

GREATWOOD PROFESSIONAL CENTER

7002 Riverbrook
Sugar Land, TX 77479

Suburban Southwest Houston

OFFICE FOR SALE

\$4,327,000

6.78% CAP RATE



18,260 SF BUILDING – 100% LEASED



HIGHLIGHTS

- 18,260 SF TOTAL ON 1.76 +/- ACRES
- 10 MEDICAL / PROFESSIONAL TENANTS:
 - + PROFESSIONAL COUNSELING
 - + MEMBER ONLY FITNESS CENTER
 - + HOMEOWNER ASSN. SERVICES
 - + INTEGRATIVE MEDICINE CLINIC
 - + CHILDREN & FAMILY THERAPY
 - + PROFESSIONAL IT & AUTOMATION
 - + FAMILY THERAPY (2)
 - + PSYCHIATRIC SERVICES
 - + AVAILABLE 971 sf- SELLER GUARANTEED
- 3 TENANTS IN PLACE 10+ YEARS, AND 2 TENANTS FOR 5-7 YEARS
- BUILT IN 2000; NEW ROOF 2019
- CONCRETE, WELL-LIT PARKING 64 SPACES, 3.5:1,000SF RATIO

EXCLUSIVELY LISTED BY MARTY MCADAMS & VALERIE STAPLES

Nov 24, 2025

MCADAMS ASSOCIATES BROKERAGE

martymcadams@aol.com

832-483-7393

vsstaples@comcast.net 281-610-7401

GREATWOOD PROFESSIONAL CENTER SURROUNDED BY HIGH QUALITY HOMES, RETAIL & MEDICAL



GREATWOOD PROFESSIONAL CENTER



A. ENTRANCE MONUMENT SIGN



B. SPACIOUS, ALL CONCRETE, WELL LIT PARKING



C. FRONT OF CENTER



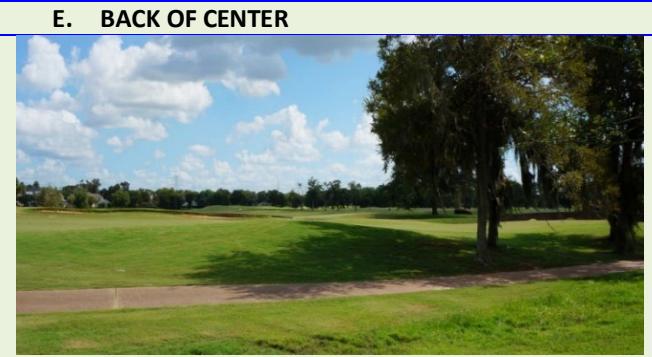
D. FRONT OF CENTER



E. BACK OF CENTER

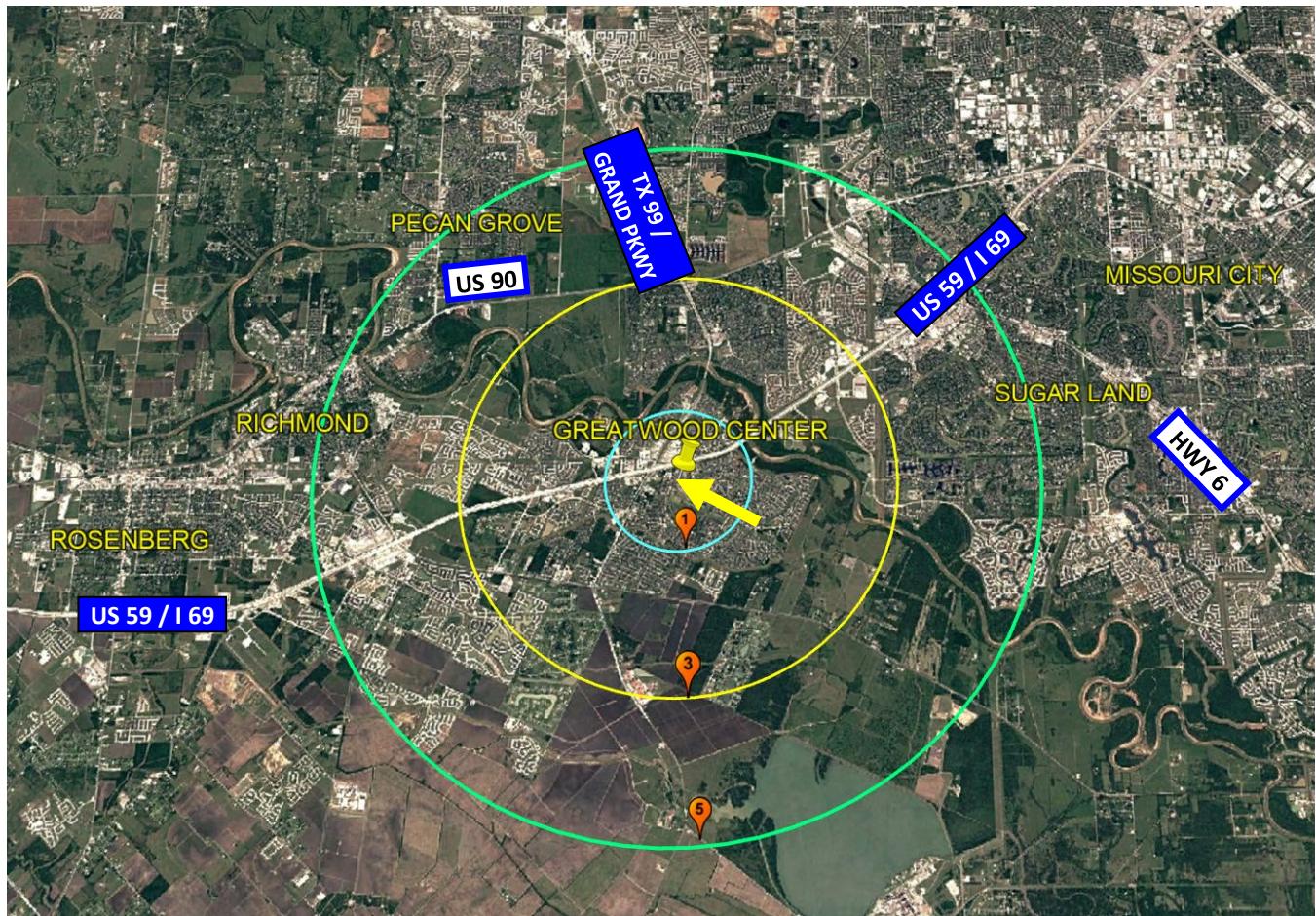


F. BACK OF CENTER



G & H – GREATWOOD GOLF COURSE VIEWS OUT BACK WINDOWS

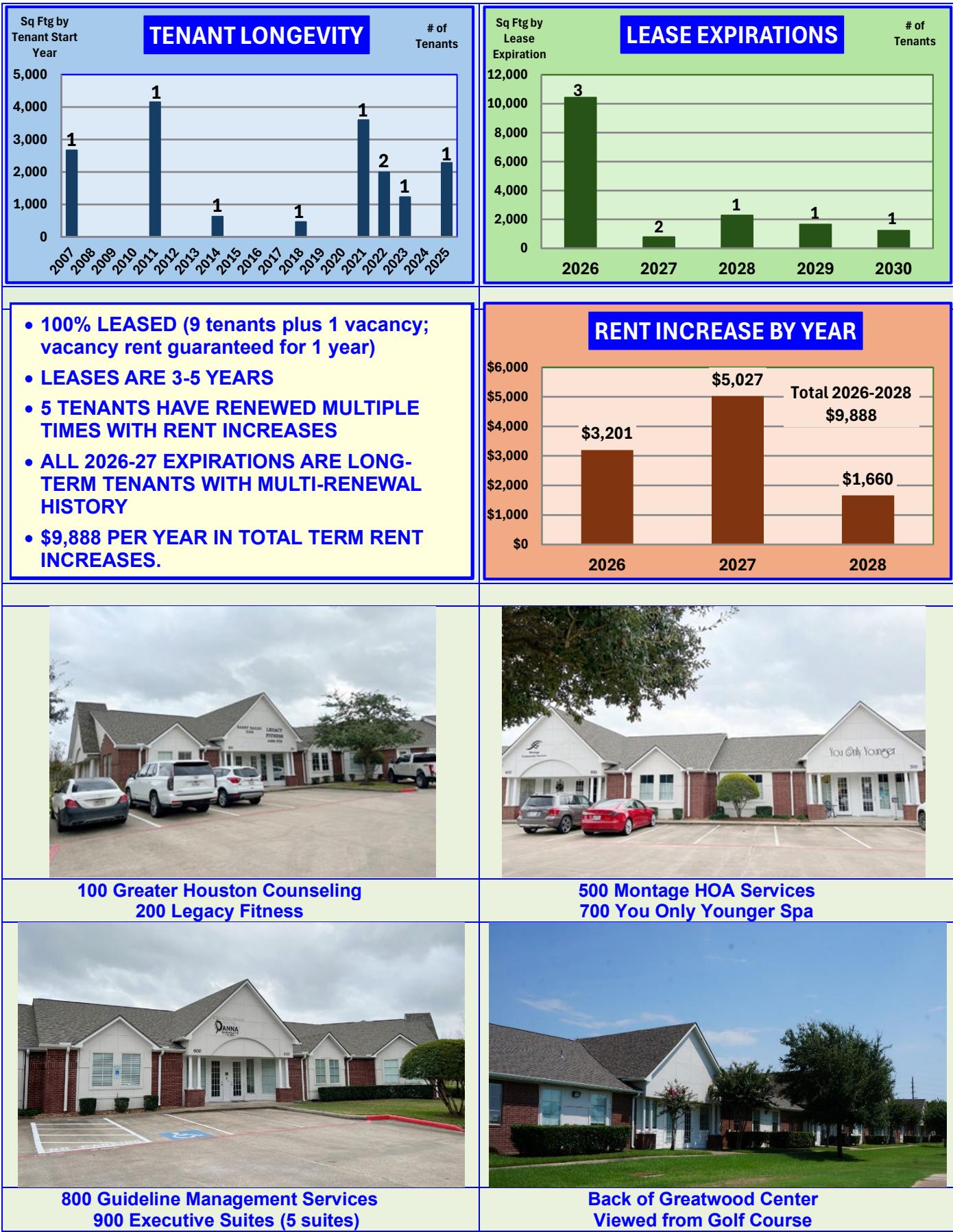
GREATWOOD PROFESSIONAL CENTER IN HEART OF AFFLUENT POPULATION GROWTH



RADIUS FROM: 7002 Riverbrook Sugar Land, TX 77479	1-Mile	3-Mile	5-Mile
2025 Population	11,406	65,945	163,003
2010-2025 Population Growth	21%	36%	49%
2025 Population Density per Sq. Mile	3,490	2,150	1,052
2025 Households	3,886	22,949	55,312
2025 Total Families	3,276	18,120	44,487
2025 Families as % of HH	84%	79%	80%
2025 Median HH Income	\$154,813	\$127,584	\$123,003
2025 Average HH Income	\$164,392	\$157,621	\$154,494
2025 Owner Occupied Homes	3,371	19,124	45,080
2025 Owner Occupied Homes %	87%	83%	82%
2025 Renter Occupied Housing %	13%	17%	18%
2025 Owner Home Value Median	\$366,939	\$366,458	\$371,315
2025 % Homes Built Since 2000	58%	70%	69%
2025 % HH Moved in 2000 or later	92%	96%	95%
2025 Daytime Population	11,635	59,763	144,778
Pop. > 25 Y.O. Bachelor's Degree +	69%	61%	57%
White Collar Jobs %	88%	80%	80%

- Greatwood at crossroads of two major highways:
 - + US 59 / I-69 (Southwest Fwy)
The major SW Houston route
 - + TX 99, Grand Parkway
Gateway to all points north; and expanding to the south.
 - + Region is home to major medical and retail
 - + Rapid residential growth entire southwest area
- Greatwood in 3 Miles
 - + 65,000+ Population
 - + 22,000+ Households
 - + 79% Families in households
 - + 36% 15-year population growth
- Top-tier incomes
 - + \$127,000+ Median
 - + \$157,000+ Average
- Highly educated/ Good Jobs
 - + Over 61% bachelor's degree or higher for 25+ year-olds
 - + 80% White collar jobs

GREATWOOD PROFESSIONAL CENTER TENANT LEASE TERMS



10 TENANT SPACES SERVICING UPSCALE SUBURBAN MARKET



STE 100	GREATER HOUSTON COUNSELING CENTER Tenant since 2022. Licensed counseling and therapy services for adults, children, and families. Current term runs through November 2029.
1,660 SF	
STE 200	GREATWOOD TRAINING CENTER (LEGACY FITNESS) Tenant since 2007. GTC Fitness has created a successful personal & group training environment. Fully equipped and with a myriad of class and personal sessions. Business sold in 2024 to an experienced operator & lease extended through August 2026.
2,671 SF	
STE 500	MONTAGE COMMUNITY SERVICES Tenant since 2021. A privately owned and operated homeowner association management company offering personal & individual management care to local HOA communities. Current term runs through November 2026.
3,600 SF	
STE 700	YOU ONLY YOUNGER Tenant since 2011. One of Sugar Land's most established, licensed med spas offering minimally invasive, non-surgical aesthetic services. Current term runs through December 2026.
4,153 SF	
STE 800	GUIDELINE MANAGEMENT SERVICES Tenant since 2025. Provides expert-driven project, client, and asset management services across a wide range of projects. Current term runs through June 2028.
2,054 SF	
STE 900 A	NORMA JO BACKS, PhD & ROMILIA RAMIREZ, PhD Executive Suite Tenant since 2014. Dr. Backs teamed with Dr. Ramirez in 2018. Licensed family & behavior therapists. Current term is month to month.
627 SF	
STE 900 B	VACANT Executive Suite. Seller to guarantee one year of rent - \$24,275.
971 SF	
STE 900 C	TESIS IT & AUTOMATION, USA Executive Suite Tenant since 2018. Local office of 20-year, international industrial and energy automation, and IT services provider. Current term runs through December 2027.
460 SF	
STE 900 D	SMALL STEPS THERAPY Executive Suite Tenant since 2022. Private play therapy clinic utilizing play as a means to help children express their feelings more easily through toys instead of words. Clinical Certified Sand Tray Therapist. Current term runs through March 2027.
329 SF	
STE 900 F	INSYNCH HEALTH PLLC Executive Suite Tenant since 2023. Psychiatric clinic offer services for Behavioral Health, Substance Abuse, Coordination of Care and Clinical Research. Current term runs through May 2030.
1,915 SF	
NOTICE:	DETAILED RENT ROLL PAGE 12 CONFIDENTIALITY AGREEMENT PAGE 11

GREATWOOD PROFESSIONAL CENTER PROFORMA P&L FYB 1/1/26

GREATWOOD PROFESSIONAL CENTER PROFORMA P&L FYB JAN 1, 2026		2026 100% LEASED based on 2025 EXPENSES	COMMENTS
SF PERCENT LEASED	100.0%	%	
SF LEASED NNN LEASES	14,366	78.7%	5 NNN LEASED SUITES
SF LEASED EXECUTIVE SUITES	2,923	16.9%	5 EXECUTIVE SUITES (4 LEASED + 1 VACANCY RENT GUARANTEED BY SELLER FOR 1 YEAR)
TOTAL CENTER LEASED NRA SF	17,289	100.0%	18,260 SF CENTER
SF VACANT	971	5.6%	100% LEASED (1 vacancy with 1 yr guaranteed rent)
TOTAL CENTER NRA SF	18,260		
INCOME:		\$/SF	FYB Jan 1, 2026
Total Scheduled Base Rent-NNN Leases	\$249,192	\$17.35	
Executive Suite Income	\$93,897	\$32.12	EXEC SUITES: GROSS + EXPENSE OVER BASE YR ALLOWANCE
Income from 2026 Rent Increase	\$969	\$0.06	ADDITIONAL RENT FROM MID-YEAR SCHEDULED RENT INCREASES
Total Net Rent Income	\$344,058	\$19.90	
Total Expense Recoveries- NNN Leases (CAM)	\$103,024	\$7.17	NNN LEASE EXPENSE RECOVERIES AT \$7.10 & \$7.70/SF
Expected Expense Recoveries- NNN Suites (CAM) based on 2025 Expense	\$21,776	\$1.52	COLLECTABLE IN 1Q26 WITH YEAR-END CAM TRUE-UP
Expected Expense Recoveries-Exec Suites (CAM) based on 2024	\$2,577	\$0.88	MOST EXEC LEASE EXPENSE RECOVERIES IN HIGHER GROSS RENTS WITH YEAR-END TRUE-UP
Total: All Net Expense Recoveries	\$127,377	\$7.37	
TOTAL OPERATING INCOME	\$471,435	\$25.82	
EXPENSES:			2025 RECOVERABLE EXPENSE (Jan-Sep grossed up for full year)
Common Area Maintenance	\$25,073	\$1.45	
Utilities - Common Area Only	\$14,268	\$0.83	EXCLUDES EXEC SUITES ELECTRIC
Property Taxes / Protest / Assn Dues	\$64,168	\$3.71	2025 TAXES + PROTEST FEE
Insurance	\$38,268	\$2.21	POLICY RENEWED AUG 2025.
Management Fee	\$15,614	\$0.90	3.5% MGMT. FEE ON TOTAL RENTS AND NNN
All Tenants Recoverable Expenses	\$157,391	\$9.10	PROPORATED SHARE OF RECOVERABLE EXPENSE TO NNN LEASES ONLY IS \$123,827 = \$8.62/SF
Executive Suites Electricity	\$8,458	\$0.49	
Executive Suites Janitorial	\$9,873	\$0.57	
Executive Suites R&M (Incl HVAC)	\$2,311	\$0.13	
Executive Suite <u>Only</u> Additional Expenses	\$20,642	\$1.19	UTILITIES, JANITORIAL, & R&M; ONLY FOR EXEC SUITES.
TOTAL EXPENSES	\$178,033	\$10.30	
<i>Memo - Total Center Expenses \$/SF</i>	\$9.75		INCLUDES NNN AND EXEC SUITE EXPENSES
NET OPERATING INCOME	\$293,402	\$16.07	
PRICE	\$4,327,463		
PRICE - \$/SF	\$237		
CAP RATE / ALL-CASH RETURN	6.78%		

- **FIVE NNN LEASE SUITES – 14,366 SF – 79% OF CENTER**
- **FIVE EXECUTIVE SUITES – 3,894 SF – 23% OF CENTER**
- **EXPIRATIONS SPREAD OVER 5 YEARS**
- **MOST LEASES HAVE FIRM RENT INCREASES:**
+ ADDS \$9,888 / YEAR TOTAL FUTURE INCREASES
- **TENANT EXPIRATIONS HAVE RENEWED MULTIPLE TIMES**

GREATWOOD PROFESSIONAL CENTER THE INVESTMENT OPPORTUNITY

- 18,260 SF MODERN OFFICE BUILDING ON 1.76 +/- ACRES
- BUILT IN 2000. STEEL AND WOOD FRAME; BRICK FACE & WOOD TRIM.
- NEW ROOF IN SUMMER 2019.
- PAINTED EXTERIOR 2016. EXECUTIVE SUITE UPGRADES 2025.
- LARGE, ALL CONCRETE, WELL-LIT PARKING LOT.
+ 64 SPACES; 3.5 PER 1,000 SF
- OVERLOOKS GREATWOOD GOLF COURSE FAIRWAYS AND POND
- NEW GOLF COURSE-FACING WINDOW PROTECTORS.
- IN AREA OF HIGH-QUALITY OFFICES AND SENIOR LIVING
- NEAR GREATWOOD COMMUNITY ENTRANCE FROM US 59 / I 69 AT SOUTHWEST PORTION OF THE GRAND PARKWAY (TX 99)
- ANNEXED INTO CITY OF SUGAR LAND DECEMBER 2017

NEW ROOF IN 2019.

- \$293,402 PROFORMA NOI FYB JANUARY 1, 2026
- \$4,327,000 PRICE AT 6.78% CAP RATE



IMPORTANT NOTICE

NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness. References to age, rentable areas and land areas are approximate and operating / financial projections are for example only. Buyer should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2025



**FOR INFORMATION - EXCLUSIVELY LISTED BY
VALERIE STAPLES & MARTY MCADAMS
MCADAMS ASSOCIATES BROKERAGE
vsstaples@comcast.net 281-610-7401
martymcadams@aol.com 832-483-7393**



Information About Brokerage Services

11-2-2015

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:
 - 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.

<u>McAdams Associates</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>438677</u> License No.	<u>martymcadams@aol.com</u> Email	<u>(281) 358-0799</u> Phone
<u>Marty McAdams</u> Designated Broker of Firm	<u>438677</u> License No.	<u>martymcadams@aol.com</u> Email	<u>(832) 483-7393</u> Phone
<u>Marty McAdams</u> Licensed Supervisor of Sales Agent/Associate	<u>438677</u> License No.	<u>martymcadams@aol.com</u> Email	<u>(832) 483-7393</u> Phone
<u>Valerie Staples</u> Sales Agent/Associate's Name	<u>189667</u> License No.	<u>vsstaples@comcast.net</u> Email	<u>(281) 610-7401</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

McAdams Associates, 2206 Parkdale Dr Kingwood, TX 77339
Marty McAdams

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IABS 1-0

Info Broker

CONFIDENTIALITY AGREEMENT

DETAILS WILL BE PROVIDED UPON RECEIPT OF AN EXECUTED CONFIDENTIALITY AGREEMENT AS SHOWN BELOW. PLEASE COMPLETE AND RETURN TO:

**martymcadams@aol.com OR BY FAX AT 281-358-7510
THANKS!**

**SUBJECT PROPERTY: GREATWOOD PROFESSIONAL CENTER –
7002 RIVERBROOK DRIVE, SUGAR LAND, TX 77479
LAND & IMPROVEMENTS**

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to between Marty McAdams / McAdams Associates ("Owner's Broker"), and _____ ("Buyer or Buyer's Broker") in response to requirements of the Owner of the Subject Property ("Property").

BUYER OR BUYER'S BROKER HAS REQUESTED information from Owner solely for the purpose of evaluating a possible purchase of the Property. The Owner of the property has advised Buyer /Buyer's Broker that information concerning the Property is highly confidential and may only be used by Buyer and Buyer's Broker's prospects so long as they agree to abide by its requirement for confidentiality.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Buyer, Buyer's Broker, and others with whom this information will be shared by them, will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.
2. If Buyer or Buyer's Broker is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have a need to know of the Information, and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all information received from Owner or Owner's Broker, now or in the future, which is not readily available to the general public. Buyer and Buyer's Broker understand that all information shall be deemed confidential, valuable, and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Owner's Broker.
4. All information shall be used for the sole purpose of evaluating the potential acquisition of the Property, and it shall not at any time, or in any manner, be used for any other purpose.
5. Buyer and Buyer's Broker, or individuals with whom they may share this Information, shall not contact directly any persons concerning the Property without Owner's written permission. Such persons include, without limitation, Owner's employees, suppliers, and tenants.
6. Owner or Owner's broker make no representations or warranty, express or implied, as to the accuracy or completeness of any information provided.
7. This Agreement shall be governed and construed in accordance with the laws of the State of Texas.

Agreed and accepted this _____ day of _____, 2025.

Buyer: _____

Buyer's Broker: _____

Name: _____

Name: _____

Email: _____

Email: _____

GREATWOOD PROFESSIONAL CENTER CONFIDENTIAL RENT ROLL

RENTROLL AS OF JANUARY 1, 2026-10 TENANTS													
SUITE	NNN LEASE TENANTS	SQ.	% OF FEET	Rent/Mo	Rent/SF	NNN/Mo	NNN/SF	TOTAL	SECURITY	TENANT	LEASE	NEXT	
		TOTAL	Actual	\$/Mo	\$/Yr	\$/Mo.	\$/Yr	PAYMT/MO	DEPOSIT	SINCE	ENDS	INCREASE	
100 GREATER HOUSTON COUNSELING	1,660	9.1%	\$2,628.33	\$1.58	\$19.00	\$1,065.16	\$0.64	\$7.70	\$3,693.49	\$1,152.50	Nov-22	Nov-29	
200 LEGACY FITNESS	2,671	14.6%	\$3,997.00	\$1.50	\$17.96	\$1,581.00	\$0.59	\$7.10	\$5,578.00	\$3,783.92	Sep-07	Aug-26	
500 MONTAGE COMMUNITY SERVICES	3,600	19.7%	\$4,125.00	\$1.15	\$13.75	\$2,131.00	\$0.59	\$7.10	\$6,256.00	\$5,925.00	May-21	Nov-26	
700 YOU ONLY YOUNGER	4,153	22.7%	\$6,402.54	\$1.54	\$18.50	\$2,458.00	\$0.59	\$7.10	\$8,860.54	\$3,818.22	Aug-11	Dec-26	
800 GUIDELINE MANAGEMENT SVCS	2,282	12.5%	\$3,613.17	\$1.58	\$19.00	\$1,350.18	\$0.59	\$7.10	\$4,963.35	\$5,000.00	Jun-25	Jun-28	
EXECUTIVE SUITES*									Excess Over Base Year				
*GROSS RENT + NNN INCREASE > BASE YEAR COLLECTED WITH CAM RECONCILIATION													
900 EXEC SUITES COMMON AREA	280	1.5%											
Expense proration attributable to this sq footage billed back proportionally to executive suite tenants													
900-A BACKS & RAMIREZ (EXEC)	627	3.4%	\$1,076.00	\$1.72	\$20.59	\$0.00	\$0.00	\$1,076.00	\$1,019.00	Jun-14	Jul-14	Jul-14	
GROSS + BASE YR													
900-B VACANT (EXEC) - 1 YR GUARANTY	971	5.3%	\$2,022.92	\$2.08	\$25.00	\$0.00	\$0.00	\$2,022.92	\$0.00	n/a	n/a	\$2,022.92	
GROSS + BASE YR													
900-C TESIS IT & AUTOMATION (EXEC)	460	2.5%	\$1,070.56	\$2.33	\$27.93	\$0.00	\$0.00	\$1,070.56	\$824.00	Apr-18	Dec-27	Dec-27	
GROSS + BASE YR													
900-D SMALL STEPS THERAPY (EXEC)	329	1.8%	\$690.00	\$2.10	\$25.17	\$0.00	\$0.00	\$690.00	\$1,942.00	Mar-22	Mar-27	Apr-26	
GROSS + BASE YR													
900-F INSYNCH HEALTH	1,227	6.7%	\$2,965.25	\$2.42	\$29.00	\$0.00	\$0.00	\$2,965.25	\$2,962.25	Aug-23	May-30	Jun-27	
GROSS + BASE YR													
2026 rent increase													
\$968.68													
ANNUAL RENT INCREASES BY YEAR													
Scheduled		Step-ups		Scheduled		Step-ups		Scheduled		Step-ups		Scheduled	
5 TOTAL NNN LEASED	14,366	78.7%	\$249,192	\$1.45	\$17.35	\$103,024	\$0.60	\$7.17	\$788.68	\$353,005	\$21,680	2026	\$1,200.76
4 TOTAL EXEC SUITES LEASED	2,923	16.0%	\$69,622	\$1.98	\$23.82	n/a	n/a	n/a	\$180.00	\$69,802	\$6,747	2027	\$5,027.40
1 TOTAL VACANT	971	5.3%	\$24,275	\$2.08	\$25.00	n/a	n/a	n/a	\$24,275	\$0		2028	\$1,659.96
10 TOTAL LEASED	18,260	100.0%	\$343,089	\$1.57	\$18.79	\$103,024	\$0.60	\$7.17	\$988.68	\$447,082	\$28,427	TOTAL	\$9,888.12