

# University Blvd. Professional

- 1,250 SF immediately available, generous TI allowance
- Excellent location along University Blvd. by Costco
- 1 minute drive from new 30 acre MD Anderson campus
- Excellent co-tenant mix of established medical users
- Class-A, well maintained building built in 2017
- Abundant parking with easy ingress/egress

## LOCATION

13440 University Blvd.  
Sugar Land, TX 77479

## AVAILABLE

Approximately 1,250 SF  
2nd Floor Space

## Contact Parker Frede

713.523.2929  
pfrede@newregionalplanning.com

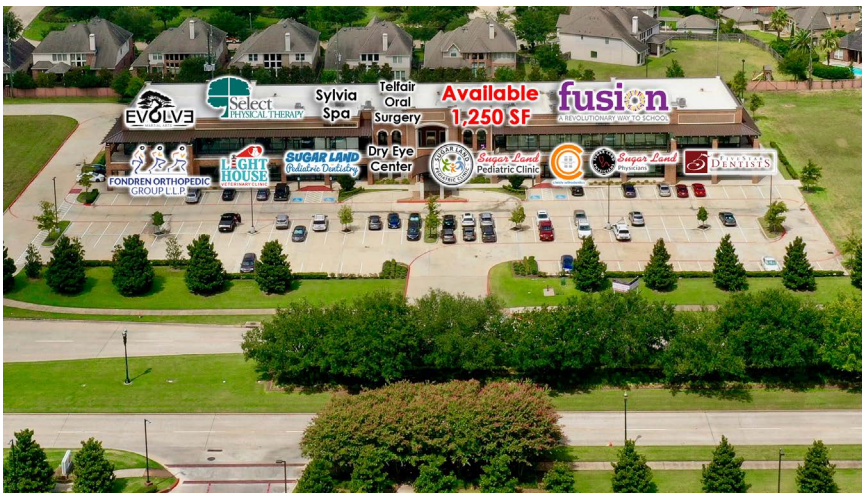
## Contact Blake Tartt III

713.523.2929  
btartt@newregionalplanning.com



# University Blvd. Professional

13440 University Blvd., Sugarland, TX 77479



## Demographics



### POPULATION

239,094 (5 mi)



### HOUSEHOLDS

78,455 (5 mi)



### AVERAGE HH INCOME

\$139,555 (5 mi)

## Traffic Counts



### UNIVERSITY BLVD.

N of I-69

33,998 vpd

S of I-69

31,316 vpd



### I-69

W of University Blvd.

160,062 vpd

E of University Blvd.

169,178 vpd

For more information, visit  
[newregionalplanning.com/](http://newregionalplanning.com/)

### FOR MORE INFORMATION, PLEASE CONTACT

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1600 West Loop South, Suite 600 | Houston, TX 77027

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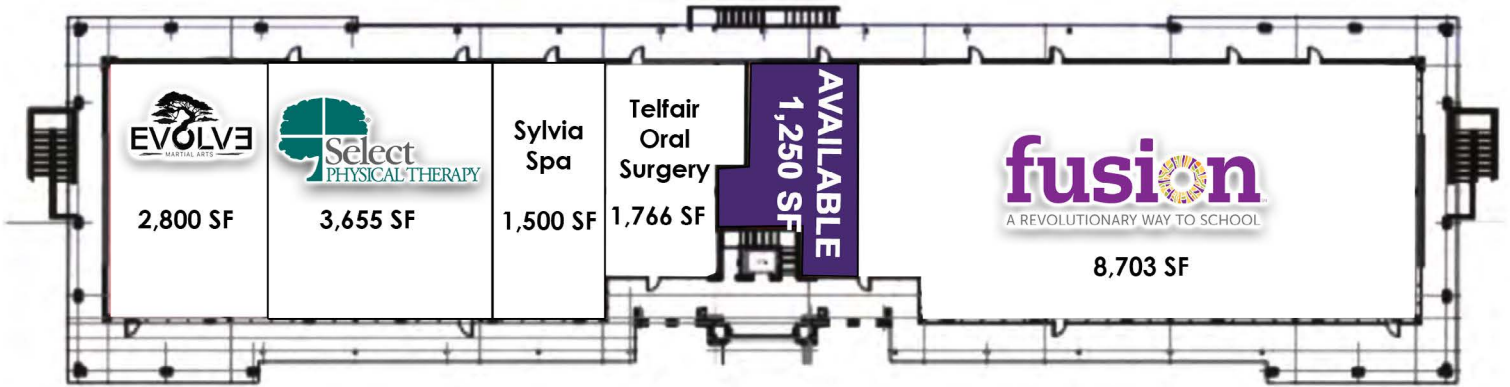
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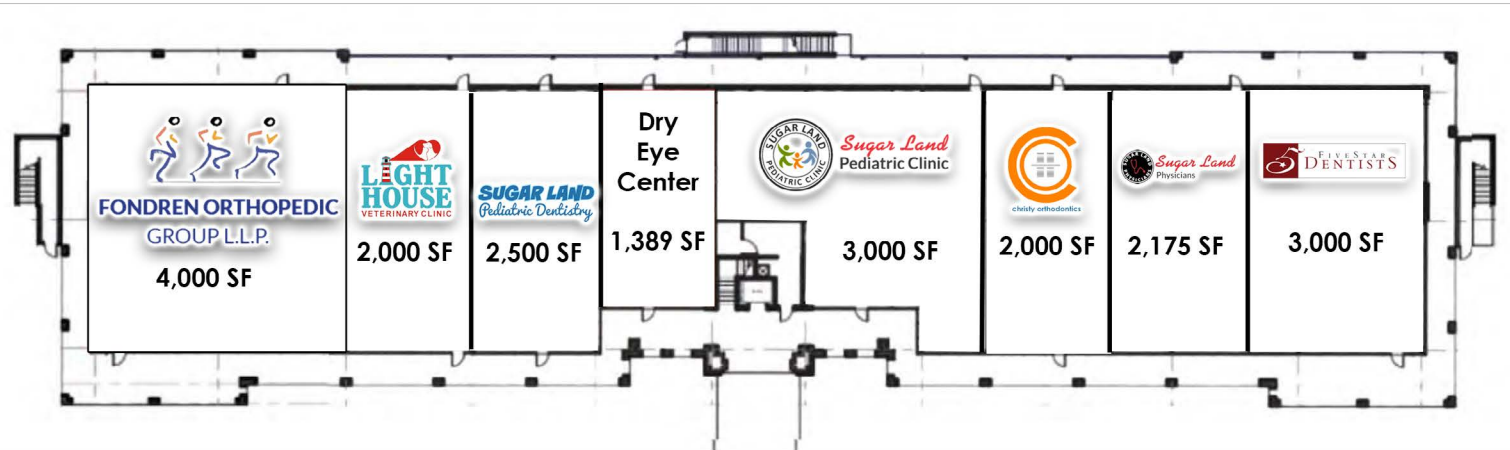


# Shell Space Available

## Second Floor



## First Floor



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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	3,077	70,416	209,112
2020 Total Population	5,125	77,806	232,697
2020 Group Quarters	68	127	2,659
2022 Total Population	5,188	78,551	239,094
2022 Group Quarters	68	127	2,659
2027 Total Population	5,496	83,817	257,551
2022-2027 Annual Rate	1.16%	1.31%	1.50%
2022 Total Daytime Population	7,778	95,224	229,186
Workers	4,838	53,569	103,120
Residents	2,940	41,655	126,066
<b>Household Summary</b>			
2010 Households	1,094	23,797	67,614
2010 Average Household Size	2.73	2.91	3.04
2020 Total Households	1,871	26,901	76,202
2020 Average Household Size	2.70	2.89	3.02
2022 Households	1,907	27,380	78,455
2022 Average Household Size	2.68	2.86	3.01
2027 Households	2,029	29,213	84,570
2027 Average Household Size	2.68	2.86	3.01
2022-2027 Annual Rate	1.25%	1.30%	1.51%
2010 Families	834	19,275	54,798
2010 Average Family Size	3.20	3.28	3.42
2022 Families	1,460	21,815	62,585
2022 Average Family Size	3.17	3.28	3.44
2027 Families	1,557	23,314	67,571
2027 Average Family Size	3.15	3.27	3.43
2022-2027 Annual Rate	1.29%	1.34%	1.54%
<b>Housing Unit Summary</b>			
2000 Housing Units	875	18,170	50,838
Owner Occupied Housing Units	63.8%	78.9%	75.3%
Renter Occupied Housing Units	33.5%	17.6%	20.5%
Vacant Housing Units	2.7%	3.5%	4.2%
2010 Housing Units	1,203	24,967	70,461
Owner Occupied Housing Units	63.3%	73.4%	71.9%
Renter Occupied Housing Units	27.6%	21.9%	24.1%
Vacant Housing Units	9.1%	4.7%	4.0%
2020 Housing Units	2,005	28,534	80,420
Vacant Housing Units	6.7%	5.7%	5.2%
2022 Housing Units	2,032	28,897	82,434
Owner Occupied Housing Units	67.4%	71.7%	70.2%
Renter Occupied Housing Units	26.4%	23.1%	24.9%
Vacant Housing Units	6.2%	5.2%	4.8%
2027 Housing Units	2,195	31,290	90,100
Owner Occupied Housing Units	66.9%	71.3%	69.6%
Renter Occupied Housing Units	25.5%	22.1%	24.3%
Vacant Housing Units	7.6%	6.6%	6.1%
<b>Median Household Income</b>			
2022	\$125,457	\$114,715	\$102,354
2027	\$135,517	\$128,086	\$112,730
<b>Median Home Value</b>			
2022	\$486,475	\$361,066	\$309,528
2027	\$490,000	\$384,189	\$344,617
<b>Per Capita Income</b>			
2022	\$64,307	\$54,892	\$45,783
2027	\$68,783	\$60,875	\$50,989
<b>Median Age</b>			
2010	41.1	38.9	36.8
2022	41.4	40.0	37.5
2027	41.3	40.1	38.0

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# 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

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