

RIVERSTONE PLACE

8802 University Blvd, Sugar Land, TX 77479



CO-TENANTS



coming soon:

AREA RETAILERS



PROPERTY DATA

- 2,125 SF and 1,635 SF retail spaces available
- Located at University Blvd and LJ Pkwy, in the Riverstone master planned community
- Center is directly across from a 165,000 SF Kroger Center and a CVS Pharmacy
- Affluent area with an average household income over \$218,000 within a one-mile radius of the property

DEMOGRAPHICS

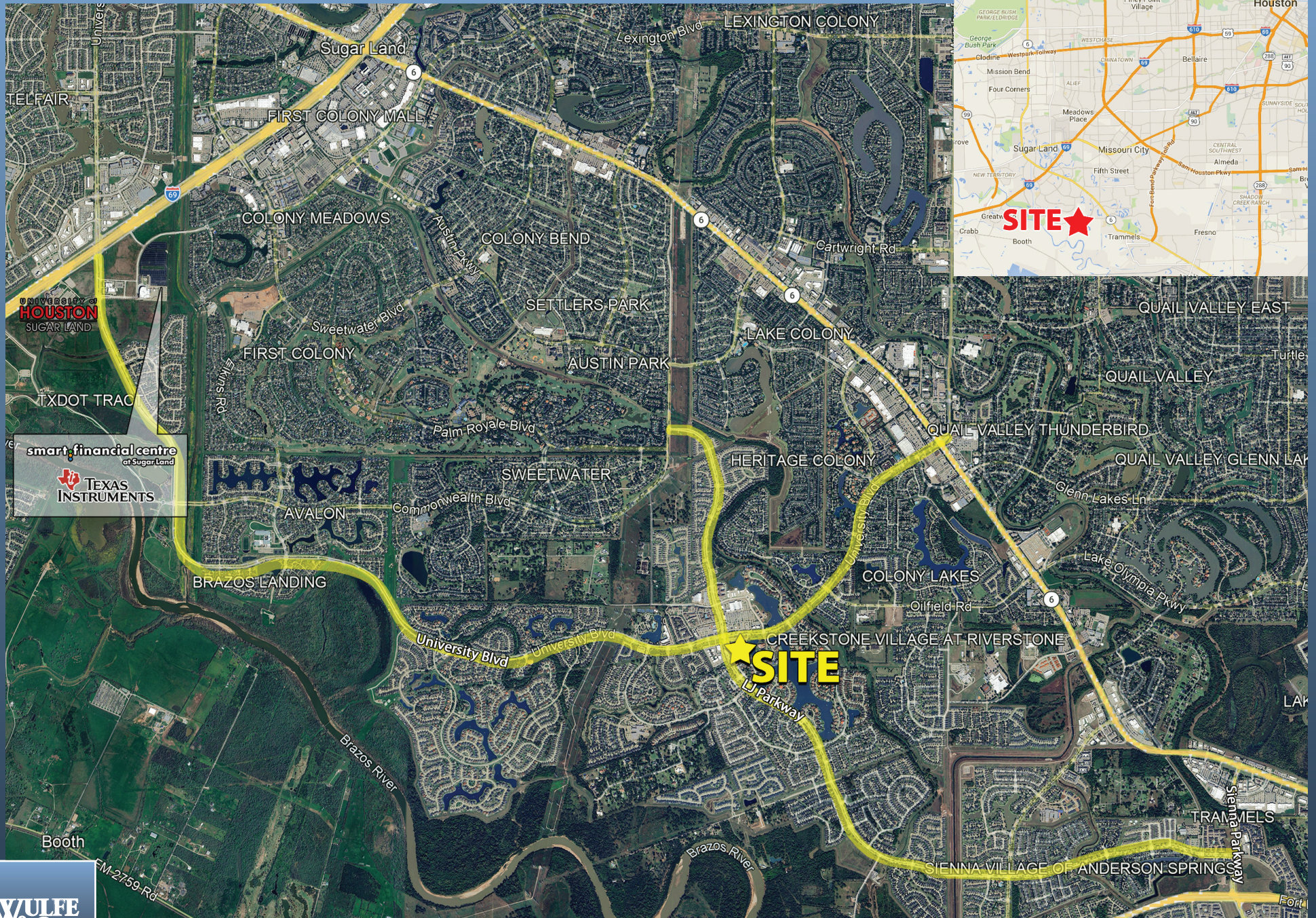
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2025 Estimate	11,261	75,591	187,564
Avg HH Income 2025 Estimate	\$218,017	\$194,722	\$162,978
Traffic Count University Blvd	17,531 cars per day		
LJ Parkway	12,939 cars per day		

CONTACT

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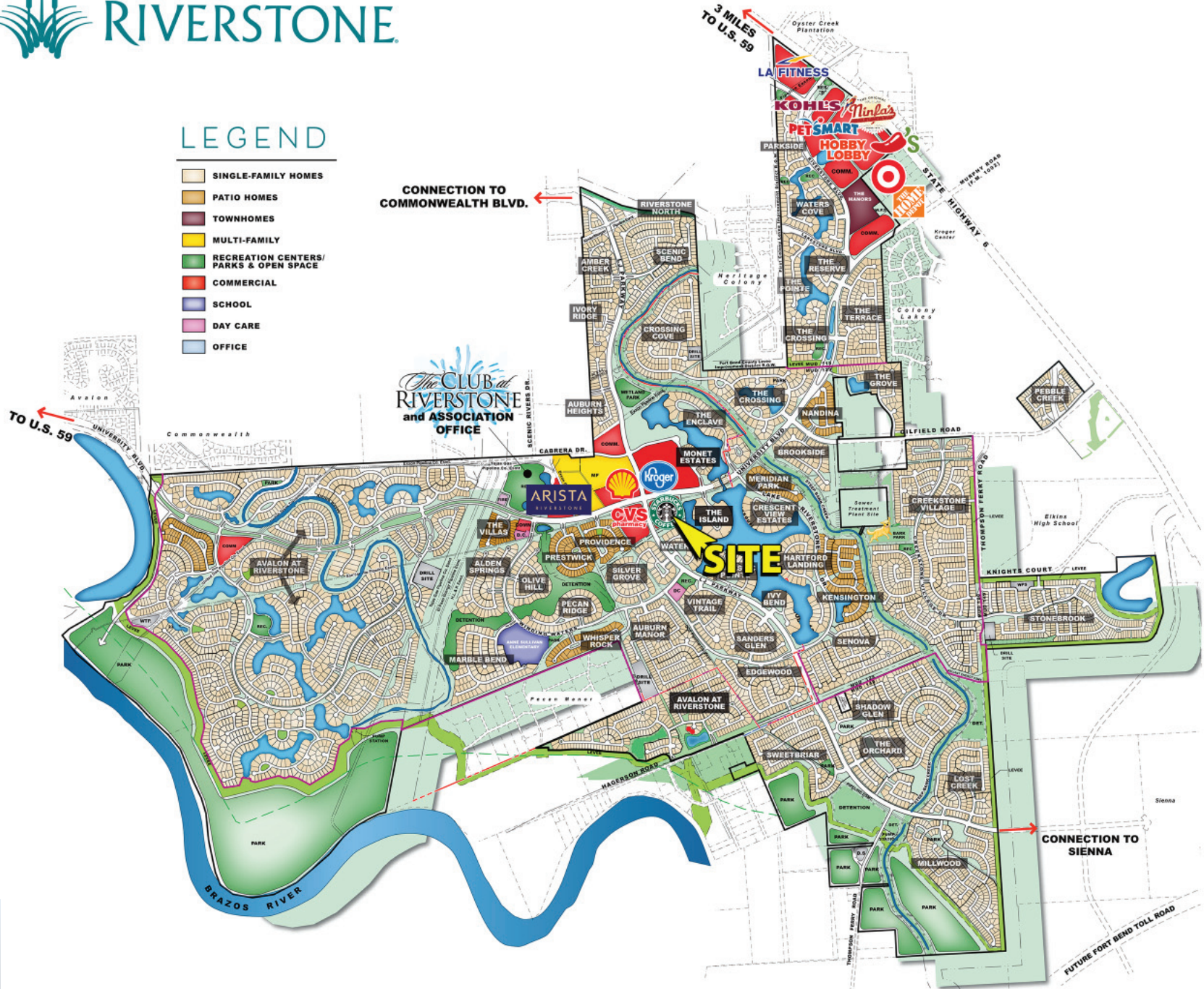


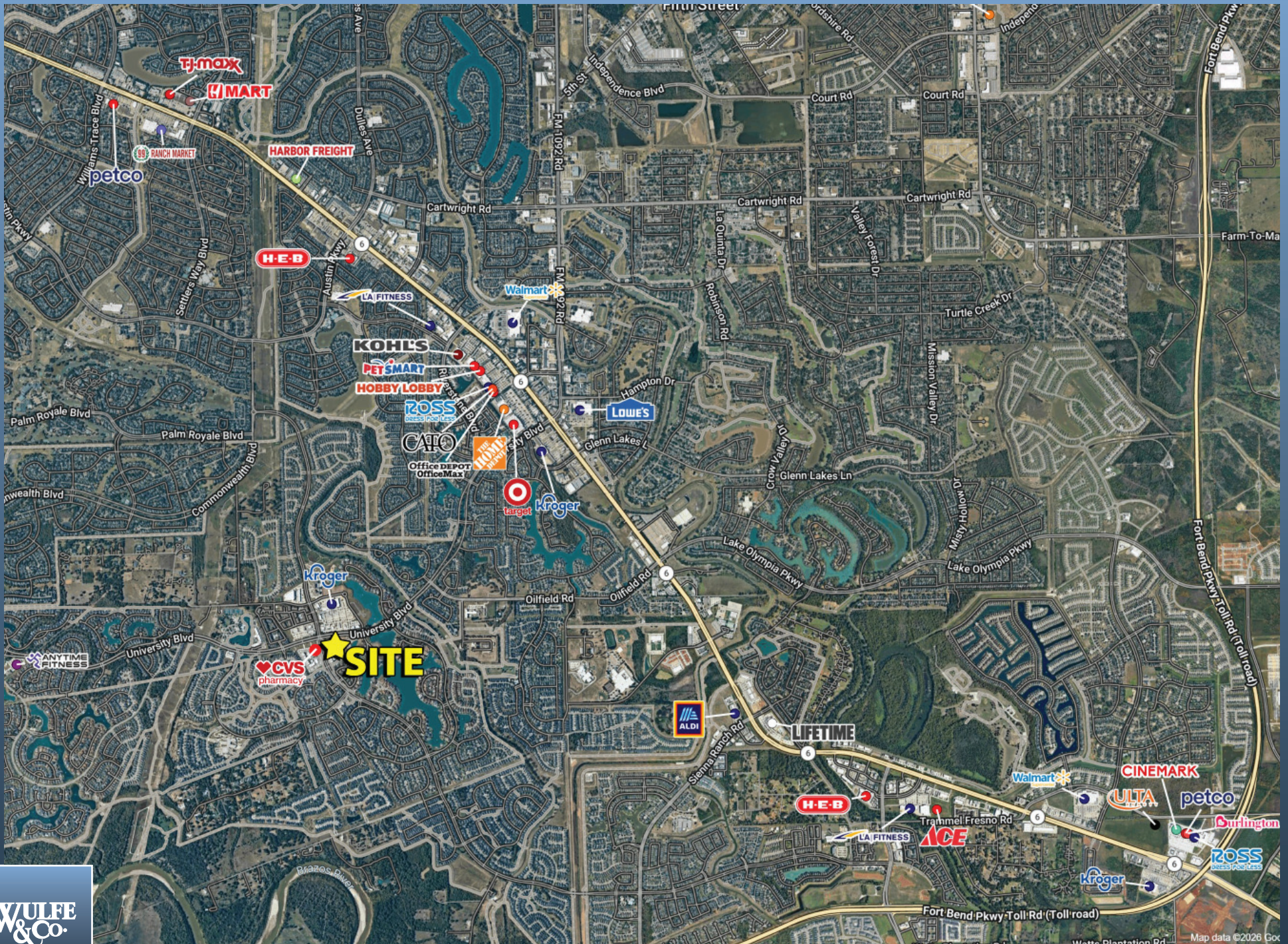


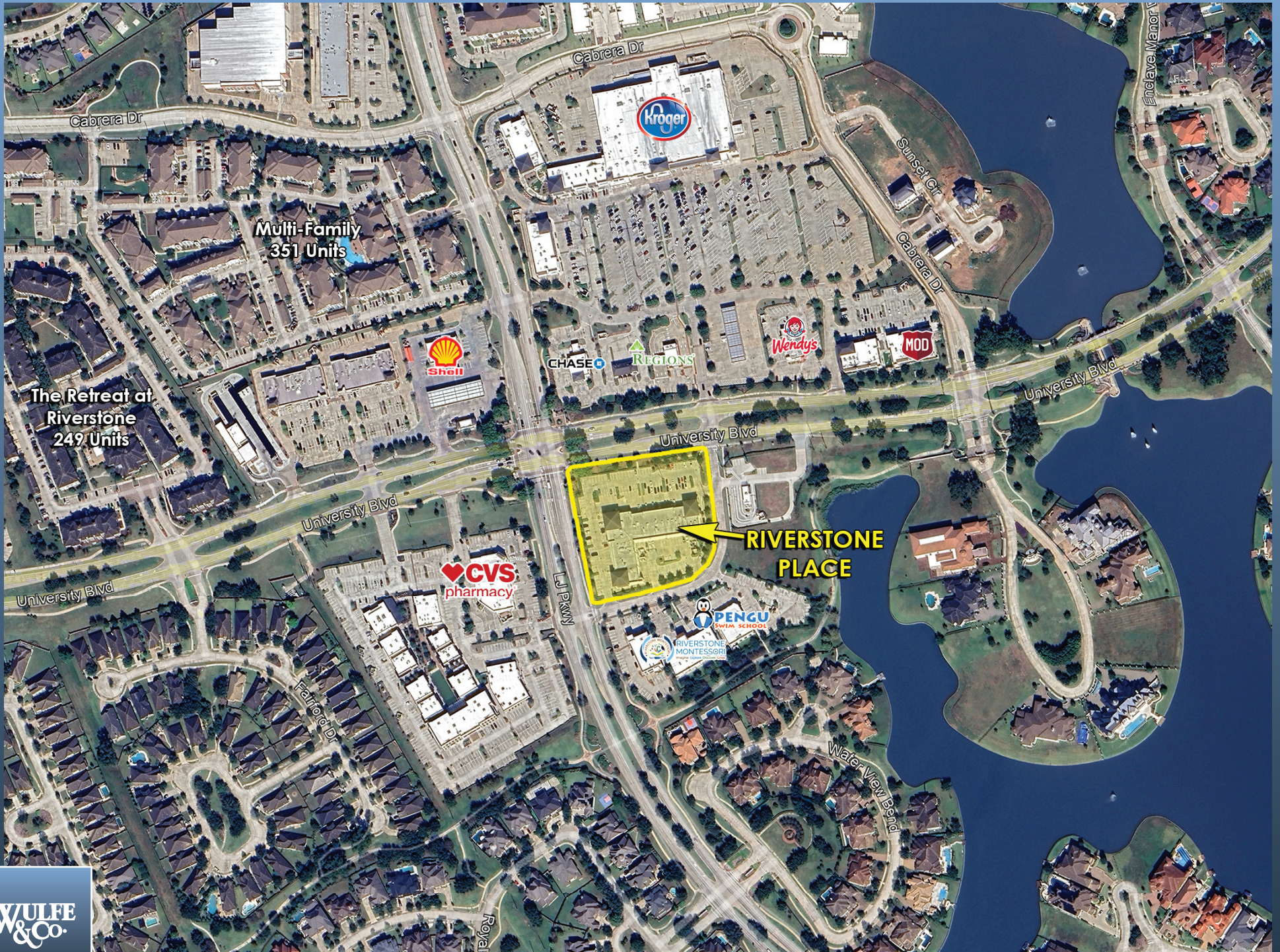


LEGEND

- SINGLE-FAMILY HOMES
- PATIO HOMES
- TOWNHOMES
- MULTI-FAMILY
- RECREATION CENTERS/
PARKS & OPEN SPACE
- COMMERCIAL
- SCHOOL
- DAY CARE
- OFFICE









Riverstone
Montessori

Retail / Office

NOBLE SEVEN STREET

Future Commercial
Development
By Others

12' DRIVE THRU LANE

RESERVE "A"
(COMMERCIAL)
NOBLE SEVEN AT RIVERSTONE
127 NO. 208144 PARCEL
3.8262 ACRES

PARCEL
166,667 SF
3.83 AC
188 CARS

76' - 0"

194' - 4 1/2"

76' - 0"

19' - 11 1/4"

65' - 0"

Starbucks

STRETCH LAB

Jenny Mitzi's Subs

PACIFIC
GENUINE BEERWISERY

AVAILABLE
2,125 SF

POSTAL+
REPAIR

SUPERCUTS

DRIZZLES

DORADO NAIL BAR

eyeHub

AVAILABLE
±1,635 SF
±65'

GENUINE PIZZA
SINGAS
EST. 1967

OUTDOOR PATIO

G.T.

HC

HC

HC

HC

VAN

H.C.

LJ PARKWAY

UNIVERSITY BOULEVARD



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5484/-95.5845

18802 University Blvd	1 mi	3 mi	5 mi
Sugar Land, TX 77479	radius	radius	radius
Population			
2025 Estimated Population	11,261	75,591	187,564
2030 Projected Population	12,192	79,101	197,751
2020 Census Population	9,415	69,437	167,030
2010 Census Population	2,356	45,947	134,357
Projected Annual Growth 2025 to 2030	1.7%	0.9%	1.1%
Historical Annual Growth 2010 to 2025	25.2%	4.3%	2.6%
2025 Median Age	37.5	41.1	40.3
Households			
2025 Estimated Households	3,623	24,951	64,368
2030 Projected Households	4,052	26,844	69,782
2020 Census Households	2,796	22,331	56,375
2010 Census Households	700	15,122	45,364
Projected Annual Growth 2025 to 2030	2.4%	1.5%	1.7%
Historical Annual Growth 2010 to 2025	27.9%	4.3%	2.8%
Race and Ethnicity			
2025 Estimated White	21.2%	31.3%	29.2%
2025 Estimated Black or African American	11.2%	14.8%	23.7%
2025 Estimated Asian or Pacific Islander	60.1%	43.8%	33.8%
2025 Estimated American Indian or Native Alaskan	-	0.2%	0.3%
2025 Estimated Other Races	7.4%	9.9%	12.9%
2025 Estimated Hispanic	8.3%	11.5%	15.2%
Income			
2025 Estimated Average Household Income	\$218,017	\$194,722	\$162,978
2025 Estimated Median Household Income	\$187,631	\$158,924	\$133,684
2025 Estimated Per Capita Income	\$70,143	\$64,286	\$55,952
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.6%	2.3%	3.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.6%	3.1%
2025 Estimated High School Graduate	6.0%	10.6%	14.2%
2025 Estimated Some College	6.6%	12.4%	15.4%
2025 Estimated Associates Degree Only	4.5%	7.3%	7.6%
2025 Estimated Bachelors Degree Only	32.8%	31.1%	31.0%
2025 Estimated Graduate Degree	44.9%	33.8%	25.5%
Business			
2025 Estimated Total Businesses	543	4,259	11,728
2025 Estimated Total Employees	2,179	21,777	72,270
2025 Estimated Employee Population per Business	4.0	5.1	6.2
2025 Estimated Residential Population per Business	20.7	17.7	16.0

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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.

2-10-2025



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.

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elise Weatherall	289099	eweatherall@wulfe.com	713-621-1700
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date