

MEDICAL OFFICE FOR LEASE



SWEETWATER PROFESSIONAL CENTRE

4660 SWEETWATER BLVD | SUGAR LAND, TX 77479

825 TOWN & COUNTRY WAY, SUITE 1200, HOUSTON, TX 77024 | 281-367-2220 | JBEARDCOMPANY.COM

PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Excellent and convenient location for Office, Medical, and Professional use.
- High traffic count. Ample parking. On Site Management. 24 hour controlled access.
- Located ½ mile east of Highway 59. Close proximity to Sugar Land Town Center, First Colony Mall, Houston Methodist Sugar Land Hospital and Medical Offices, and AMC Theatres. Adjacent to Kroger, Sweetwater Plaza, and various retail stores and restaurants. Conveniently located near First Colony neighborhood.
- New ownership committed to enhancing property and supporting tenants.



ASSET OVERVIEW



OFFERING SUMMARY

ADDRESS	4660 Sweetwater Blvd Sugar Land, TX 77479
LEASE RATE	Call for Pricing
AVAILABLE SPACE	806 - 1,394-SF
PROPERTY TYPE	Medical Office
YEAR BUILT	2006
BUILDING SIZE	34,430 SF
BUILDING CLASS	B
BUILDING HEIGHT	3 Stories
PARKING	120 Surface Parking Spaces

AVAILABLE SPACES

LEASE TYPE	NNN	LEASE TERM/LEASE RATE	Call for Pricing
TOTAL SPACE	806 - 1,394 SF	T.I.	Negotiable

SUITE	SIZE (SF)	TYPE	LEASE TYPE	DESCRIPTION
130	1,394	Medical Office/Professional	NNN	Now Available
180	806	Medical Office/Professional	NNN	Now Available
250	947	Medical Office/Professional	NNN	Now Available





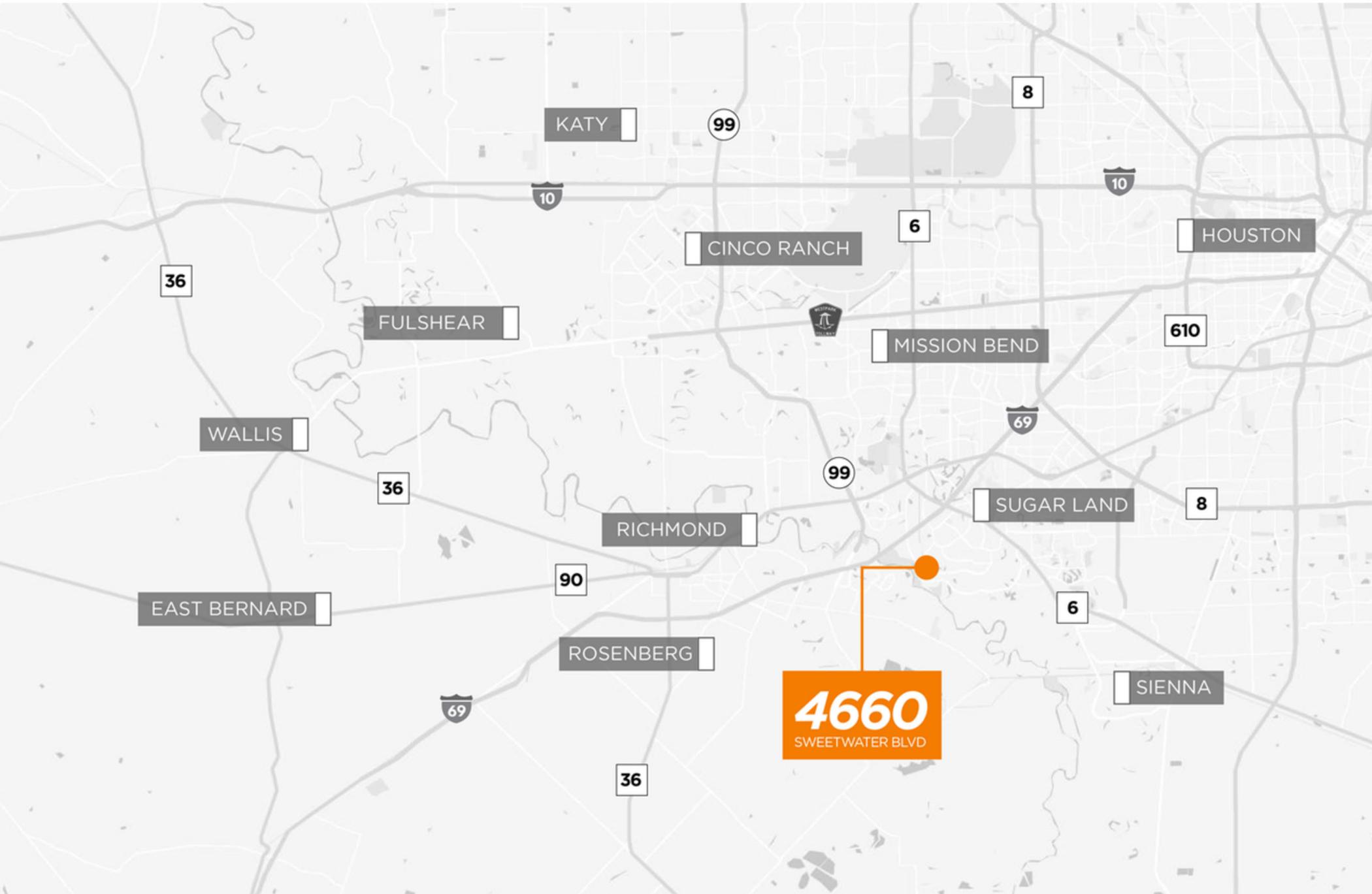
INTERIOR PHOTOS - SUITE 180



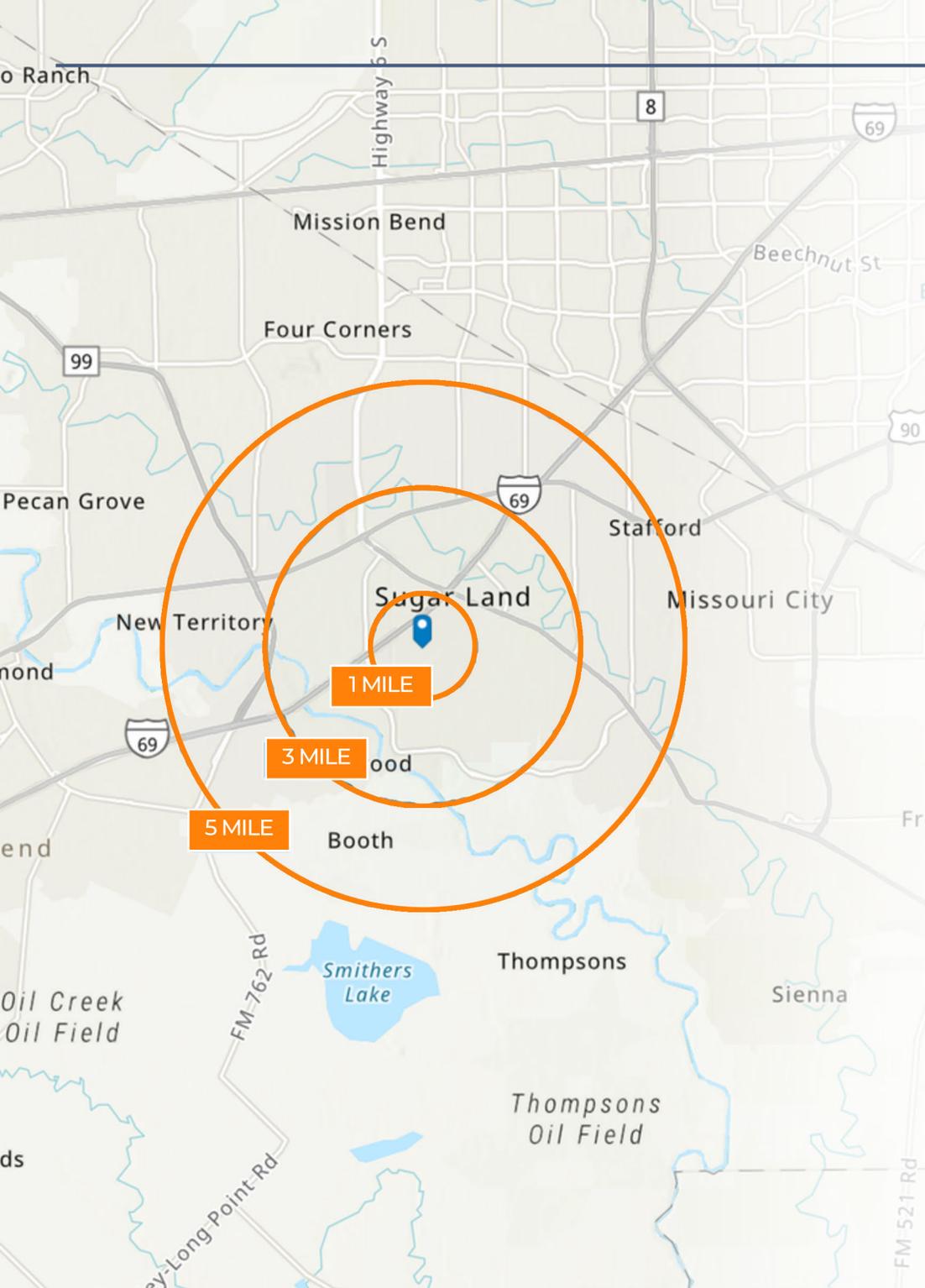
SURROUNDING AMENITIES



PROPERTY LOCATION



DEMOGRAPHICS



METRIC	1 Miles	3 Miles	5 Miles
Population Summary			
2025 Total Population	10,614	73,227	494,999
2025 Total Daytime Population	21,942	90,576	217,883
Workers	16,365	52,600	119,322
Residents	5,577	37,976	98,561
Household Summary			
2025 Average Household Size	3.12	3.19	3.26
2030 Average Household Size	3.08	3.15	3.23
2025 - 2030 Annual Rate	1.4%	1.5%	1.7%
Housing Unit Summary			
2025 Housing Units	4,223	27,129	71,320
Owner Occupied Housing Units	68.3%	78.4%	73.5%
Renter Occupied Housing Units	31.7%	21.6%	26.5%
Income			
2025 Household Income Base	3,966	25,991	68,041
Average Household Income	\$174,155	\$187,585	\$161,362
Median Household Income			
2025	\$133,794	\$146,243	\$121,771
2030	\$149,059	\$161,390	\$134,569
Per Capita Income			
2025	\$64,438	\$66,628	\$56,294
2030	\$69,903	\$71,926	\$61,262



SUGAR LAND - MARKET OVERVIEW

Sugar Land is a city in Fort Bend County, Texas, and is located approximately 20 miles southwest of downtown Houston. Sugar Land is a populous suburban municipality centered around the junction of Texas State Highway 6 and U.S. Route 59. Sugar Land was ranked as one of the “Top Cities in Texas” for business relocation and expansion by both Outlook Magazine and Texas Business.

Sugar Land holds the headquarters to CVR Energy, Western Airways, Nalco Champion’s Energy Services division, Schlumberger (an oil services company that has a 33 acre campus with over 250,000 square feet of Class A office space and a 100,000 square foot amenity building), Minute Maid and BMC Software. Sugar Land also has a large number of international energy, software, engineering and product firms.



MARKET OVERVIEW

KEY FACTS



INCOME



BUSINESS



EDUCATION



EMPLOYMENT TRENDS

CIVILIAN LABOR FORCE

SUGAR LAND AREA	FORT BEND COUNTY	GREATER HOUSTON MSA
157,789	721,377	5,979,215

EMPLOYED

SUGAR LAND AREA	FORT BEND COUNTY	GREATER HOUSTON MSA
96,163	446,697	3,733,387

UNEMPLOYED

SUGAR LAND AREA	FORT BEND COUNTY	GREATER HOUSTON MSA
3.9%	3.7%	4.3%

WORKFORCE ANALYSIS



TOP EMPLOYERS



FOR MORE INFORMATION:

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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.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date