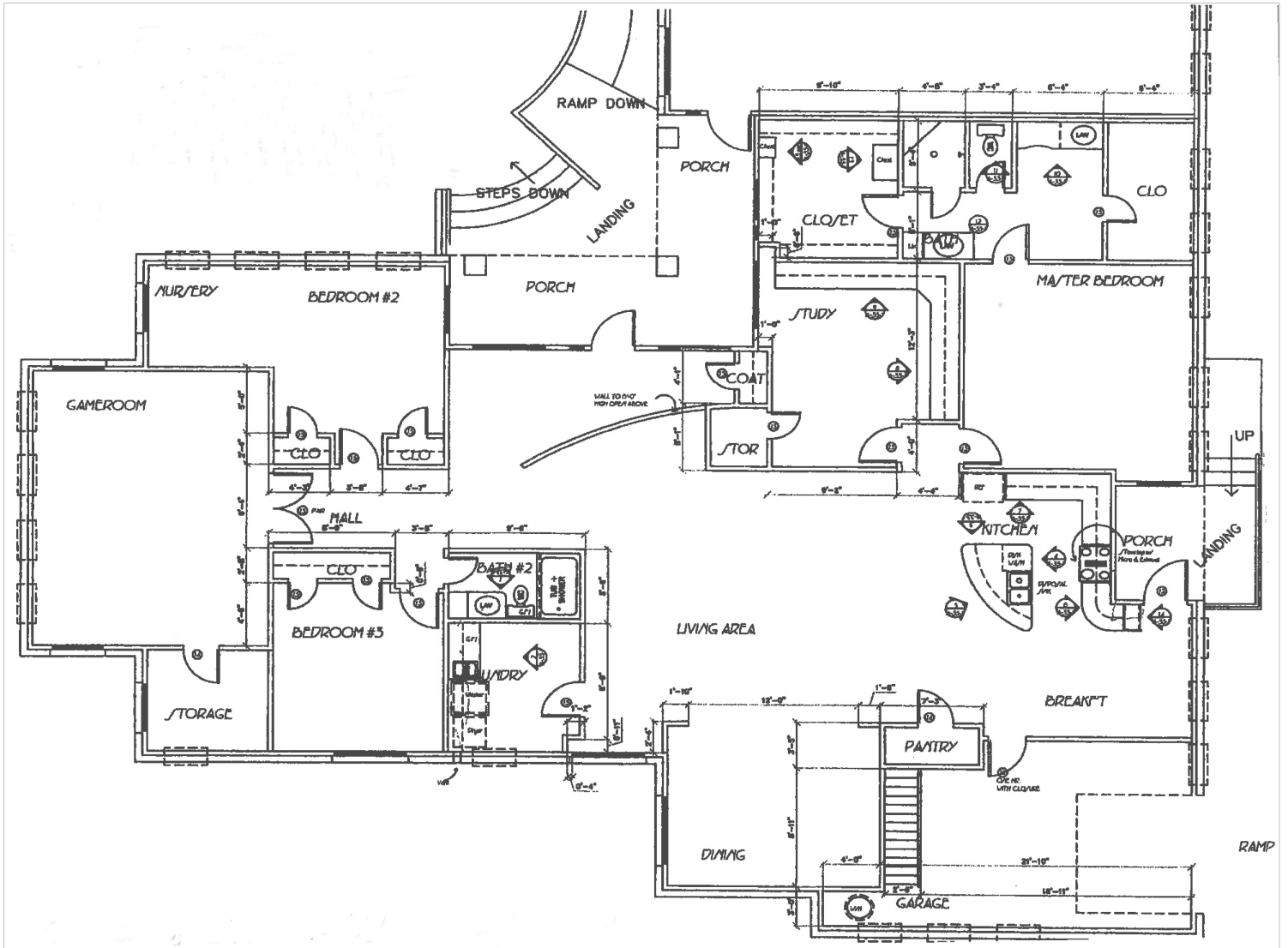
OFFICE



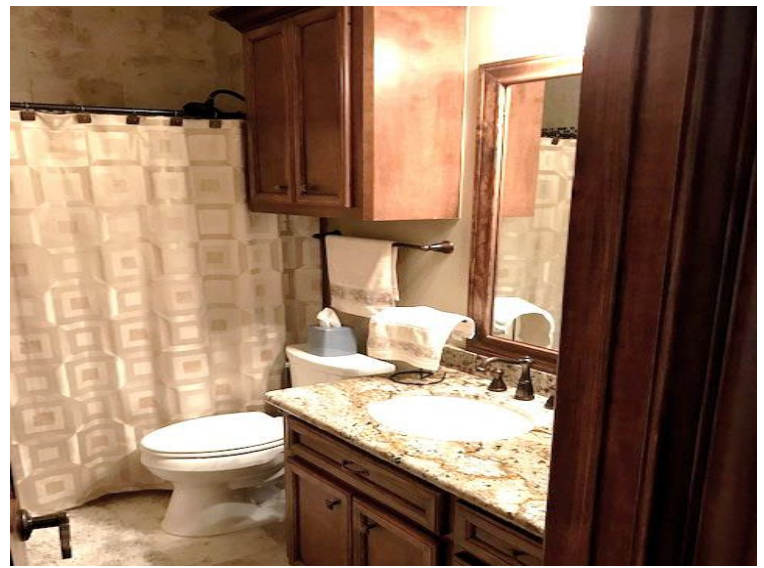
OFFICE



# RESIDENCE > FLOOR PLAN AND PHOTOS



# RESIDENCE





# RESIDENCE

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**Jim Pratt**  
Principal | Houston  
+1 713 830 2147  
jim.pratt@colliers.com

**Colliers International**  
15999 City Walk | Suite 250  
Sugar Land, TX 77479  
P: +1 281 494 4769

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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.

### 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Colliers International Houston, Inc.	29114	<a href="mailto:houston.info@colliers.com">houston.info@colliers.com</a>	713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gary Mabray	138207	<a href="mailto:gary.mabray@colliers.com">gary.mabray@colliers.com</a>	713 830 2104
Designated Broker of Firm	License No.	Email	Phone
John Patrick Duffy	604308	<a href="mailto:patrick.duffy@colliers.com">patrick.duffy@colliers.com</a>	713 830 2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James M. Pratt	355281	<a href="mailto:jim.pratt@colliers.com">jim.pratt@colliers.com</a>	713 830 2147
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date