

# Greatwood Professional Shopping Center

19875 Southwest Freeway, Sugar Land, TX 77479

**David Oliphant** | Leasing Associate

**KM Realty**  
5555 San Felipe St, Suite 510, Houston, TX 77056  
713.690.2700 | [kmreality.net](http://kmreality.net)

**PROPERTY INFORMATION**

- 6,394 SF restaurant, retail & office space for lease
- Located directly on Highway 59
- Strong traffic counts totalling over 90,000 VPD
- Close access to Highway 59
- Centered in highly developed residential area consisting of well-educated young professionals

**AREA RETAILERS**

H-E-B, Twin Liquors, First Watch, Smoothie King, Whataburger, Chic-fil-A, Gringo's Mexican Kitchen, Starbucks, Chipotle, Saltgrass, Star Furniture, LA Fitness, Massage Envy, AT&T, Walgreens, Memorial Hermann - Sugar Land Hospital

**DEMOGRAPHICS AT A GLANCE**

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	11,314	66,679	160,772
<b>DAYTIME EMPLOYMENT</b>	4,226	11,079	55,251
<b>AVERAGE HH INCOME</b>	\$132,101	\$129,831	\$116,750

**LOCATION**

**19875 Southwest Fwy,  
Sugar Land, TX 77479**



**GLA**

**34,944 sf**



**PARKING**

**5.36/1,000 sf**



**TRAFFIC COUNTS**

**76,247 VPD    20,355 VPD**  
Highway 59    Greatwood Pkwy



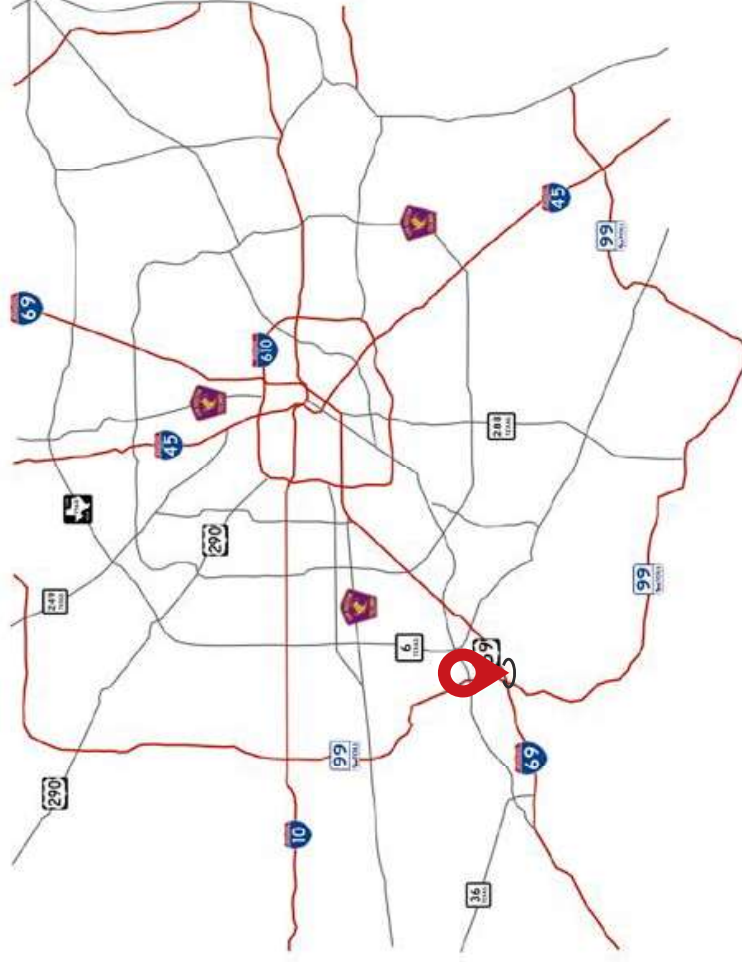
**AVAILABLE FOR LEASE**

**6,394 sf**

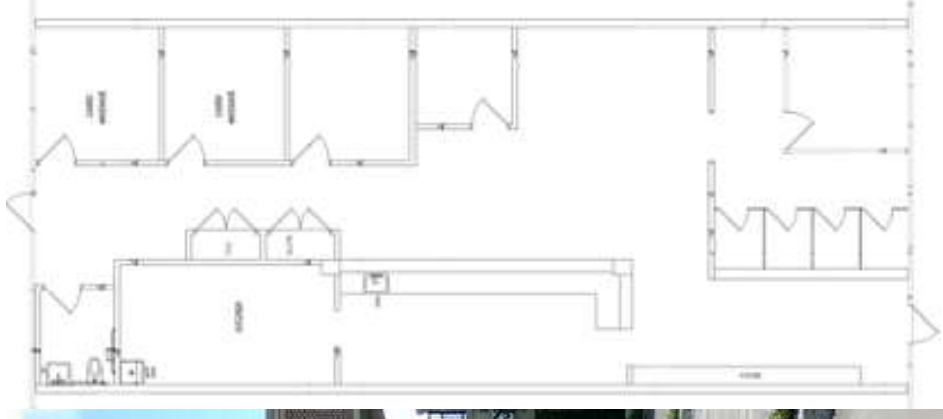


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**Approved by the Texas Real Estate Commission for Voluntary Use**

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**INFORMATION ABOUT BROKERAGE SERVICES**

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents 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

**Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.**

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**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

Steven T. Stone

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**DESIGNATED BROKER**

**LICENSE NO.**

**EMAIL**

**PHONE**

David Oliphant

802906

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**SALES AGENT/ASSOCIATE'S NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

**BUYER/TENANT/SELLER/LANDLORD INITIALS**

**DATE**

known by the agent, including information disclosed to the agent 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 intermediary between the parties that 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' 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 price less than the written asking price;

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.

- 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.

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