

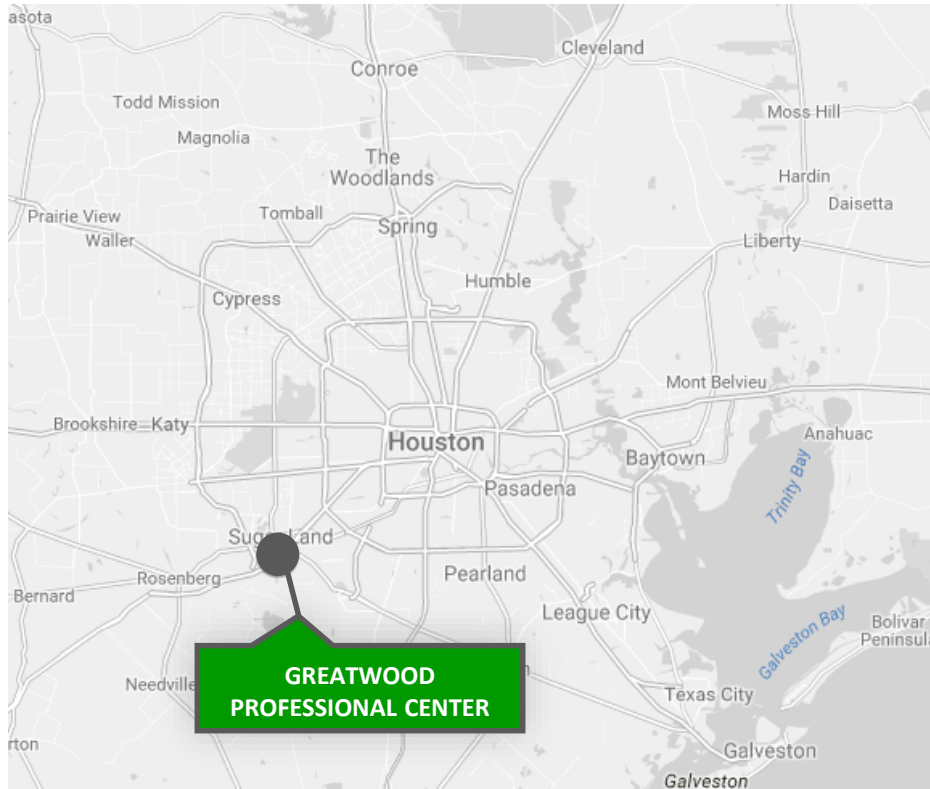


# GREATWOOD PROFESSIONAL CENTER

SOUTHWEST FWY NEAR GRAND PKWY (US-99)  
19875 Southwest Freeway, Sugar Land, TX 77479

# FOR LEASE

STEVEN T. STONE | KM REALTY  
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**GREATWOOD  
PROFESSIONAL CENTER**



## HIGHLIGHTS

- + Excellent Visibility
- + Good Daytime Traffic
- + High Income Demographics
- + Two Stories of Major Tenant Drivers
- + High Tenant Longevity, with Over 5 Tenants Since 2011

## DESCRIPTION

Size: 34,944sf Retail Center on 115,133 SF Land  
 Built: 2009  
 Parking: 138 Spaces (3.95 Spaces per 1,000sf)  
 Addtl: Monument Sign

## TRAFFIC COUNTS

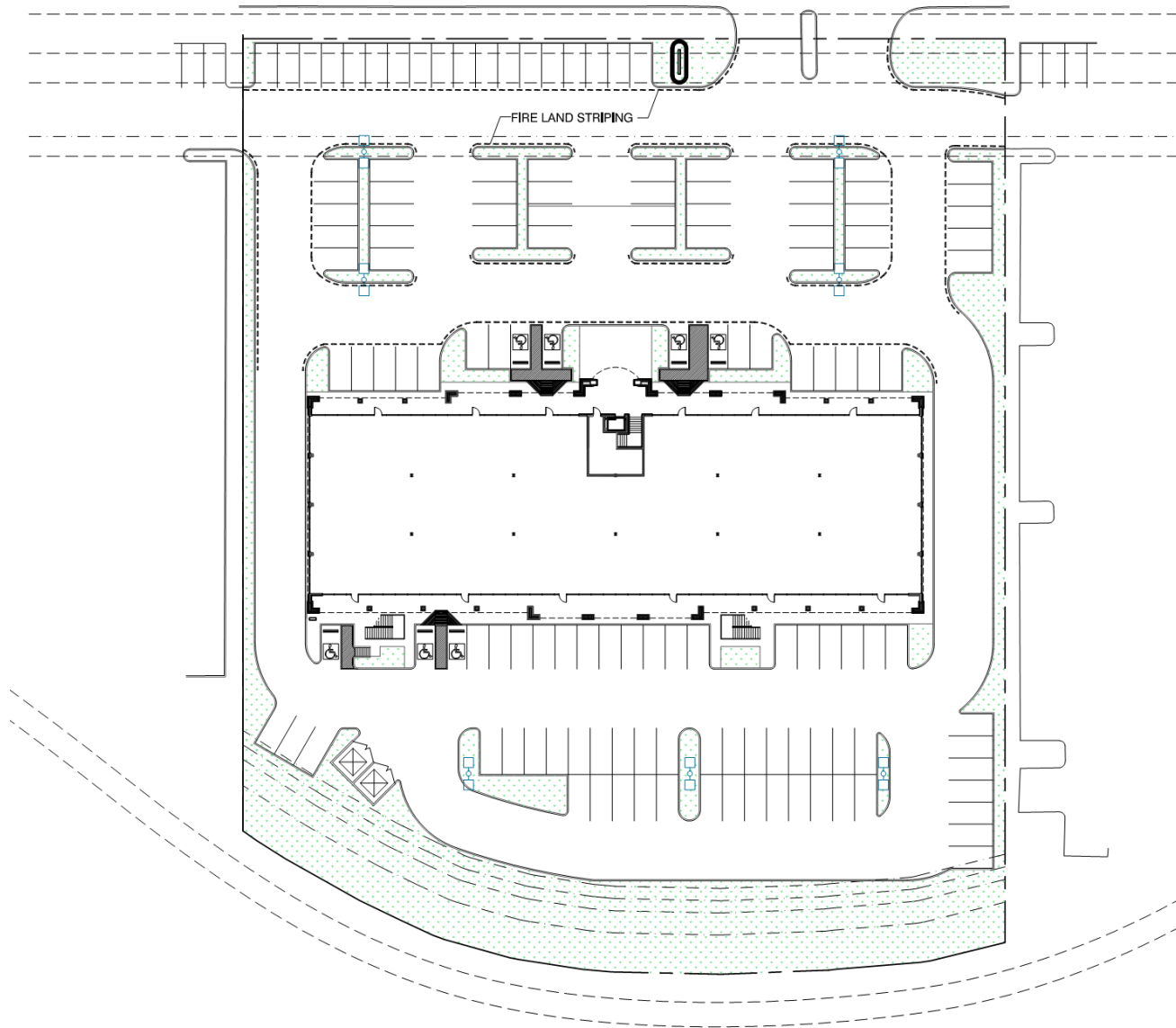
Southwest Freeway – 129,397 cars per day  
 Grand Parkway (US-99) – 34,959 cars per day

## NOTABLE CO-TENANTS



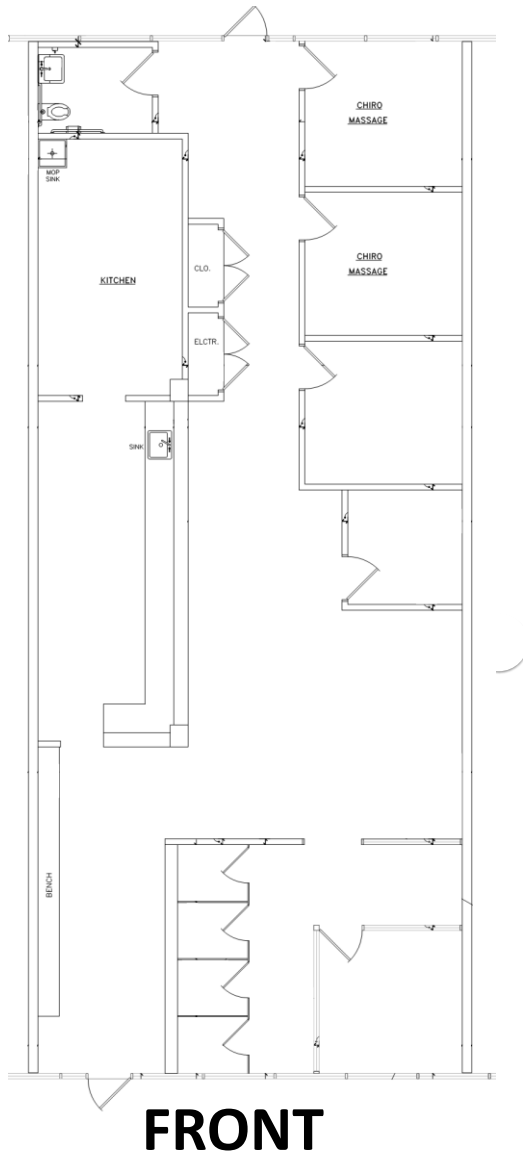
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# SITE PLAN



## TENANT KEY

#	Tenant	SF
100	Chiropractor	1,525
105	Clothing Store	1,564
110	Imaging & Sleep	4,000
120	Dentist	2,395
130	Pepperoni's	1,472
<b>140</b>	<b>AVAILABLE</b>	<b>2,266</b>
180	Optometrist	2,647
195	ShIPLEY Donuts	1,962
200	Pilates	1,103
205	State Farm	1,500
210	Dance Studio	9,016
250	Dentist	1,866
260	Medical	1,042
<b>290</b>	<b>Alchemy Fitness</b>	<b>2,586</b>

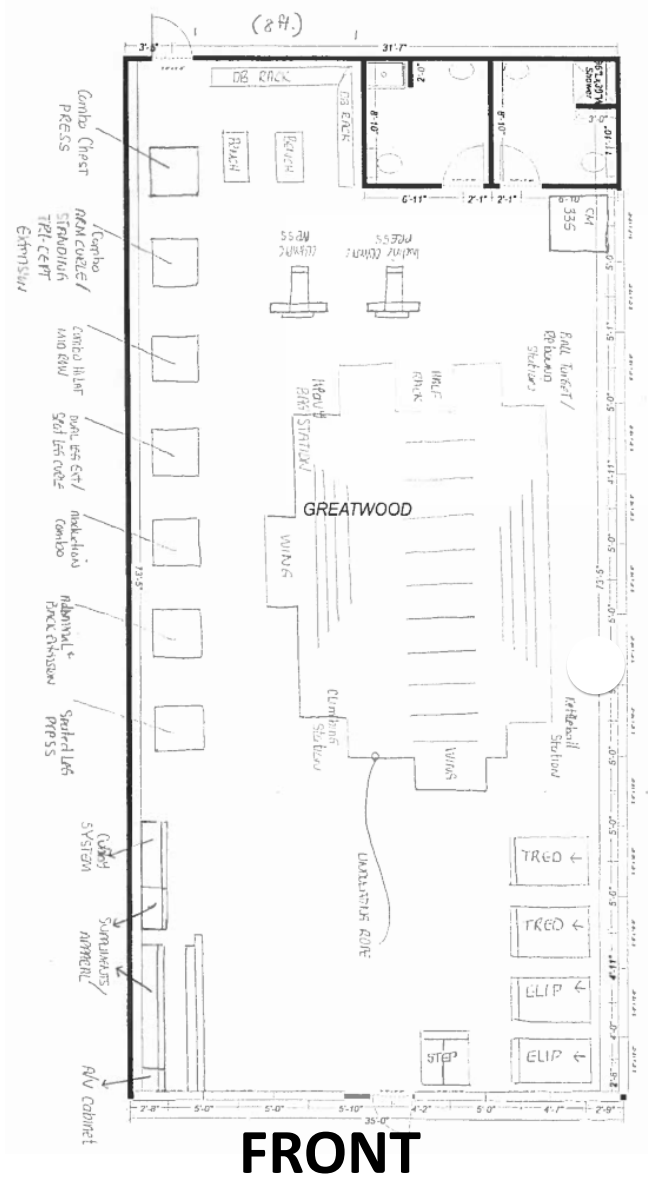


## SUITE 140; 1<sup>st</sup> Floor

Size: 2,266 SF  
Rate: Call Broker for Pricing  
Available: Immediately  
Fmr Use: Cryotherapy Clinic  
Notes: Inline



STOREFRONT



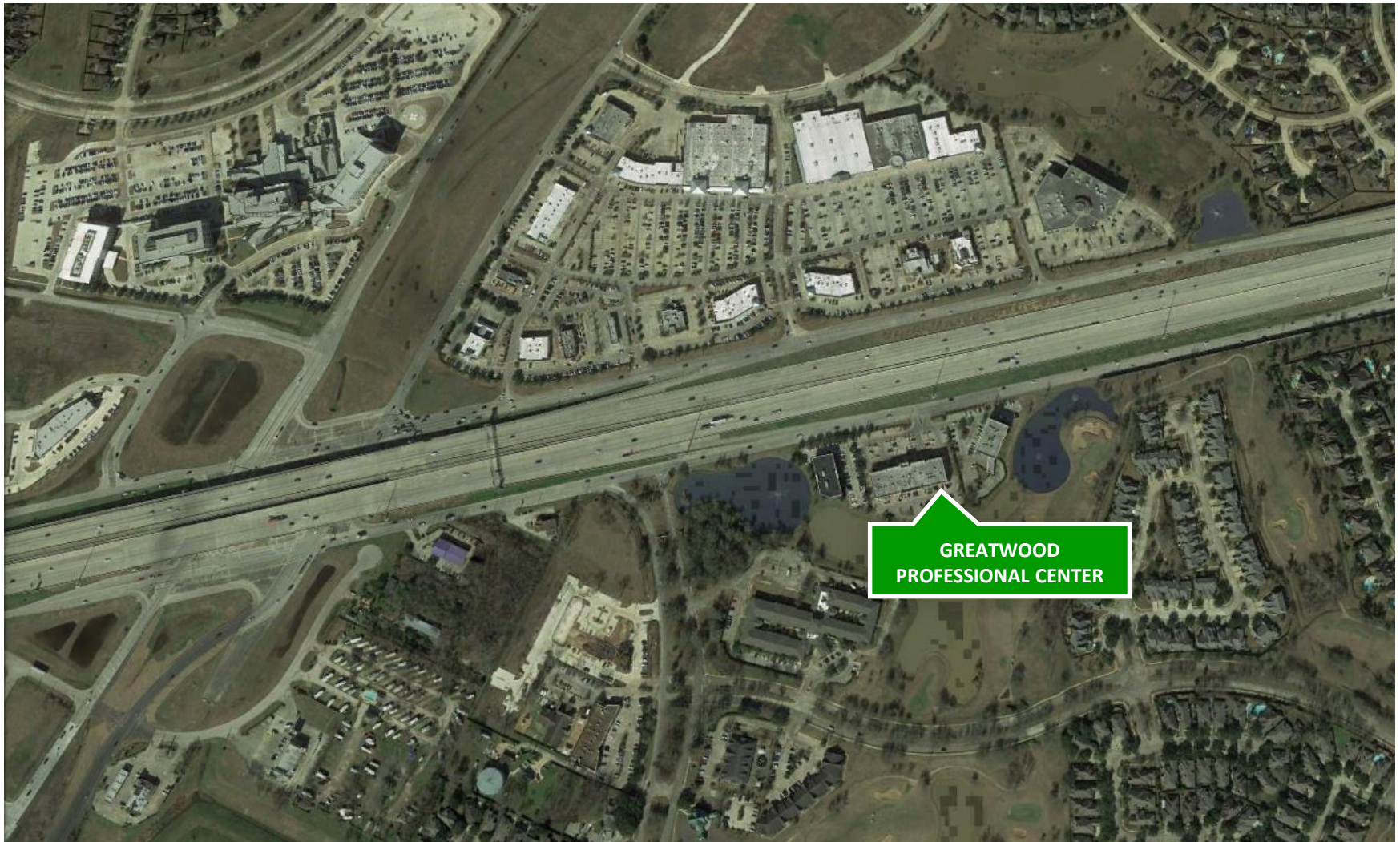
**FRONT**

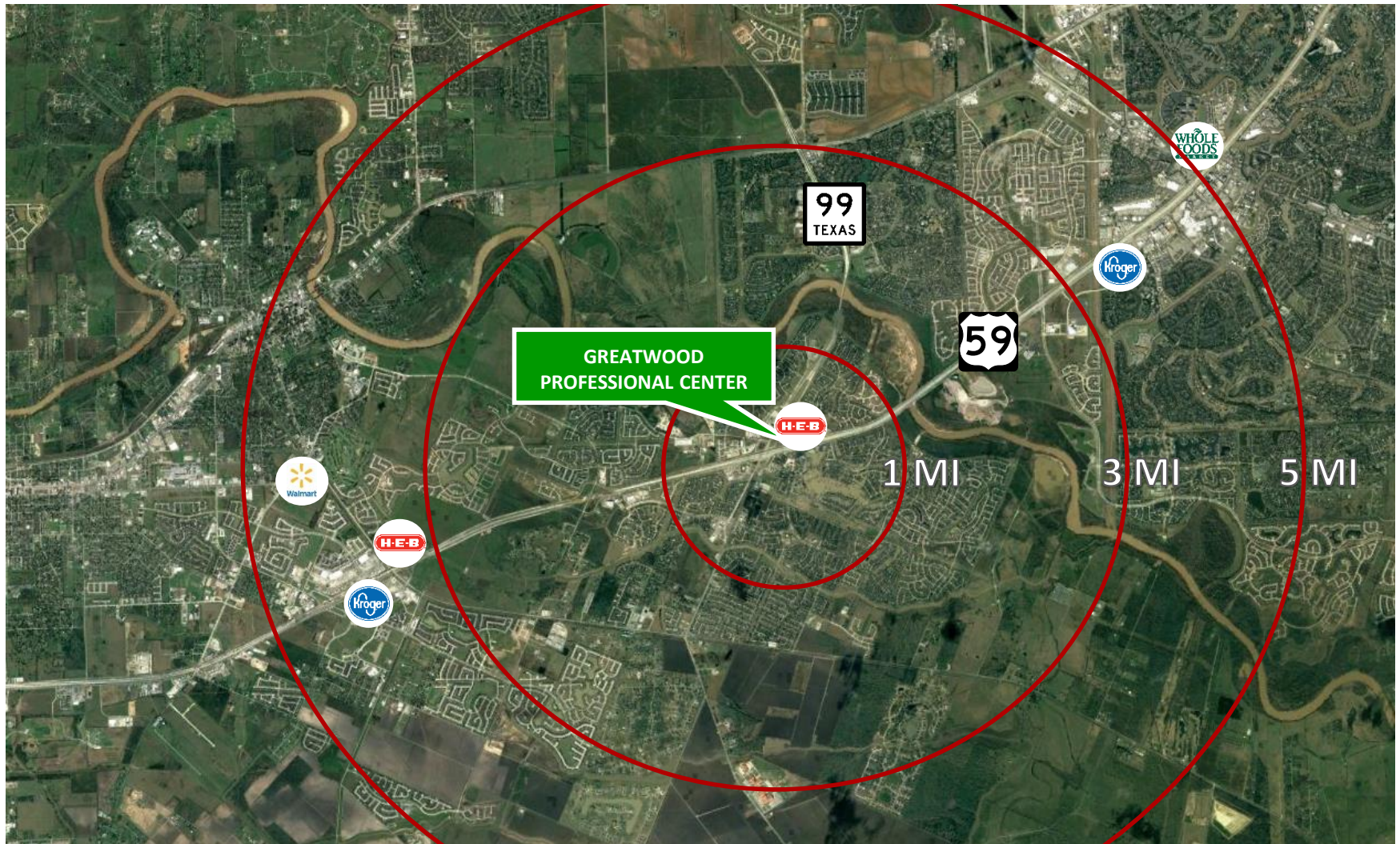
## SUITE 290; 2<sup>nd</sup> Floor

- Size: 2,586 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: Currently Alchemy Fitness
- Notes: Endcap



**STOREFRONT**





# DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2019 Population	19,380	59,133	127,790
2024 Population	22,409	67,698	147,399
Est. 5yr Growth	15.63%	14.48%	15.34%
Average Age	36.80	36.10	37.40

## 2019 Population by Race

White	10,684	30,678	66,396
Black	4,198	8,261	15,118
Am. Indian & Alaskan	88	202	462
Asian	3,998	18,470	42,739
Hawaiian & Pacific Island	9	30	69
Other	403	1,492	3,006

## Households

2019 Total Households	6,495	18,675	41,139
HH Growth 2019 – 2024	15.83%	14.48%	15.51%
Median Household Inc	\$106,052	\$120,283	\$115,060
Avg Household Inc	\$125,288	\$145,592	\$140,806
Avg Household Size	2.80	3.10	3.00
2018 Avg HH Vehicles	2.00	2.00	2.00

## Housing

Median Home Value	\$276,168	\$295,710	\$312,149
Median Year Built	2003	2000	2000

## Employment

Daytime Employment	3,381	8,629	50,803
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## TRAFFIC COUNTS



Sources: 2016 TxDOT Houston Urban Saturation Map; CoStar



# 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
    - 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.

## 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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Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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