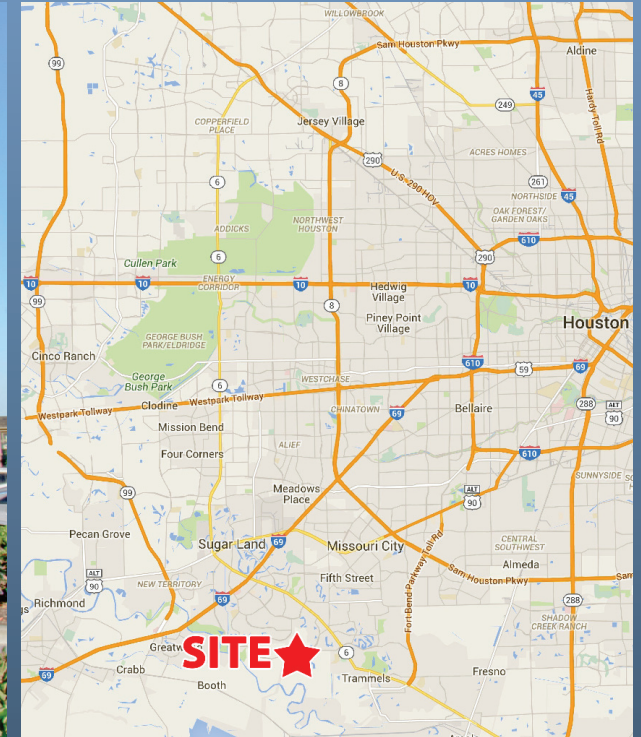


# FOR LEASE

Riverstone Place Retail Center - 18802 University Blvd, Sugar Land, TX 77479



## PROPERTY DATA

- 2,665 SF former fitness end cap
- 1,800 SF former restaurant inline
- Join **Starbucks**, Pacific Dental, Supercuts, CycleBar, and Stretch Lab
- 27,750 SF retail center across from 165,000 SF Kroger Center and CVS
- Located at University Blvd and LJ Pkwy, in the Riverstone master planned community
- Affluent area with an average household income over \$199,000 within a three-mile radius of the property

## DEMOGRAPHICS

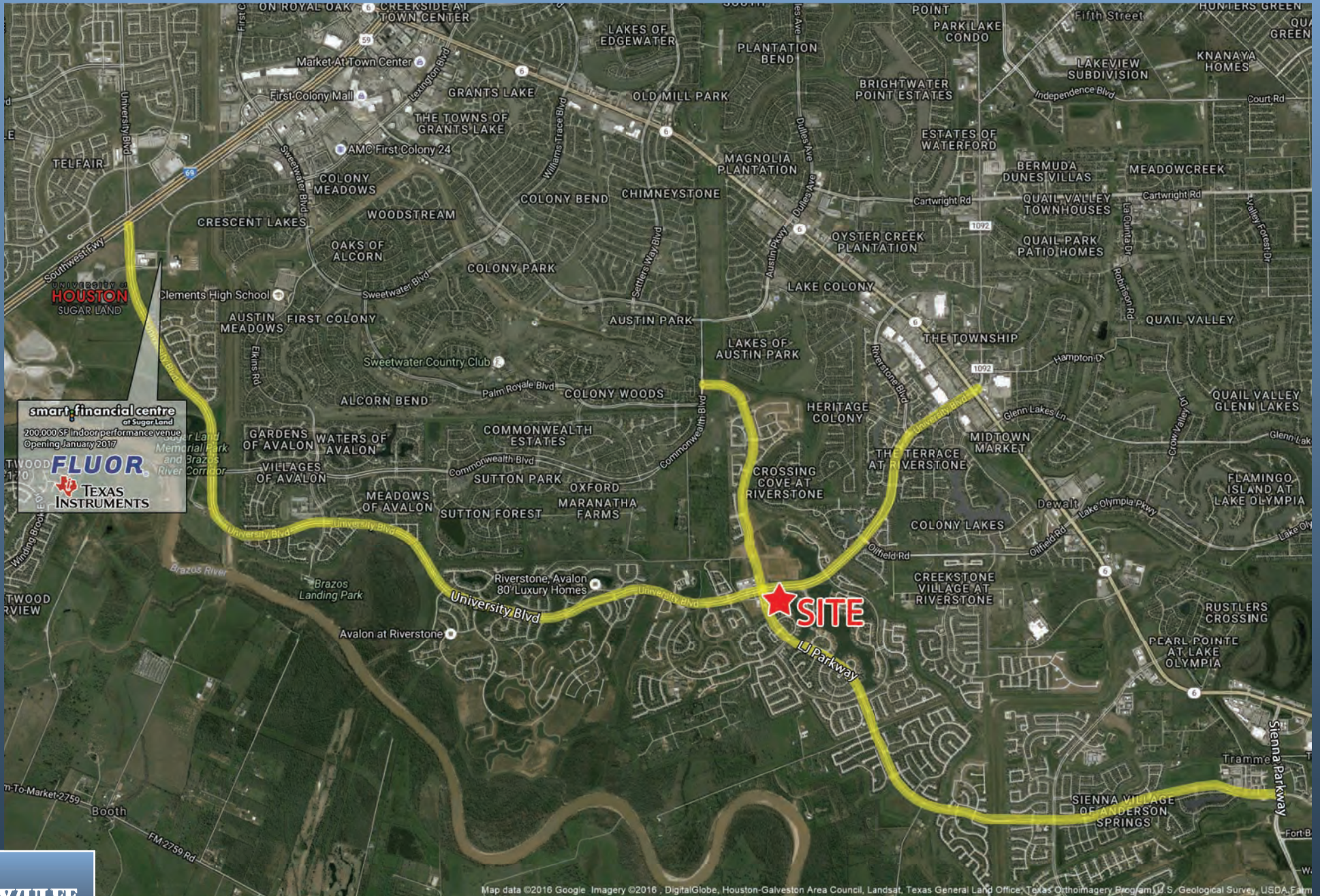
	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b> 2024 Estimate	10,814	75,318	185,139
<b>Avg HH Income</b> 2024 Estimate	\$197,953	\$199,908	\$165,937
<b>Traffic Count</b> University Blvd	17,284 cars per day		
LJ Parkway	11,460 cars per day		

## CONTACT

**Elise Weatherall**  
eweatherall@wulfe.com  
(713) 621-1714

**Wulfe & Co.**  
1800 Post Oak Blvd., Suite 400  
Houston, Texas 77056  
(713) 621-1700  
[www.wulfe.com](http://www.wulfe.com)







# RIVERSTONE

## LEGEND

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



**CONNECTION TO  
COMMONWEALTH BLVD.  
(coming 2016!)**

**RIVERSTONE  
INFORMATION  
CENTER**

3 MILES  
TO U.S. 59

*Find your  
DREAM HOME  
in the...  
#1 BEST-SELLING  
COMMUNITY  
in TEXAS!*



*The Club at  
RIVERSTONE*

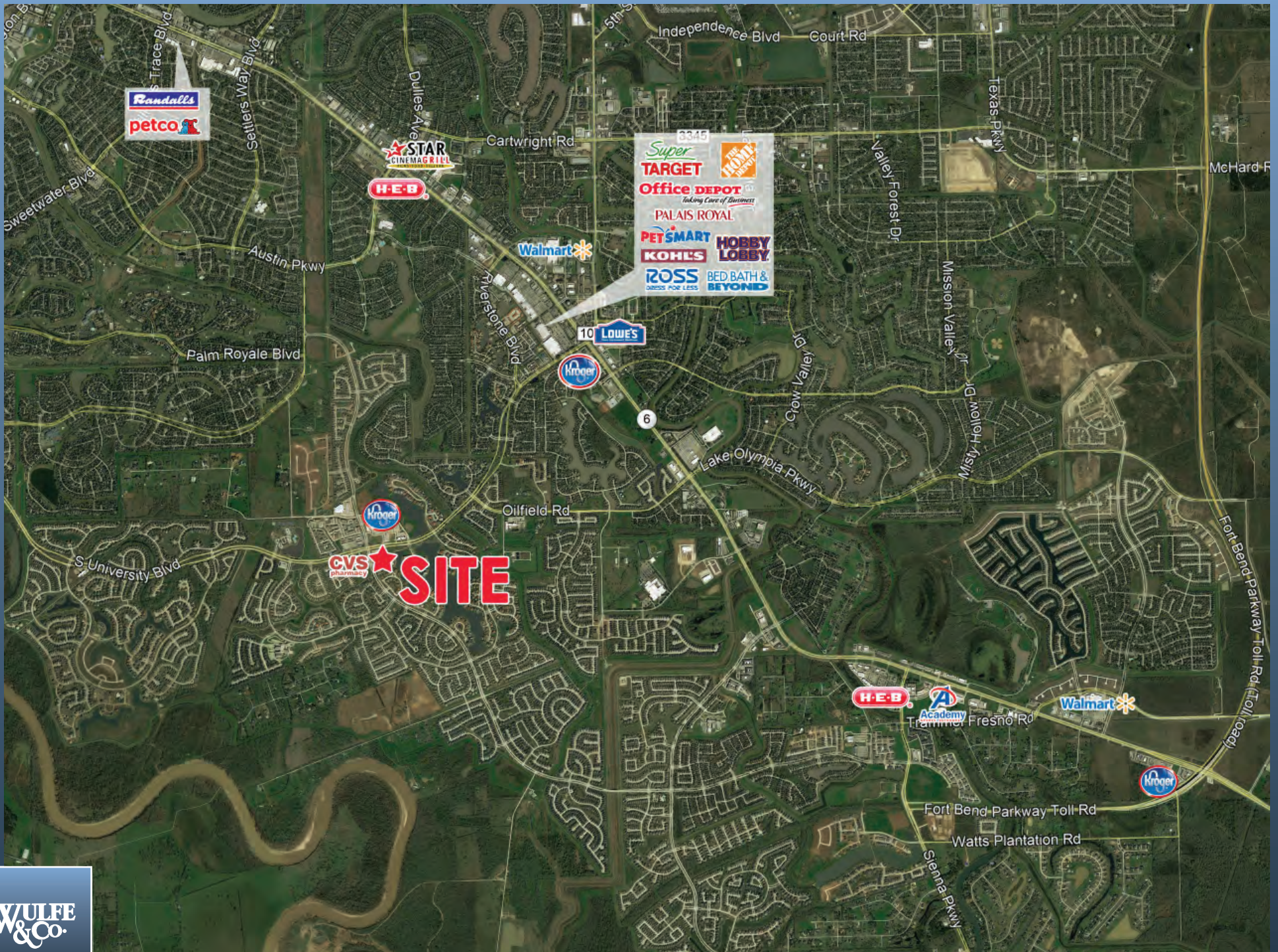
**SITE**

TO U.S. 59

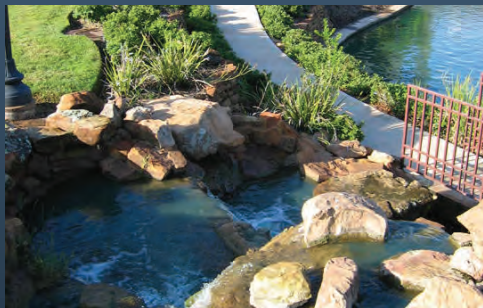
**CONNECTION TO  
SIENNA PLANTATION**

**WULFE  
& CO.**

*The Club at* RIVERSTONE







# RIVERSTONE.

A Fort Bend-area master-planned community where luxurious homes, water features and resort-style amenities define the landscape, Riverstone is one of Fort Bend County's most desirable addresses and one of the nation's top-selling developments.

Riverstone residents enjoy an enviable lifestyle that includes a broad selection of new homes with coveted Sugar Land and Missouri City addresses. Plus, with varied highway access and an array of conveniences within minutes of the community, Riverstone residents have more time to savor life at home, relaxing with family and friends in the elegance that is Riverstone.

It is for these reasons that Riverstone is ranked the No. 1 best-selling community in Texas and No. 4 on the nation's list of best-selling developments.







# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.5484/-95.5845

<b>18802 University Blvd</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Sugar Land, TX 77479</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2024 Estimated Population	10,814	75,318	185,139
2029 Projected Population	12,409	85,632	213,406
2020 Census Population	9,415	69,437	167,030
2010 Census Population	2,356	45,947	134,357
Projected Annual Growth 2024 to 2029	2.9%	2.7%	3.1%
Historical Annual Growth 2010 to 2024	25.6%	4.6%	2.7%
2024 Median Age	37.3	40.8	40.1
<b>Households</b>			
2024 Estimated Households	3,456	24,930	63,861
2029 Projected Households	4,054	28,950	75,222
2020 Census Households	2,796	22,331	56,375
2010 Census Households	700	15,122	45,364
Projected Annual Growth 2024 to 2029	3.5%	3.2%	3.6%
Historical Annual Growth 2010 to 2024	28.1%	4.6%	2.9%
<b>Race and Ethnicity</b>			
2024 Estimated White	21.4%	32.3%	29.9%
2024 Estimated Black or African American	10.7%	14.3%	23.2%
2024 Estimated Asian or Pacific Islander	60.4%	43.0%	33.2%
2024 Estimated American Indian or Native Alaskan	-	0.2%	0.3%
2024 Estimated Other Races	7.5%	10.1%	13.3%
2024 Estimated Hispanic	8.4%	11.9%	15.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$197,953	\$199,908	\$165,937
2024 Estimated Median Household Income	\$154,879	\$148,264	\$124,888
2024 Estimated Per Capita Income	\$63,272	\$66,179	\$57,256
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	6.0%	3.8%	4.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.0%	2.9%
2024 Estimated High School Graduate	7.5%	10.8%	14.7%
2024 Estimated Some College	8.0%	12.6%	15.7%
2024 Estimated Associates Degree Only	4.9%	7.2%	7.3%
2024 Estimated Bachelors Degree Only	30.5%	31.5%	31.0%
2024 Estimated Graduate Degree	39.7%	31.1%	23.9%
<b>Business</b>			
2024 Estimated Total Businesses	508	4,201	11,381
2024 Estimated Total Employees	2,033	21,523	70,785
2024 Estimated Employee Population per Business	4.0	5.1	6.2
2024 Estimated Residential Population per Business	21.3	17.9	16.3

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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.

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Designated Broker of Firm	License No.		
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