



# FOR SALE



## Premier Owner-User Office Condo in Greatwood

6536 Greatwood Parkway, Unit B | Sugar Land, TX 77479

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**Melanne Carpenter** — Managing Director | (713) 489-9819 | [melanne@kwcommercial.com](mailto:melanne@kwcommercial.com) | 1220 Augusta Dr., Ste. 300,  
Houston, TX 77057 | [www.cma-commercial.com](http://www.cma-commercial.com)

# PROPERTY HIGHLIGHT

6536 Greatwood Parkway, Unit B | Sugar Land, TX 77479



## EXECUTIVE SUMMARY

Built in 2021, the suite is best suited for buyers who want a well-located Sugar Land office with practical size, private-front-door ownership, and strong appeal for legal, financial, insurance, real estate, medical-adjacent, and other service-oriented users.

## DEAL SUMMARY

**Property:** Owner-User Office Condo

**Asking Price:** \$675,000

**Building Size:** 2,600 SF

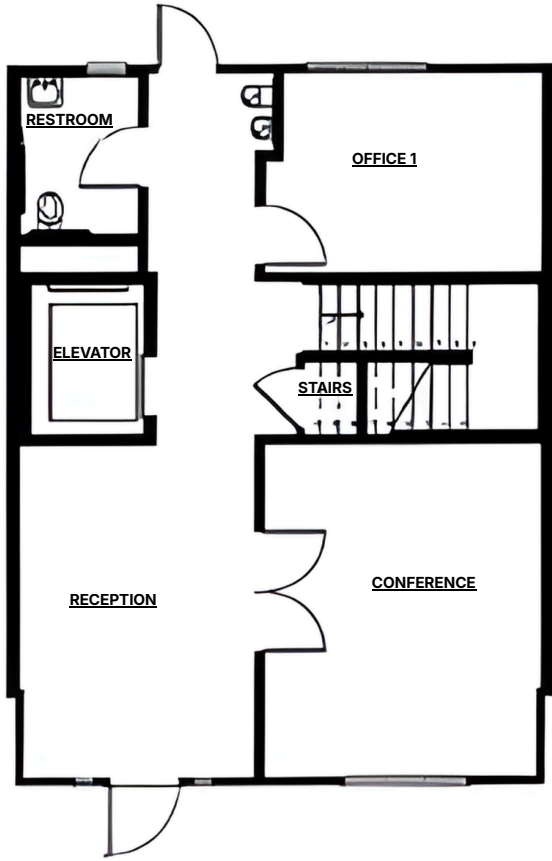
**Asset Type:** Office Condo

**Address:** 6536 Greatwood Parkway, Unit B, Sugar Land, TX 77479

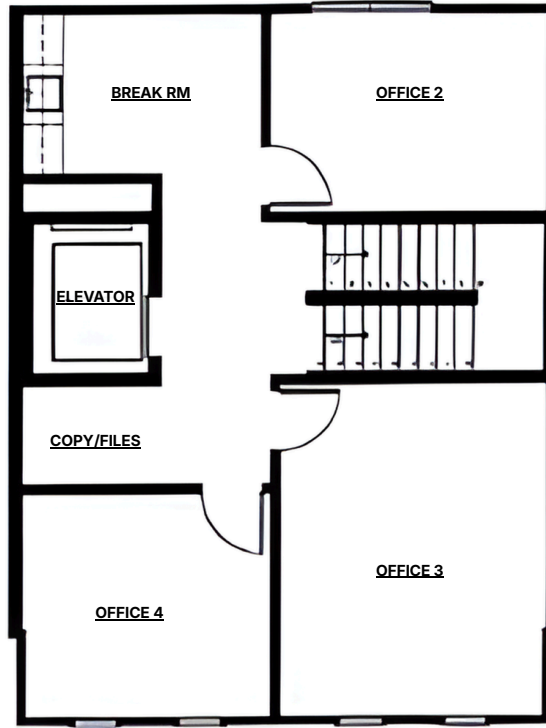
**Year Built:** 2021

**Ideal Users:** Legal, financial, insurance, real estate, medical/dental, and other professional services

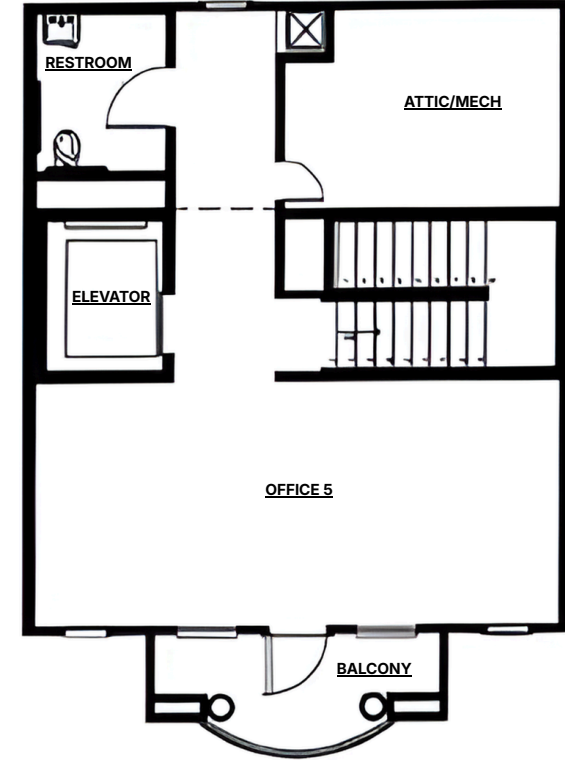
**Access:** Strong connectivity to US 59/I-69, Hwy 99, and Greatwood Parkway, with nearby Southwest Freeway counts up to 114,908 VPD



1ST FLOOR



2ND FLOOR



3RD FLOOR LOFT

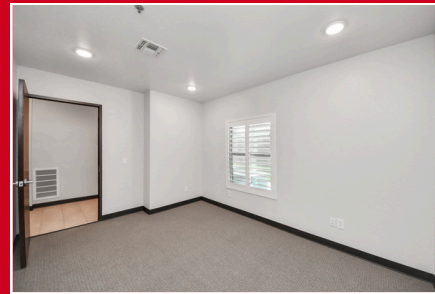
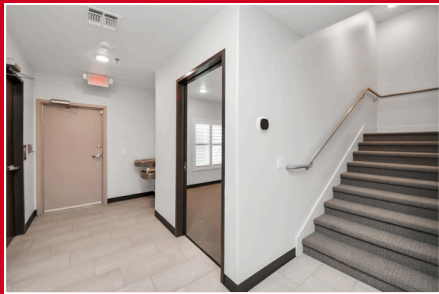
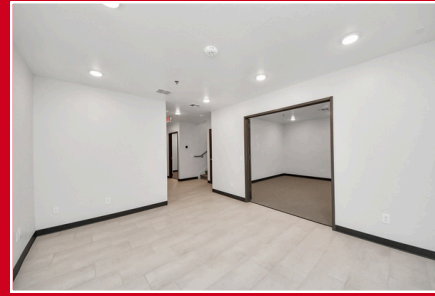
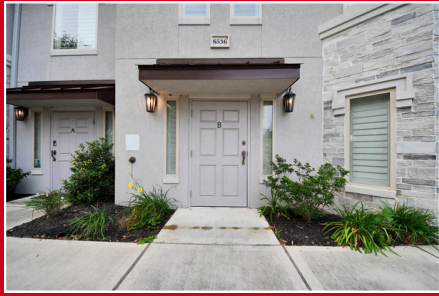
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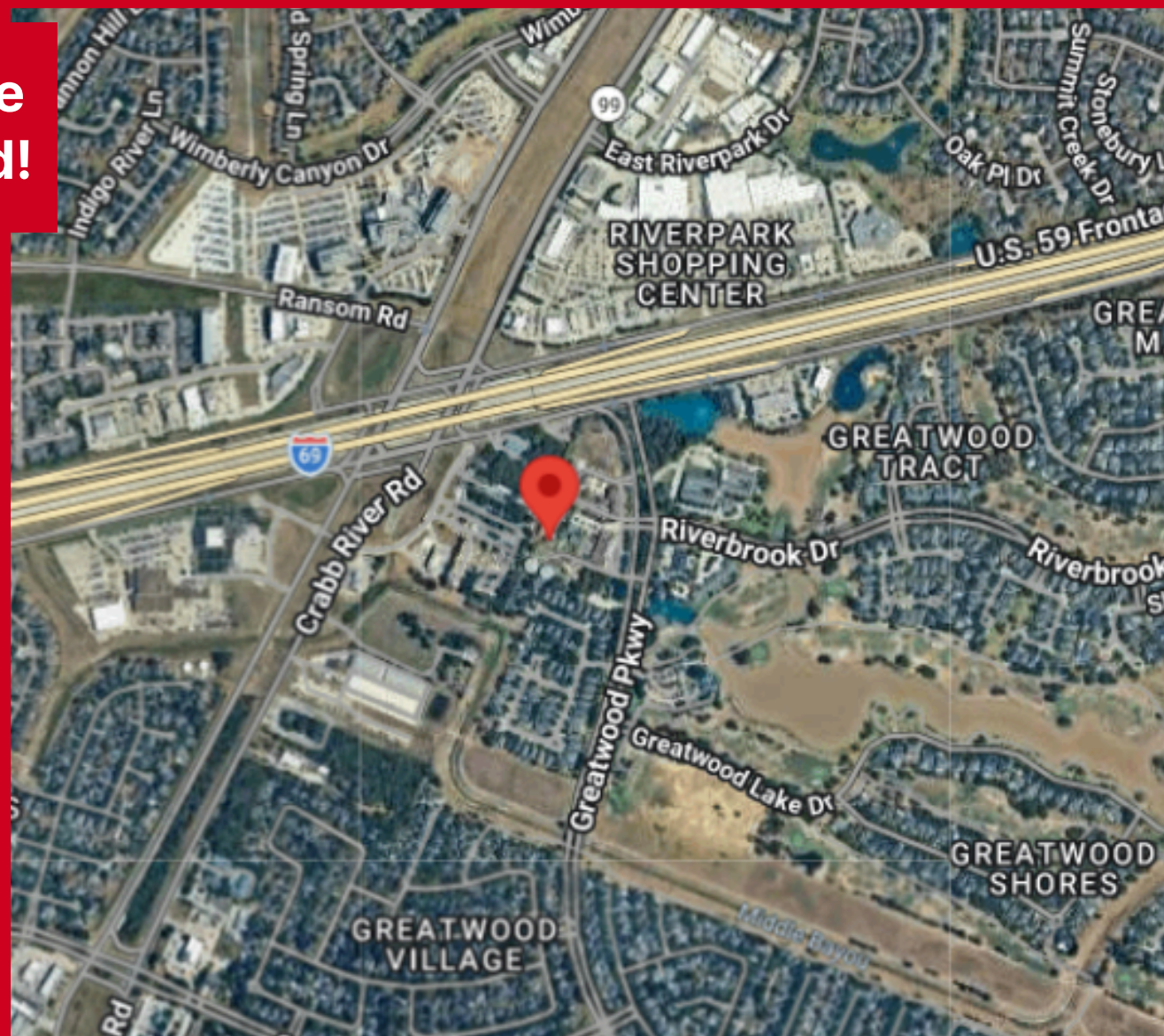
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# LOCATION SUMMARY

## Prime Access in the Heart of Greatwood!

The property sits in Sugar Land's Greatwood/Riverpark corridor with quick access to US 59/I-69, Hwy 99, and surrounding residential neighborhoods. Nearby Greatwood Parkway traffic counts range from 10,500 to 11,158 VPD, with Southwest Freeway carrying up to 114,908 VPD nearby. Surrounded by established Greatwood neighborhoods and close to Riverpark Shopping Center, Memorial Hermann Sugar Land Hospital, pharmacies, dining, and neighborhood services, the location is well positioned for professional owner-users who value convenience, visibility, and long-term occupancy control.



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# TRADE AREA RETAIL AND SYNERGY



Located in the Greatwood/Riverpark corridor with nearby healthcare, retail, dining, and regional access.

Surrounded by healthcare, retail, dining, and service uses, the location offers the convenience and visibility that support long-term office demand. Combined with strong Greatwood demographics and quick access to US 59/I-69 and Hwy 99, the property is well positioned for professional owner-users.

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# DEMOGRAPHICS

6536 GREATWOOD PARKWAY,  
UNIT B | SUGAR LAND, TX 77479

## Median Home Value

1 Mile **\$389,292**

3 Miles **\$409,980**

5 Miles **\$420,667**

## Average Household Income

1 Mile **\$170,641**

3 Miles **\$160,029**

5 Miles **\$151,543**

## Population Projection by 2030

1 Mile **12,064**

3 Miles **71,630**

5 Miles **178,563**

## Traffic Count (VPD)

Southwest Fwy **114,908**

Crabb River Rd **109,025**



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# ABOUT US

KW Commercial is the commercial division of Keller Williams Realty International — a global network of more than 2,000 brokers in 800+ offices. Built on collaboration, innovation, and education, we operate across every major real estate sector, from Office and Retail to Industrial, Land, and Development. KW Commercial provides the foundation for professionals who lead with expertise and purpose.

At KW Memorial, we bring KW Commercial's national strength to the local Houston market. As the #1 KW Commercial Market Center in Houston by both volume and agent count, our team represents the city's most connected and productive commercial professionals. Within this environment, collaboration and mentorship drive success — and Houston's top-performing agents call KW Memorial home.

## MELANNE CARPENTER

M A N A G I N G   D I R E C T O R

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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



## 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. **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.

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



**KW COMMERCIAL<sup>®</sup>**

# “Own Your Office in Greatwood”

*Strong incomes, high owner-occupancy, and educated households support long-term user appeal.*

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