

# ABC REALTY ADVISORS

QUALITY SERVICE TODAY... RELATIONSHIPS FOR LIFE

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**2ND GEN FORMER DENTAL SPACE 1,824 SF | FOR LEASE**



**9722 US HIGHWAY 90A, SUITES 101-207, SUGAR LAND, TX 77478**

Prime location & high visibility on Highway 90A, strategically located on a busy 8-lane Highway 90A, easily accessible to 59 SW freeway/ Highway 6

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6830 WILCREST DRIVE, HOUSTON, TX 77072 | 713-939-8181

# 9722 US HIGHWAY 90A SUITES 101-207

SUGAR LAND, TX 77478

- **LEASE SPACE(S):**
  - 104 - 950 +/- square feet available.  
Vanilla Box
  - 106 - 1,824 +/- square feet available.  
2nd Gen Dental Office
  - 108 - 1,824 +/- square feet available.
  - 205 - 2,075 +/- square feet available.  
2nd Gen
- **GROSS BUILDING(S) SF:** 25,654 SF Building
- **TENANT MIX:** The Goddard School, Subway, State Farm, 7 Days Clinic, Sugar Land Advanced OB/GYN Center, Serious About Math Learning Center, Avant Therapy
- **COMMENTS:** Highly visible site located on Highway 90 and minutes away from Southwest Freeway and Highway 6/Imperial Square and Skeeters Ballpark. Conveniently located, surrounded by both residences and corporations, such as Schlumberger.
- **EST 2018 Demographics (3 Miles):**
  - Population: 100,886
  - Households: 35,934
  - Average Income: \$78,873
- **RENTAL RATE:** Call Esmeralda for pricing



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101 AVANT THERAPY		105 7 DAYS CLINIC		106 1,824 SF (24'x 76') Former DENTAL OFFICE	FIRST FLOOR		108 1,824 SF (24'x 76')	111 THE GODDARD SCHOOL
102 SUBWAY	103 STATE FARM	104 950 SF Vanilla Box	107 S.A.M SINGAPORE MATH LEARNING CENTER		ELEVATORS LOBBY			

**LEASE SPACE(S): FIRST FLOOR**

- 104 - ±950 SF available.  
(Vanilla Box)
- 106 - ±1,824 SF available.  
(2nd Gen Former Dental Office)
- 108 - ±1,824 SF available.

**LEASE SPACE(S): SECOND FLOOR**  
 205 - ±2,075 SF available.  
 (2nd Gen)

205 2,075 SF (27.3'x 76')	SECOND FLOOR		207 SUGAR LAND OB/GYN CENTER
	206 L.V. ART GALLERY	ELEVATORS LOBBY	

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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.

Last Updated on January 22, 2018

## 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 BUYER/TENANT:** 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date