

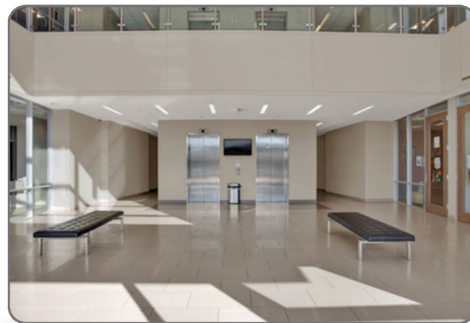
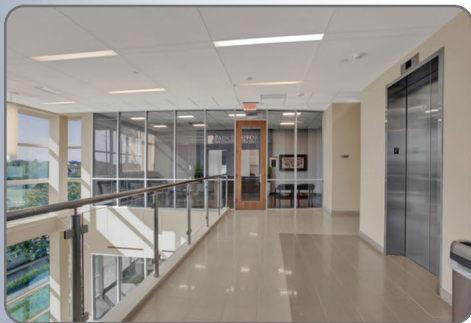
MEDICAL OFFICE FOR LEASE



**SUGAR LAND PHYSICIANS CENTER**  
7616 BRANFORD PL | SUGAR LAND, TX 77479

## PROPERTY HIGHLIGHTS

- 7616 Branford Place of Sugar Land Physicians Center offers Class A medical office space in turnkey, move-in-ready condition.
- Affluent client base with an average household income of \$179,108 that spends about \$66 million annually on healthcare within a 3-mile radius.
- Walkable to dozens of amenities such as Costco, Tropical Smoothie, McAlister's Deli, CVS, Gyro Hut, Schlotzky's, Kung Fu Tea, and Black Bear Diner.
- Highly accessible location just off Highway 59, 30 minutes from Downtown Houston, with 150 covered and 75 uncovered parking spaces.
- Sugar Land's population is projected to reach 111,026 by the end of 2025 and leans very young as about 30% of current residents are 24 or under.
- EDC of Sugar Land identifies life sciences as a key sector, hosting companies like Houston Methodist, MD Anderson, Bluebonnet Nutrition, and more.



### ASSET OVERVIEW



### OFFERING SUMMARY

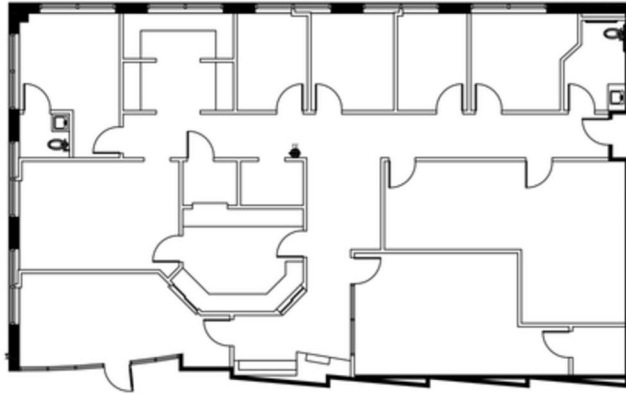
<b>ADDRESS</b>	7616 Branford Pl   Sugar Land, TX 77479
<b>LEASE RATE</b>	Call for Pricing
<b>AVAILABLE SPACE</b>	670 - 14,192 SF
<b>PROPERTY TYPE</b>	Medical Office
<b>YEAR BUILT</b>	2014
<b>BUILDING SIZE</b>	56,000 SF
<b>BUILDING CLASS</b>	A
<b>BUILDING HEIGHT</b>	3 Stories
<b>PARKING</b>	Garage Parking: 150 Covered   75 Uncovered

<b>LEASE TYPE</b>	NNN	<b>LEASE TERM/LEASE RATE</b>	Negotiable
<b>TOTAL SPACE</b>	670 - 14,192 SF	<b>T.I.</b>	Negotiable

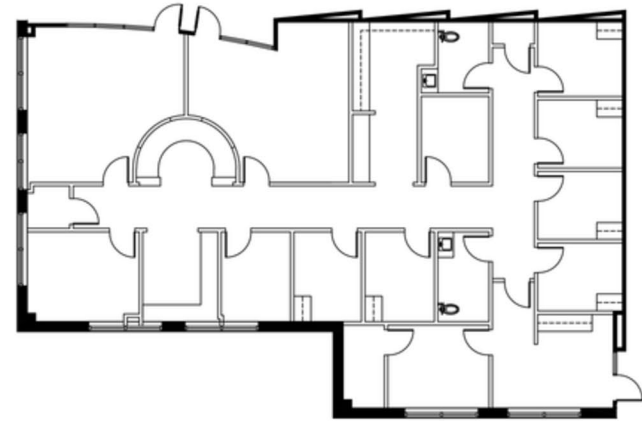
SUITE	SIZE (SF)	TYPE	LEASE TYPE	DESCRIPTION
<b>110</b>	3,626	Medical Office	NNN	Now Available
<b>150</b>	3,565	Medical Office	NNN	Now Available
<b>250</b>	2,571	Medical Office	NNN	Available - 6/1/2027
<b>305</b>	670	Medical Office	NNN	Suite 305 and 310 are contiguous for 3,767 SF
<b>310</b>	3,097	Medical Office	NNN	Now Available
<b>320</b>	5,675	Medical Office	NNN	Available - Q2 2026
<b>340</b>	4,750 -14,192	Medical Office	NNN	Now Available - Total contiguous: 14,192 SF [Separated by a fire exit [3,767 SF + 10,425 SF]



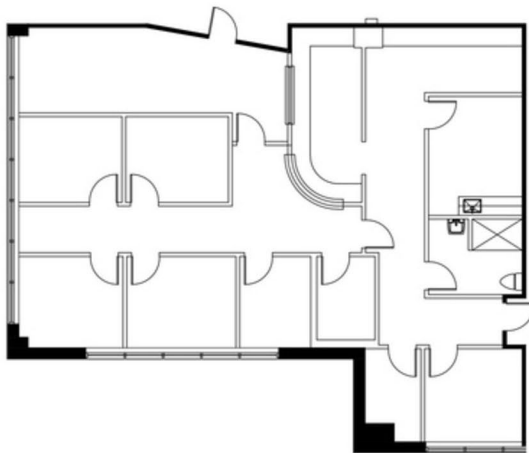
SUITE 110 - 3,626 SF



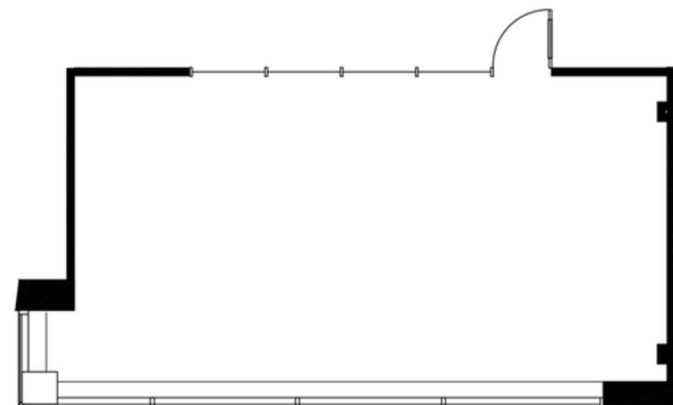
SUITE 150 - 3,565 SF



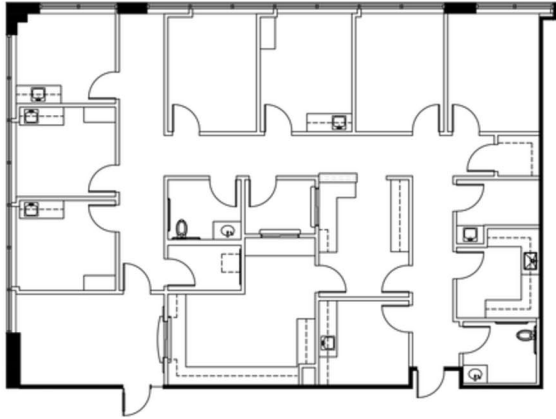
SUITE 250 - 2,571 SF



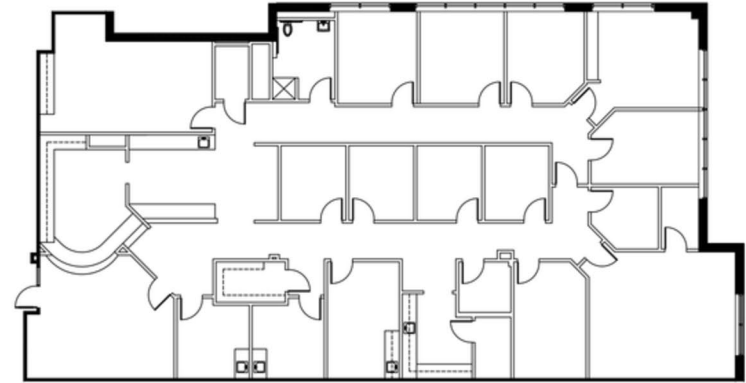
SUITE 305 - 670 SF



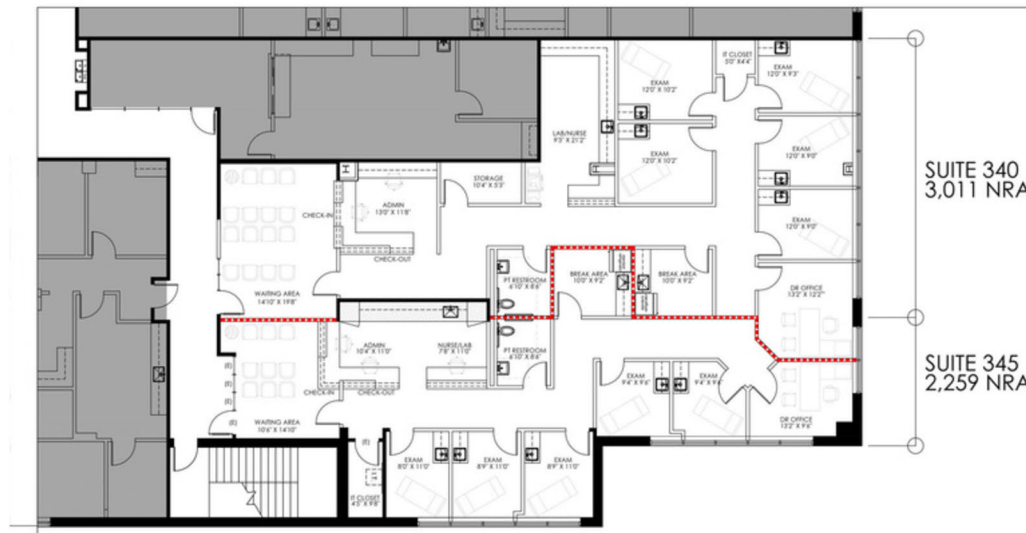
SUITE 310 - 3,097 SF



SUITE 320 - 5,675 SF



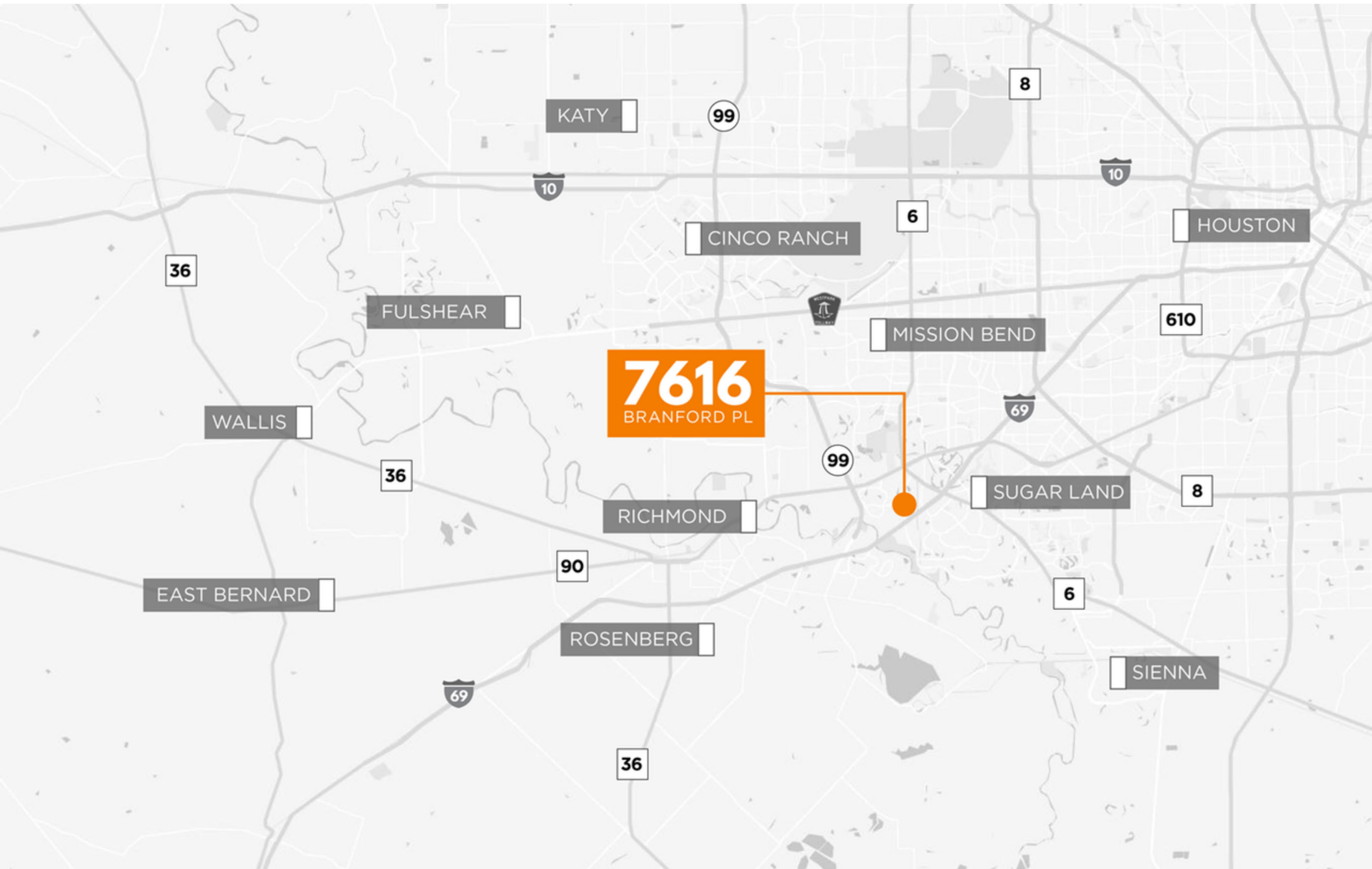
SUITE 340/345 - 2,572 - 3,011 SF (SPEC SUITES)

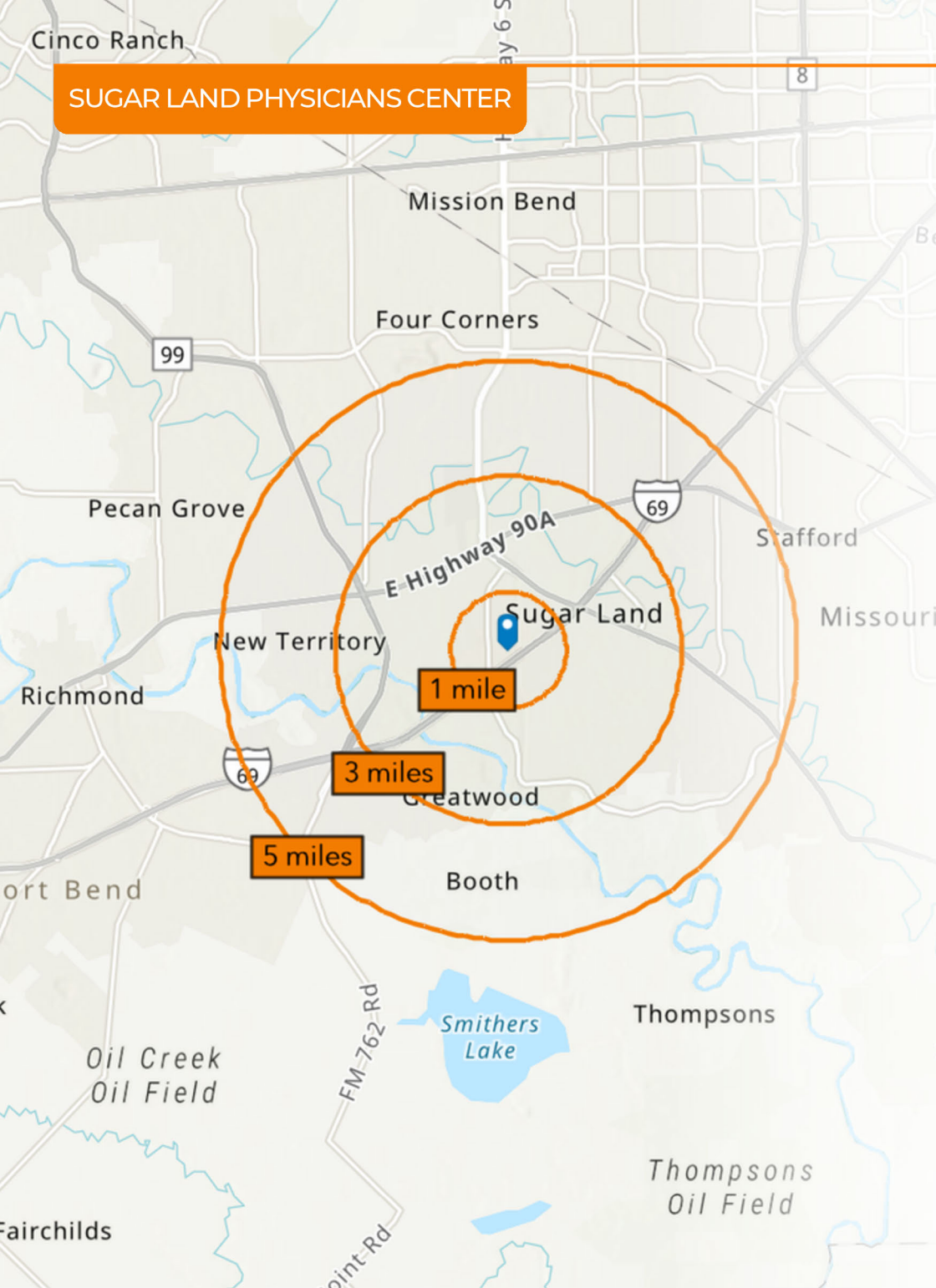












METRIC	1 Miles	3 Miles	5 Miles
<b>Population Summary</b>			
2025 Total Population	10,176	71,442	193,677
2025 Total Daytime Population	18,287	88,621	208,424
Workers	12,965	51,923	111,806
Residents	5,322	36,698	96,618
<b>Household Summary</b>			
2025 Average Household Size	3.03	2.82	2.90
2030 Average Household Size	2.98	2.77	2.87
2025 - 2030 Annual Rate	1.50%	1.54%	1.79%
<b>Housing Unit Summary</b>			
2025 Housing Units	3,525	26,394	69,530
Owner Occupied Housing Units	70.6%	72.2%	71.1%
Renter Occupied Housing Units	24.7%	22.7%	24.3%
<b>Income</b>			
2025 Household Income Base	3,360	25,321	66,360
Average Household Income	\$213,326	\$182,450	\$162,572
<b>Median Household Income</b>			
2025	\$179,270	\$142,497	\$123,620
2030	\$202,115	\$157,829	\$137,122
<b>Per Capita Income</b>			
2025	\$69,271	\$64,798	\$56,064
2030	\$74,257	\$70,220	\$61,129



## SUGAR LAND - MARKET OVERVIEW

Sugar Land is a city in Fort Bend County, Texas, and is located approximately 20 miles southwest of downtown Houston. Sugar Land is a populous suburban municipality centered around the junction of Texas State Highway 6 and U.S. Route 59. Sugar Land was ranked as one of the “Top Cities in Texas” for business relocation and expansion by both Outlook Magazine and Texas Business.

Sugar Land holds the headquarters to CVR Energy, Western Airways, Nalco Champion’s Energy Services division, Schlumberger (an oil services company that has a 33 acre campus with over 250,000 square feet of Class A office space and a 100,000 square foot amenity building), Minute Maid and BMC Software. Sugar Land also has a large number of international energy, software, engineering and product firms.



## SUGAR LAND PHYSICIANS CENTER

### KEY FACTS



110,952  
POPULATION



2.85  
AVG HH SIZE



43.9  
MEDIAN AGE

### BUSINESS



6,516  
TOTAL BUSINESS



70,623  
TOTAL EMPLOYEES



3.6%  
UNEMPLOYMENT RATE

### INCOME



\$178,748  
AVG HH INCOME



\$136,298  
MEDIAN HH INCOME



\$62,522  
PER CAPITA INCOME

### EDUCATION



12.2%  
HIGH SCHOOL GRAD/GED



18.9%  
COLLEGE/DEGREE



65.0%  
B.A. GRAD DEGREE

### EMPLOYMENT TRENDS

#### CIVILIAN LABOR FORCE

SUGAR LAND AREA	FORT BEND COUNTY	GREATER HOUSTON MSA
157,789	721,377	5,979,215

#### EMPLOYED

SUGAR LAND AREA	FORT BEND COUNTY	GREATER HOUSTON MSA
96,163	446,697	3,733,387

#### UNEMPLOYED

SUGAR LAND AREA	FORT BEND COUNTY	GREATER HOUSTON MSA
3.9%	3.7%	4.3%

### WORKFORCE ANALYSIS

**1.9%** EMPLOYMENT RATE GROWTH

### TOP EMPLOYERS

- Houston Methodist Sugar Land Hospital
  - Methodist Sugar Land Hospital
  - Schlumber
  - Accredo Packaging Inc.
  - Flour Enterprises Inc.
  - ABM
  - Applied Optoelectronics Inc
  - CHI St. Luke's Health - Sugar Land Hospital
  - HCSS
  - Healix Inc.
  - QuVa Pharma
  - Texas Instruments
  - Tramontina
  - Amazon
- 0 200 400 600 800 1000



# FOR MORE INFORMATION:

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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.



11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date