



**6526 GREATWOOD
PKY, SUGAR LAND TX.
77479**



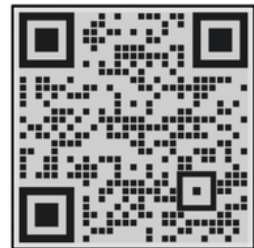
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Scan here

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:	B
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	153,352	621,974



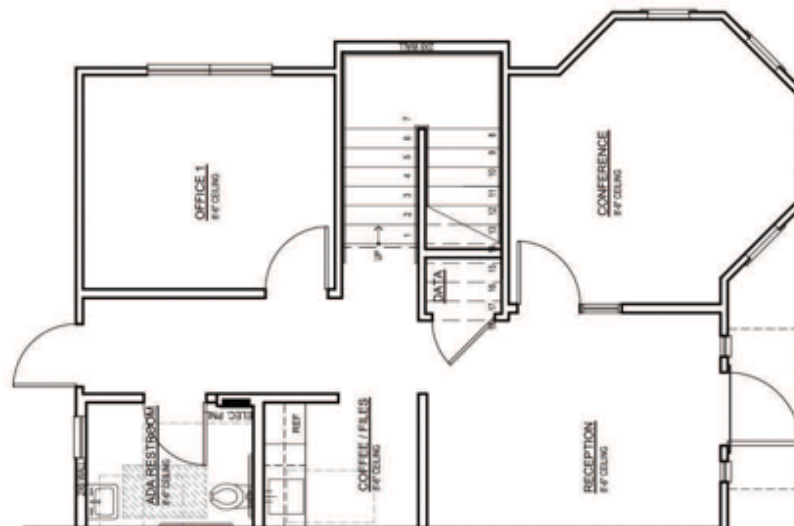
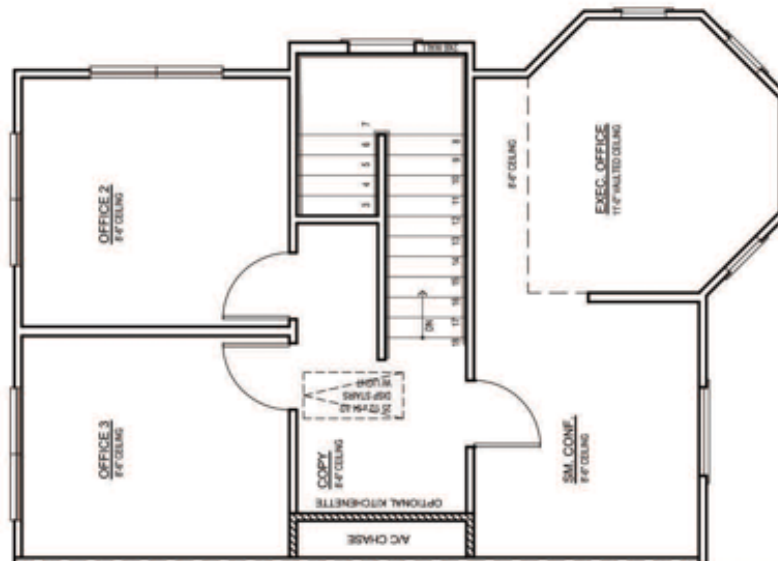
AVERAGE HOUSEHOLD INCOME (2024)

1 MILE	5 MILE	10 MILE
\$156,000	\$134,955	\$110,497



TRAFFIC COUNT

GREATWOOD PARKWAY	10,809 VPD
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.

