

FOR SALE OR LEASE | MEDICAL USE
7417 Branford Place | Sugar Land | TX | 77479



BRANFORD PLAZA



Contact Us:

L. ACE SCHLAMEUS

+1 713 830 2129
ace.schlameus@colliers.com

JENNY SECKINGER

+1 713 830 2105
jenny.seckinger@colliers.com

For Sale | ± 8,400 SF
Medical Office Building
Positioned on ± 1.129 Acres

For Lease | ± 4,800 SF
Available

SALES PRICE
Contact Broker For Pricing

COLLIERS INTERNATIONAL
1233 West Loop S., Suite 900
Houston, TX 77027
+1 713 222 2111
www.colliers.com/texas

AREA DEMOGRAPHICS

5 mi radii



Population
(2018)
188,761



Projected Population
(2023)
219,132



Average Household Income
(2018)
\$140,330



Projected Average Household Income
(2023)
\$152,680



Unemployment Rate
(2018)
4.4%



Households
(2018)
74,039



Education Attainment
High school Graduate : 14%
Some College : 24%
Bachelor's / Grad / Professional Degree : 54%

PROPERTY HIGHLIGHTS

- 8,400 SF medical use center
- Available space: 4,800 SF (divisible by 2,400 SF)
- Restricted medical use only
- Located in the heart of Telfair, a vibrant master-planned community in Sugar Land, Texas
- Excellent visibility along University Boulevard
- Easy access to Hwy 59, Hwy 99, Hwy 90 and Hwy 6
- Available lease space in shell condition
- Parking Ratio: 5.0/1,000
- Build-to-Suit available parcels for office, retail or medical use

LEASE RATE:

\$26.00 - \$30.00

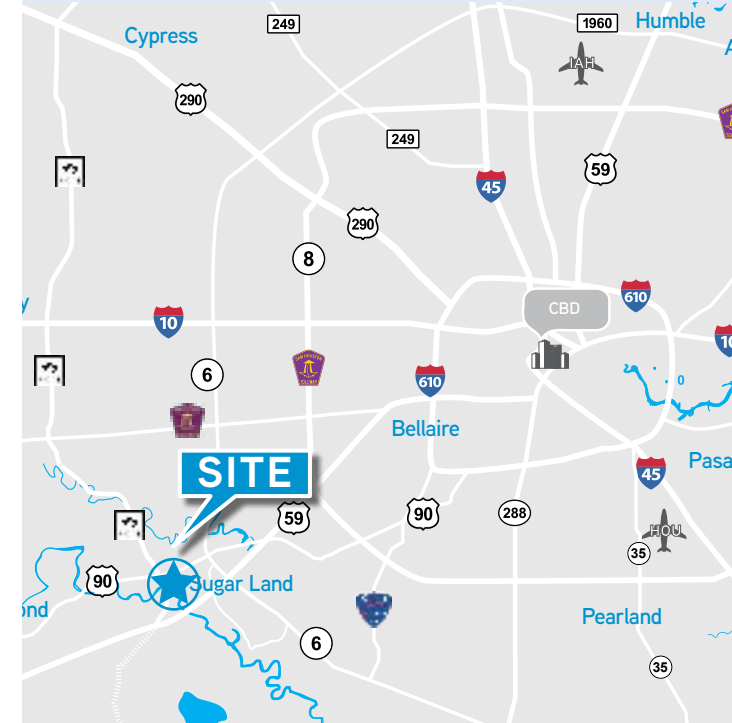
PSF + NNN

OPERATING EXPENSES

\$12.27 PSF (2020 estimate)

DEMOGRAPHICS

	1 MI	3 MI	5 MI
Total Population	11,072	81,554	188,761
Per Capita Income	\$43,775	\$51,259	\$46,436
Avg. Household Income	\$159,241	\$155,934	\$140,330
Total Households	3,019	27,872	65,042



Contact us:

L. Ace Schlameus

Senior Vice President
+1 713 830 2129
ace.schlameus@colliers.com

Jenny Seckinger

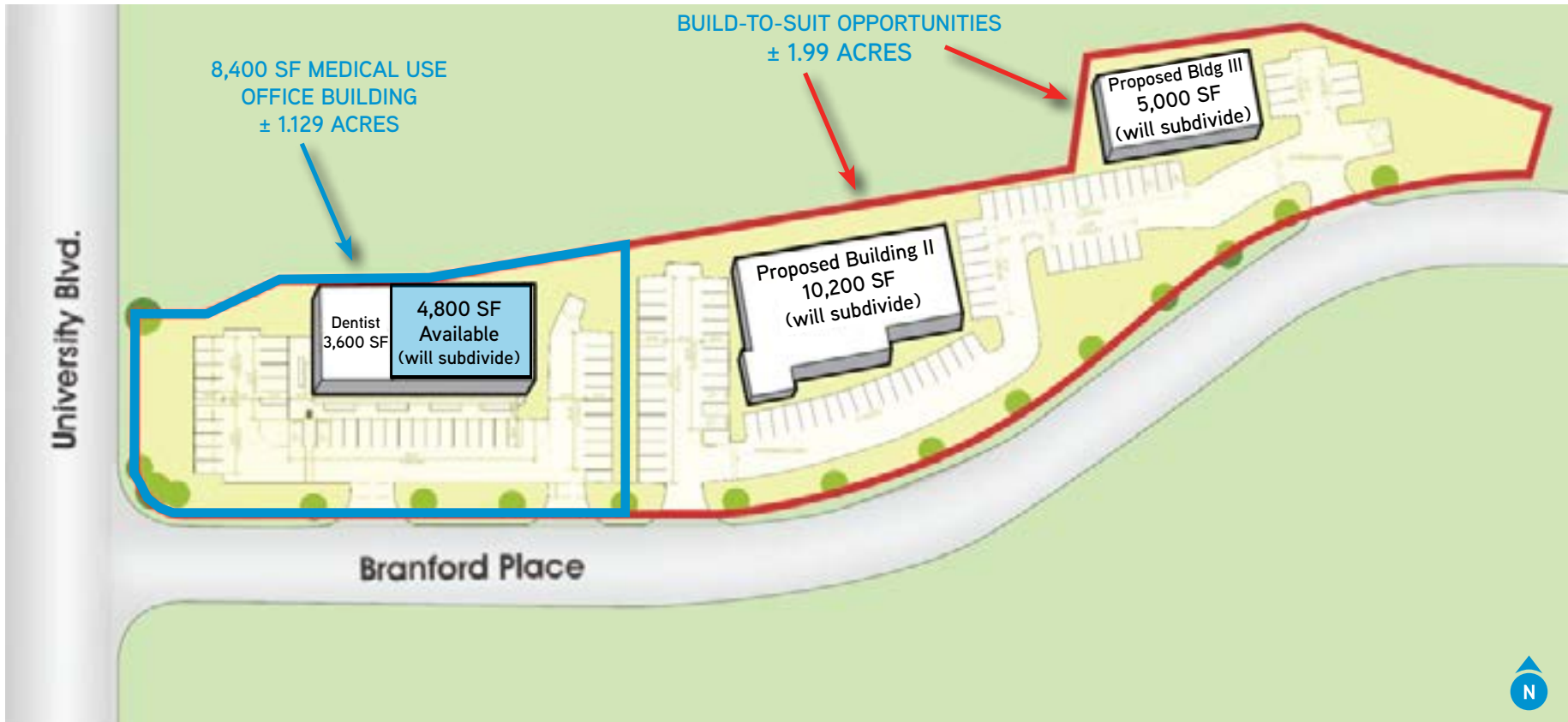
Senior Associate
+1 713 830 2105
jenny.seckinger@colliers.com

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AVAILABLE SPACE

SUITE	AREA	NOTES
200-300	4,800 SF	Will subdivide to 2,400 SF



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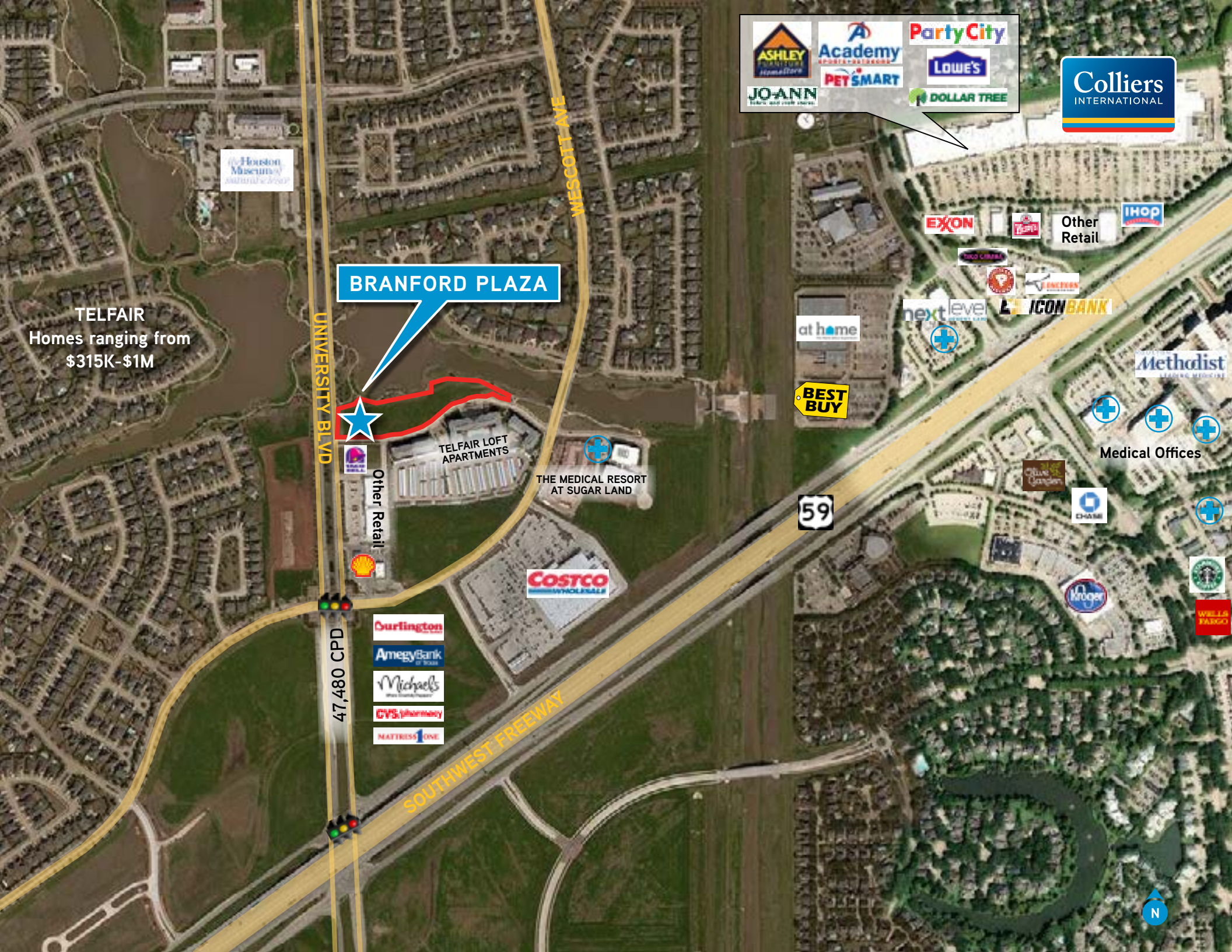
Senior Vice President
 +1 713 830 2129
 ace.schlameus@colliers.com

Jenny Seckinger

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A cluster of retail logos including: Ashley Furniture HomeStore, Academy Sports + Outdoors, Party City, Lowe's, JO-ANN, PET SMART, and DOLLAR TREE.

Colliers INTERNATIONAL

BRANFORD PLAZA

TELFAIR
Homes ranging from
\$315K-\$1M

UNIVERSITY BLVD

WESCOTT AVE

47,480 CPD

SOUTHWEST FREEWAY

59



Curlington
AmegyBank
Michaels
CVS pharmacy
MATTRESS ONE

TELFAIR LOFT APARTMENTS

THE MEDICAL RESORT AT SUGAR LAND

COSTCO WHOLESALE

EXXON

Other Retail

IHOP

TRIO CEMEX



ENERGY

next level



ICON BANK

at home



BEST BUY

Methodist



Medical Offices

Office of the Comptroller



CHASE

Kroger



WELLS FARGO



FOR SALE OR LEASE

Branford Plaza

7417 BRANFORD PLACE, SUGAR LAND, TX 77479

Lukin Family Dentistry

Lukin Family Dentistry

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JENNY SECKINGER
713 830 2105
jenny.seckinger@colliers.com

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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

houston.info@colliers.com

(713) 222-2111

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

License No.

Email

Phone

Gary Mabray

138207

gary.mabray@colliers.com

(713) 830-2104

Designated Broker of Firm

License No.

Email

Phone

Patrick Duffy

604308

patrick.duffy@colliers.com

(713) 830-2112

Licensed Supervisor of Sales
Agent/Associate

License No.

Email

Phone

Larry Ace Schlameus

481562

ace.schlameus@colliers.com

713-830-2129

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date