



2515 CORDES DRIVE
SUGAR LAND, TEXAS 77479

±4,750 SF Office Building for Sale

EVOLVE
REAL ESTATE

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SUMMARY

±4,750 SF Office Building for Sale

LOCATION

2515 Cordes Drive, Sugar Land, Texas 77479

PROPERTY HIGHLIGHTS

- 100% Leased
- Built out medical office space
- Current lease expires 12/31/2028
- Just southeast of Market at Town Square
- Commuter friendly with easy access to Highway 6, US-59/I-69 and to Hwy 90A
- Surrounded by national retailers, restaurants, entertainment and affluent neighborhoods
- Close proximity to First Colony Mall, Houston Methodist Hospital and St Luke's Medical Center, Sugar Creek Country Club, Riverbend Country Club, Sweetwater Country Club and Quail Valley Golf Course

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Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Monthly	Annual	Annual	Annual	Annual
								Years	Rent	Rent/Area	Rent	Rent/Area	Rec./Area	Misc/Area

Randall - Sugarland (rand0308)	100	Blue Sprig Pediatrics, Inc. (rano0001)	Office Net	4,750.00	9/26/2018	12/25/2023	63.00	2.33	9,500.00	2.00	114,000.00	24.00	10.81	0.00
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
		RNT	Rent	100	Net Lease	4,750.00	9/26/2018	12/25/2023	9,500.00	2.00	114,000.00	24.00	0.00	114,000.00

Occupancy Summary	Area	Percentage
Occupied Area	4,750.00	100.00
Vacant Area	0.00	0.00
Total	4,750.00	100.00

Occupancy Summary	Area	Percentage
Total Occupied Area	4,750.00	100.00
Total Vacant Area	0.00	0.00
Grand Total	4,750.00	100.00



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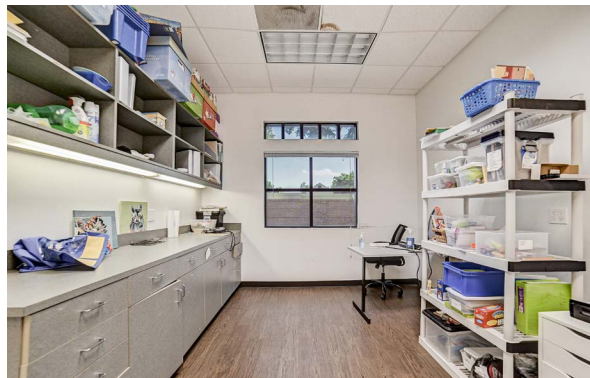


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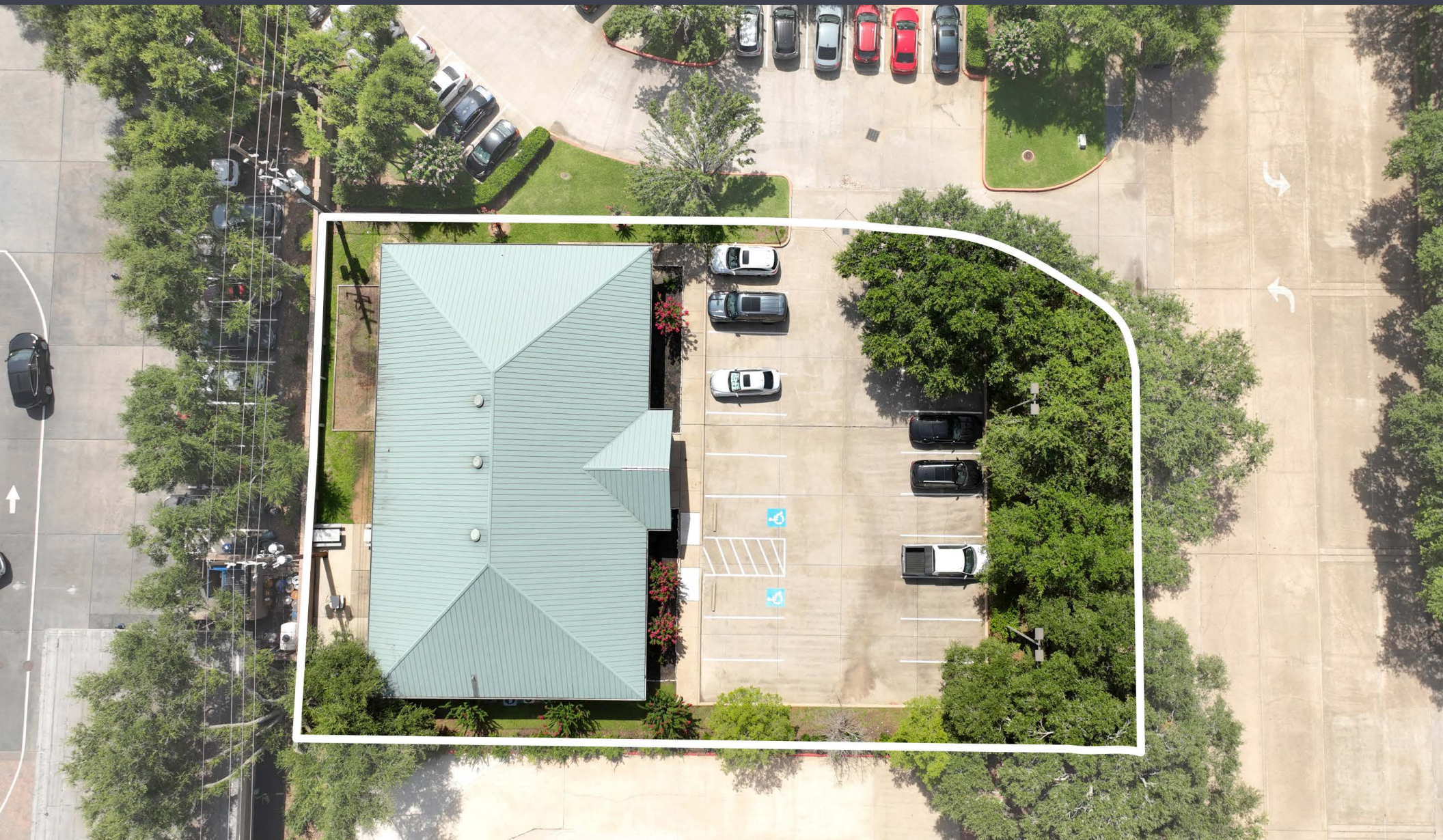


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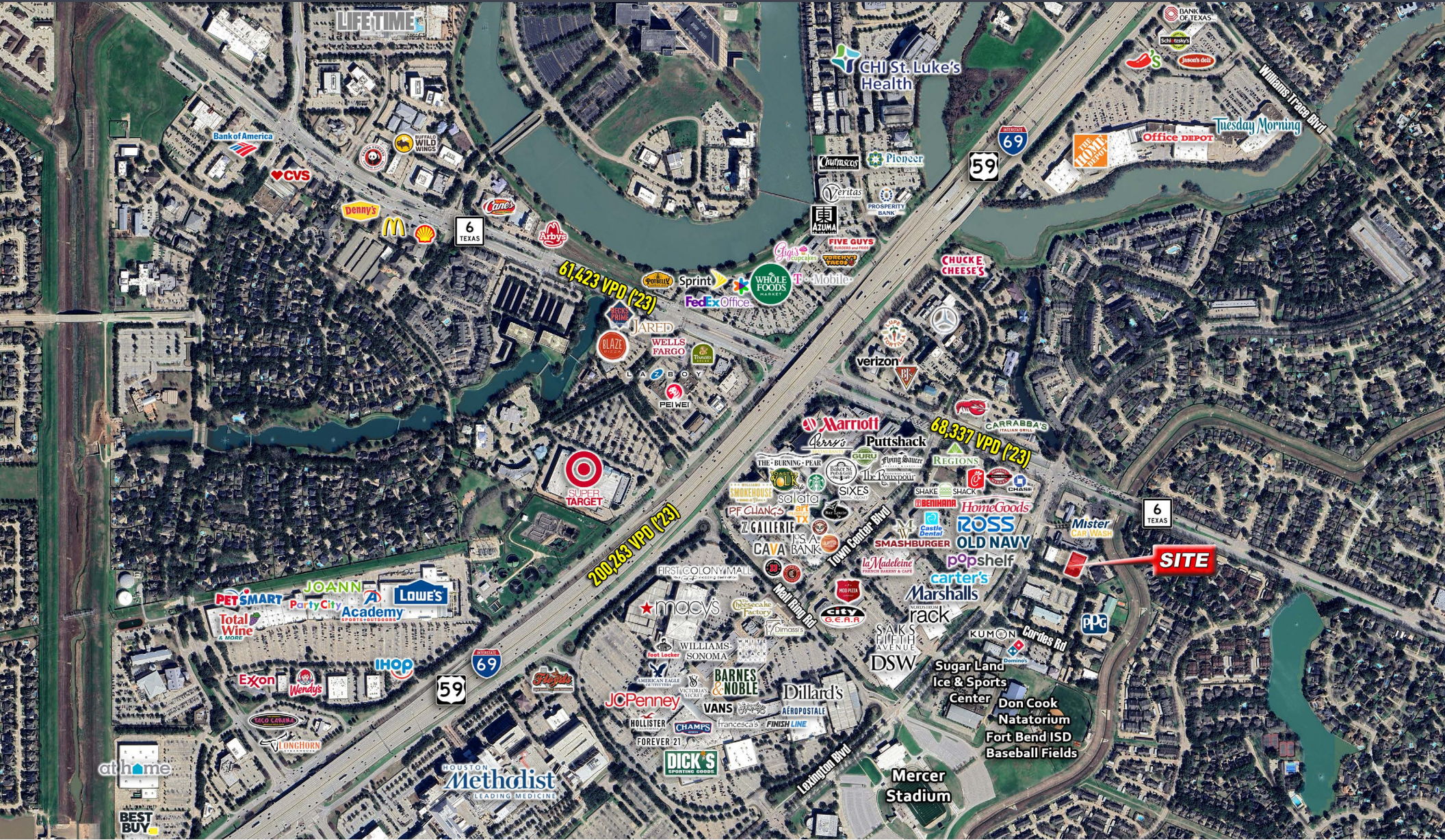


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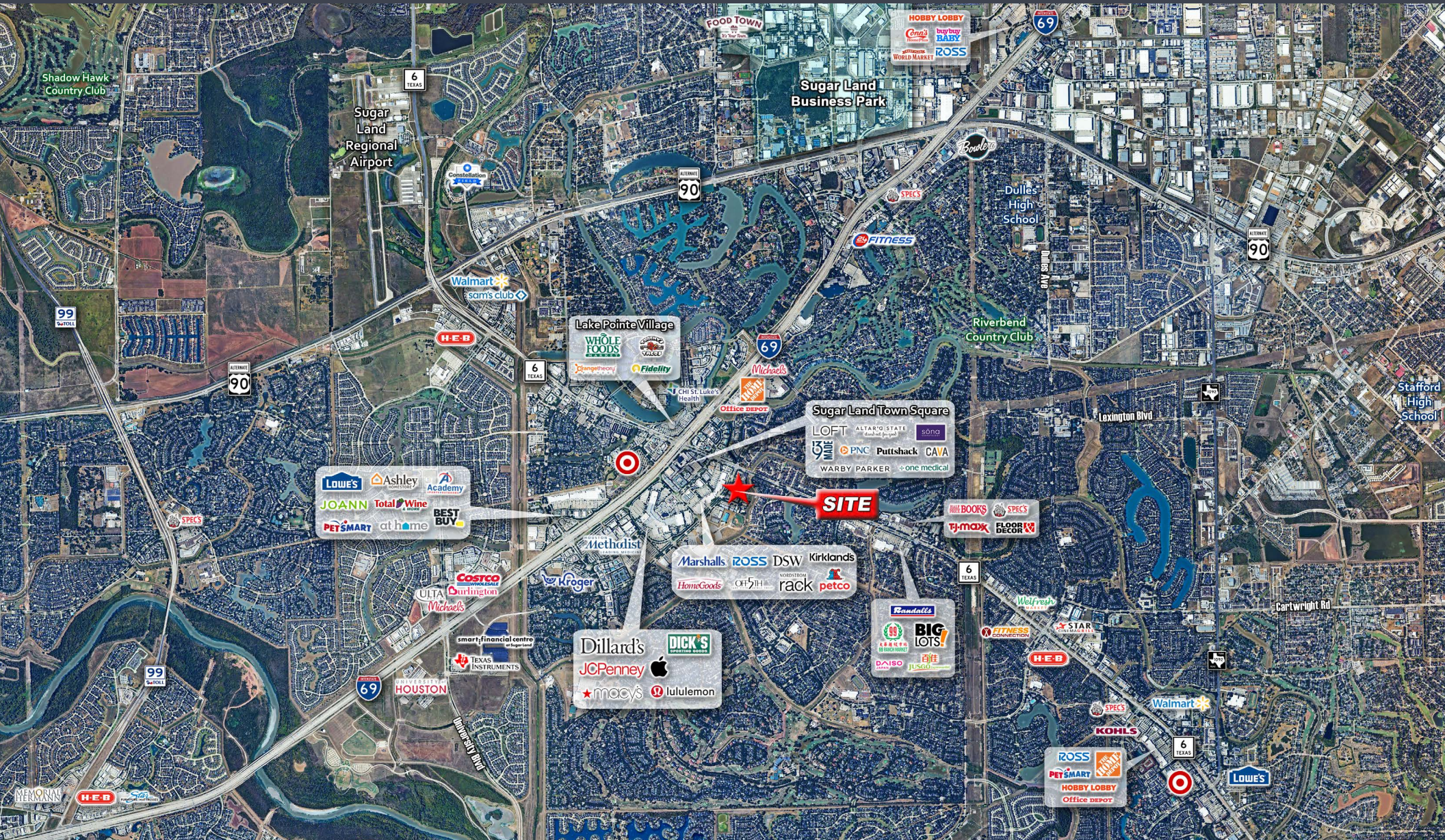
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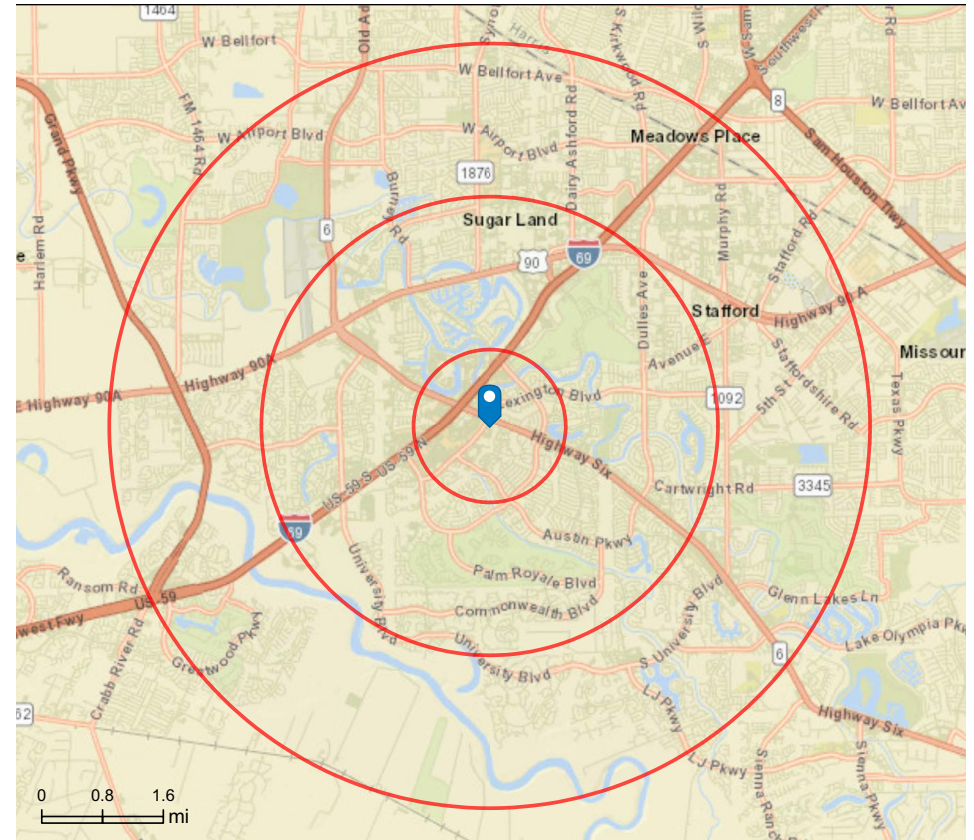


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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,223	77,139	202,633
2020 Total Population	11,983	83,823	224,098
2020 Group Quarters	10	290	614
2024 Total Population	11,972	84,000	228,800
2024 Group Quarters	10	284	606
2029 Total Population	12,386	87,242	241,463
2024-2029 Annual Rate	0.68%	0.76%	1.08%
2024 Total Daytime Population	29,622	111,119	246,880
Workers	23,264	68,309	129,815
Residents	6,358	42,810	117,065
Household Summary			
2010 Households	4,860	26,910	67,680
2010 Average Household Size	2.51	2.85	2.97
2020 Total Households	4,858	29,839	76,211
2020 Average Household Size	2.46	2.80	2.93
2024 Households	4,922	30,426	78,881
2024 Average Household Size	2.43	2.75	2.89
2029 Households	5,157	32,056	84,566
2029 Average Household Size	2.40	2.71	2.85
2024-2029 Annual Rate	0.94%	1.05%	1.40%
2010 Families	3,273	21,769	54,405
2010 Average Family Size	3.14	3.22	3.36
2024 Families	3,220	23,590	61,283
2024 Average Family Size	3.07	3.18	3.33
2029 Families	3,353	24,740	65,264
2029 Average Family Size	3.04	3.15	3.29
2024-2029 Annual Rate	0.81%	0.96%	1.27%
Housing Unit Summary			
2000 Housing Units	4,448	22,971	51,730
Owner Occupied Housing Units	60.3%	80.4%	76.8%
Renter Occupied Housing Units	35.3%	16.6%	19.2%
Vacant Housing Units	4.4%	3.0%	3.9%
2010 Housing Units	5,189	28,031	70,564
Owner Occupied Housing Units	53.1%	74.9%	72.6%
Renter Occupied Housing Units	40.6%	21.1%	23.3%
Vacant Housing Units	6.3%	4.0%	4.1%
2020 Housing Units	5,327	31,724	80,552
Owner Occupied Housing Units	45.3%	68.4%	67.4%
Renter Occupied Housing Units	45.9%	25.6%	27.2%
Vacant Housing Units	8.4%	5.8%	5.4%
2024 Housing Units	5,345	32,063	82,733
Owner Occupied Housing Units	46.8%	69.7%	68.4%
Renter Occupied Housing Units	45.3%	25.2%	26.9%
Vacant Housing Units	7.9%	5.1%	4.7%
2029 Housing Units	5,629	33,958	88,958
Owner Occupied Housing Units	47.0%	69.5%	67.9%
Renter Occupied Housing Units	44.6%	24.9%	27.1%
Vacant Housing Units	8.4%	5.6%	4.9%
2024 Households by Income			
Household Income Base	4,922	30,426	78,881
<\$15,000	5.6%	4.2%	5.3%
\$15,000 - \$24,999	4.6%	2.6%	2.9%
\$25,000 - \$34,999	7.5%	4.5%	5.2%
\$35,000 - \$49,999	9.8%	5.6%	7.0%
\$50,000 - \$74,999	14.8%	10.9%	12.7%
\$75,000 - \$99,999	15.0%	12.5%	12.8%
\$100,000 - \$149,999	15.6%	17.2%	18.3%
\$150,000 - \$199,999	12.1%	13.9%	13.3%
\$200,000+	15.0%	28.7%	22.5%
Average Household Income	\$121,241	\$171,237	\$149,970



	1 mile	3 miles	5 miles
2024 Population 25+ by Educational Attainment			
Total	8,773	59,898	157,768
Less than 9th Grade	2.0%	2.6%	4.1%
9th - 12th Grade, No Diploma	1.9%	1.3%	2.7%
High School Graduate	12.9%	9.9%	12.1%
GED/Alternative Credential	0.4%	2.3%	2.7%
Some College, No Degree	13.2%	11.3%	14.4%
Associate Degree	9.9%	6.6%	7.1%
Bachelor's Degree	35.2%	36.1%	32.8%
Graduate/Professional Degree	24.5%	29.9%	24.2%
2024 Population 15+ by Marital Status			
Total	10,148	70,132	187,860
Never Married	30.4%	25.3%	29.2%
Married	57.2%	63.9%	60.4%
Widowed	5.1%	4.2%	4.1%
Divorced	7.4%	6.5%	6.3%

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