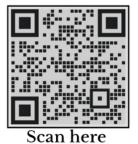


6526 GREATWOOD PKY, SUGAR LAND TX. 77479

MELANNE CARPENTER

(832) 720-5626 MELANNE@KWCOMMERCIAL.COM (713) 489-9819 1220 AUGUSTA DRIVE HOUSTON, TX 77057



OFFICE CONDO FOR SALE IN PRIME BUSINESS PARK



Discover this exceptional two-story office condo located in a vibrant office business park. Featuring a welcoming reception area, a spacious conference room, and an executive suite, this space is designed for productivity and professionalism. The layout includes four private offices, an ADA-compliant bathroom, and a convenient kitchenette for your team's comfort. With ample room to grow and modern amenities, this office condo is the perfect opportunity for your business to thrive. Don't miss out on this prime location—schedule your tour today!





CHARMING 1,499 SF OFFICE CONDO IN GATED COMMUNITY

Welcome to this inviting 1,499 square foot two-story office condo, nestled in the master-planned community of Greatwood in Sugar Land, TX. This property is situated within a secure, gated office park, providing peace of mind and a professional environment. Enjoy immediate access to Highway 59, ensuring excellent connectivity for clients and employees alike. With ample natural light and a versatile layout, this office condo is perfect for a variety of business needs. Don't miss the opportunity to establish your business in this prime location!





PROPERTY DETAILS



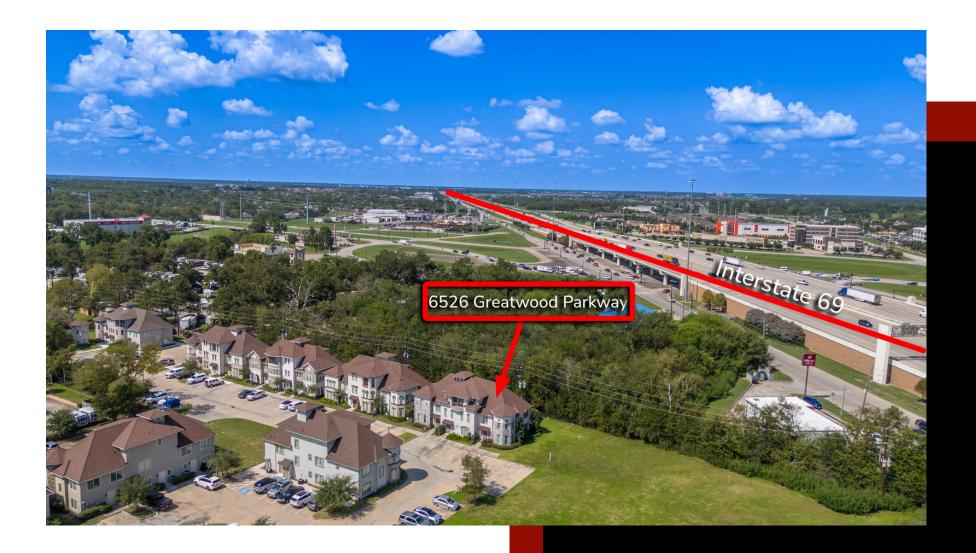
- Gorgeous 2 story office condo in Sugar Land TX.
- Immediate access to Hwy 69/i69.
- Ample office space including 3 offices, Executive Suite, Conference Room, Reception Area, Kitchenette and ADA Restroom.
- Close proximity to shopping centers, Major restaurants, medical centers including Houston Methodist Sugar Land.
- Select Furniture is available.



Price:	\$ 482,000
Unit Size:	1,499 Sq Ft
No. Units:	1
Total Building Size:	5,600 Sq Ft
Property Type:	Office
Property Subtype:	Medical
Sale Type:	Investment/Owner User
Building Class:	В
Floors:	2
Typical Floor Size:	750 Sq Ft
Year Built:	2018
Lot Size:	0.06 AC
Walk Score®:	49 (Car-Dependent)

LOCATION

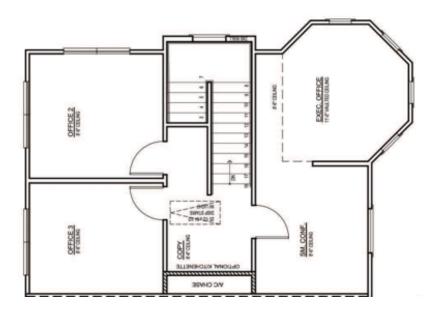


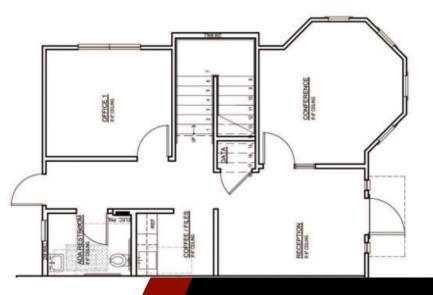




DEMOGRAPHICS & FLOOR PLAN

			POPULATION (2024)
1 MILE	5 MILE		10 MILE	
10,088	153,3	852	621,974	
*				
	AVERA	GE HOU	SEHOLD INCOME (2	2024)
1 MILE	5 MILE		10 MILE	
\$156,000	\$134,955		\$110,497	
			TRAFFIC CO	UNT
GREATWOOD PARKWAY		10,809 VPD		
GREATWOOD	GREATWOOD PKWY 11,058 VPD			
HWY 59			10,005 VPD	
GRAND PKWY			17,658 VPD	





SUGAR LAND TEXAS

Sugar Land, Texas, is a dynamic suburb located southwest of Houston, renowned for its blend of rich history and modern development. Originally founded as a sugar plantation in the 19th century, the city has evolved into a thriving urban community with a population exceeding 100,000. Sugar Land is characterized by its diverse neighborhoods, top-rated schools, and ample recreational spaces, making it an attractive destination for families and professionals alike.

In recent years, Sugar Land has seen significant growth, with several new developments enhancing its appeal. The city is home to the Sugar Land Town Square, which features an array of shopping, dining, and entertainment options. The ongoing expansion of the Smart Financial Centre, a premier event venue, has further established Sugar Land as a cultural hub. Additionally, the city is experiencing a surge in business development, including new corporate offices and retail spaces, which contribute to its robust economy.

Sugar Land continues to foster a strong sense of community through various events and festivals, making it a desirable place to live, work, and play. With its strategic location near major highways and proximity to Houston, Sugar Land remains a focal point for growth and innovation in the Greater Houston area.



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 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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@kwMemorial.com	(713) 470-2176
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Melanne Carpenter	0741309	melanne@kwcommercial.com	(832) 720-5626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-0

Date