

FOR SALE

1.5164 AC – Waterfront Site for Sale

Creek Bend Dr, Sugar Land, TX 77478

partners



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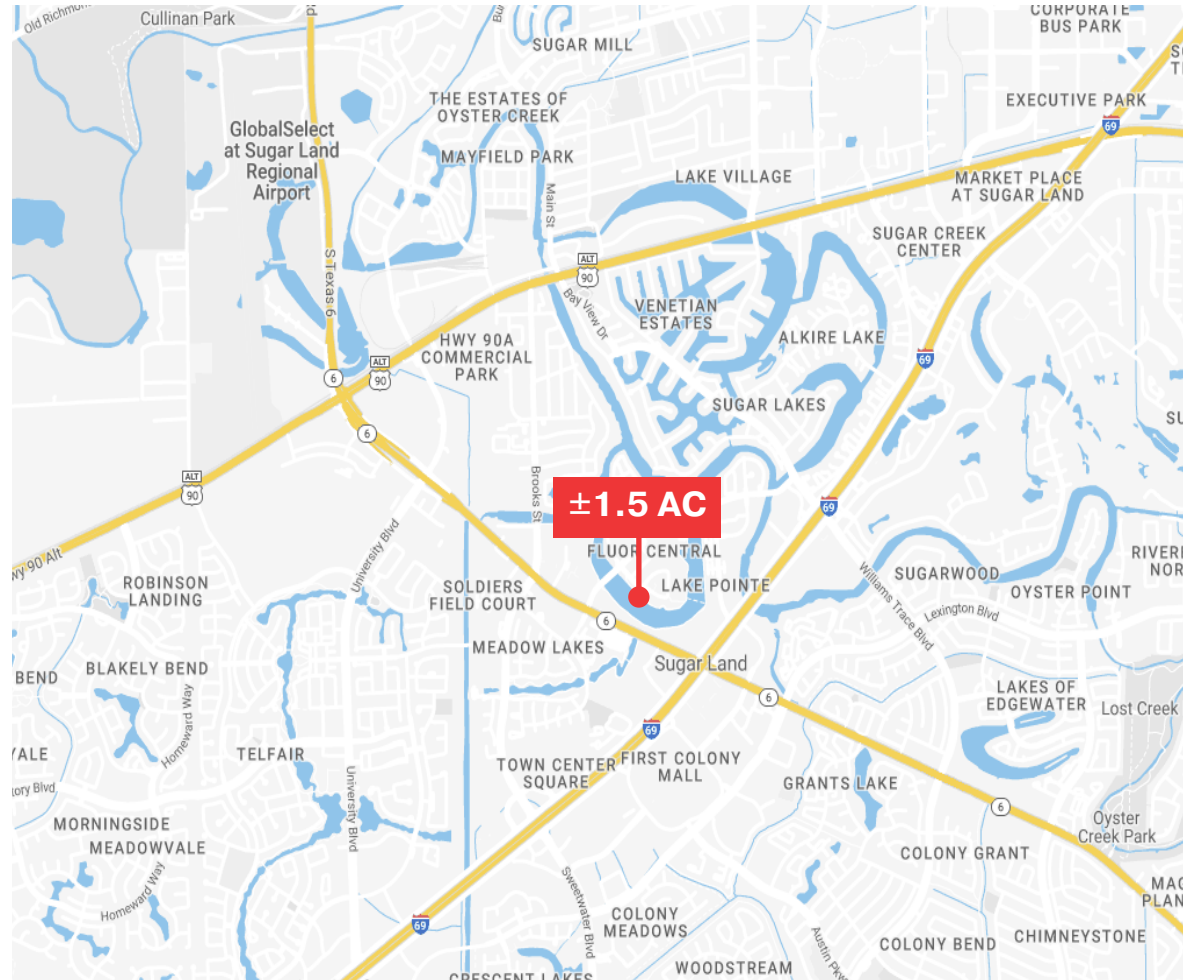
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Site Features

- Located @ I-69 & Hwy 6 in Fluor Central outside of Lake Pointe
- Core Medical & Retail Corridor including such tenants:
 - St. Luke's Hospital,
 - Sugar Land Medical Center
 - Hope Biosciences
 - Whole Foods
 - Target and many more
- Shovel Ready (Prior Plans Available)
- Utilities available
- Waterfront Site for Sale
- Off-site detention
- Zone "B-O" (Business-Office)



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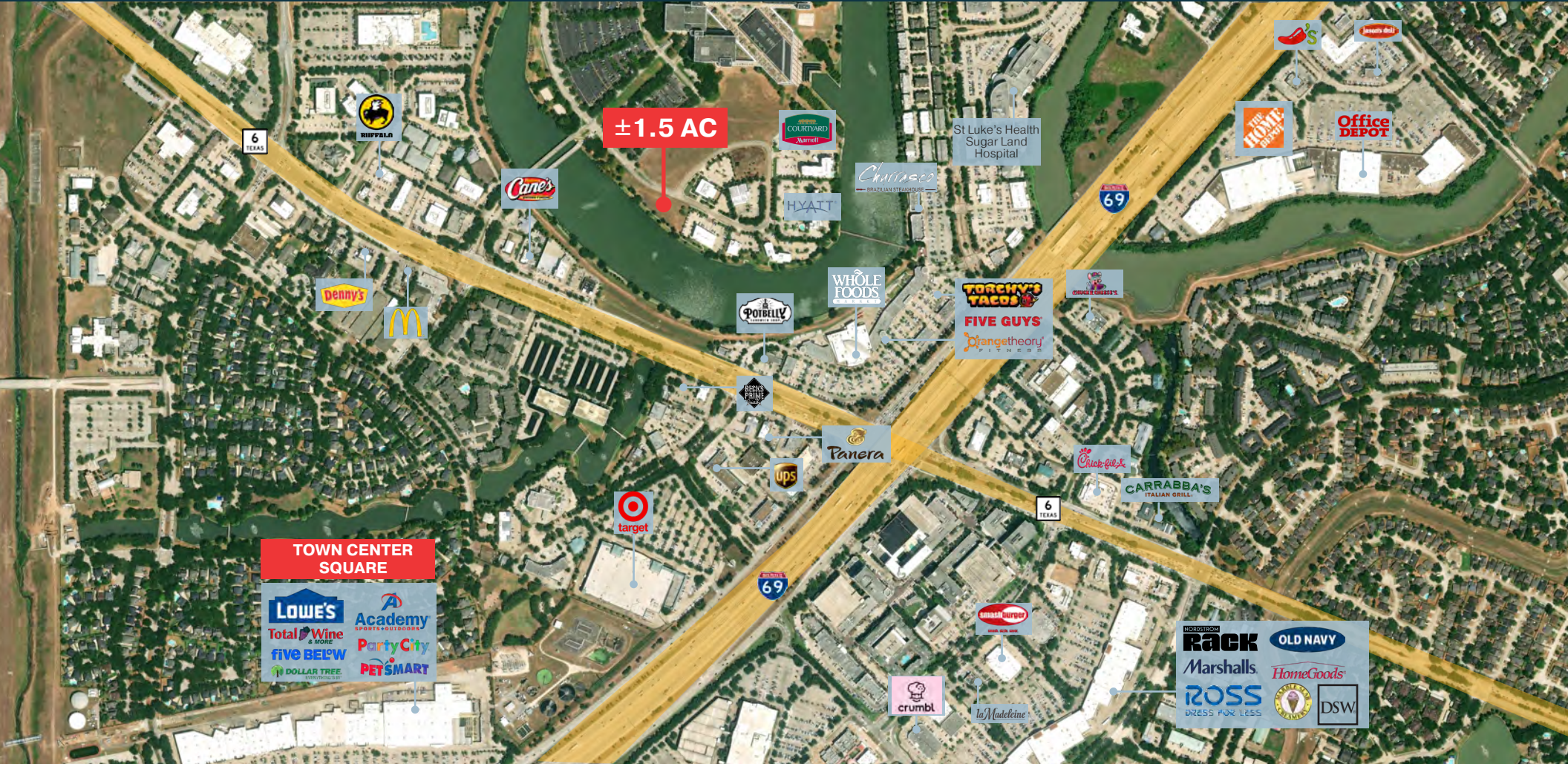
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Located 20 minutes Southwest of downtown Houston, Sugar Land is conveniently located near the metro and its international port and airports, making it a destination for business. The city boasts a sizable cluster of biotech companies, a strong advanced manufacturing industry, as well as numerous corporate headquarters, many of which are located in the Sugar Land Business Park.

Sugar Land's highly educated workforce not only stands out from the average education attainment level in Texas, but also triumphs the level in the United States, with a majority of residents obtaining a bachelor's degree or higher.

With established companies expanding and the relocation and development of new businesses within the community, Sugar Land's population has reciprocally grown, and is projected to be 134,625 in 2024.



A Destination Spot for Business

-  20 Minutes to Downtown Houston
-  2.2 miles to Sugar Land Town Center Square
-  Pro Business City in a Pro Business State
-  Easy Access to Two Major International Airports

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SUGAR LAND MAJOR EMPLOYERS

Houston Methodist Sugar Land Hospital
Methodist Sugar Land Hospital
Schlumberger
Accredo Packaging Inc.
Champion X
Fluor Enterprises Inc.
ABM
Applied Optoelectronics Inc.

CHI St. Luke's Health - Sugar Land Hospital
HCSS
Healix Inc.
QuVa Pharma
Texas Instruments
Tramontina
Amazon
AmerisourceBergen Drug Company

Amica Insurance
Bluebonnet Nutrition Corporation
Contract Land Staff
Crown Beverage Packaging
CVR Energy
De Nora Water Technologies
Element Plastics
Encompass Health Rehabilitation Hospital of Sugar Land

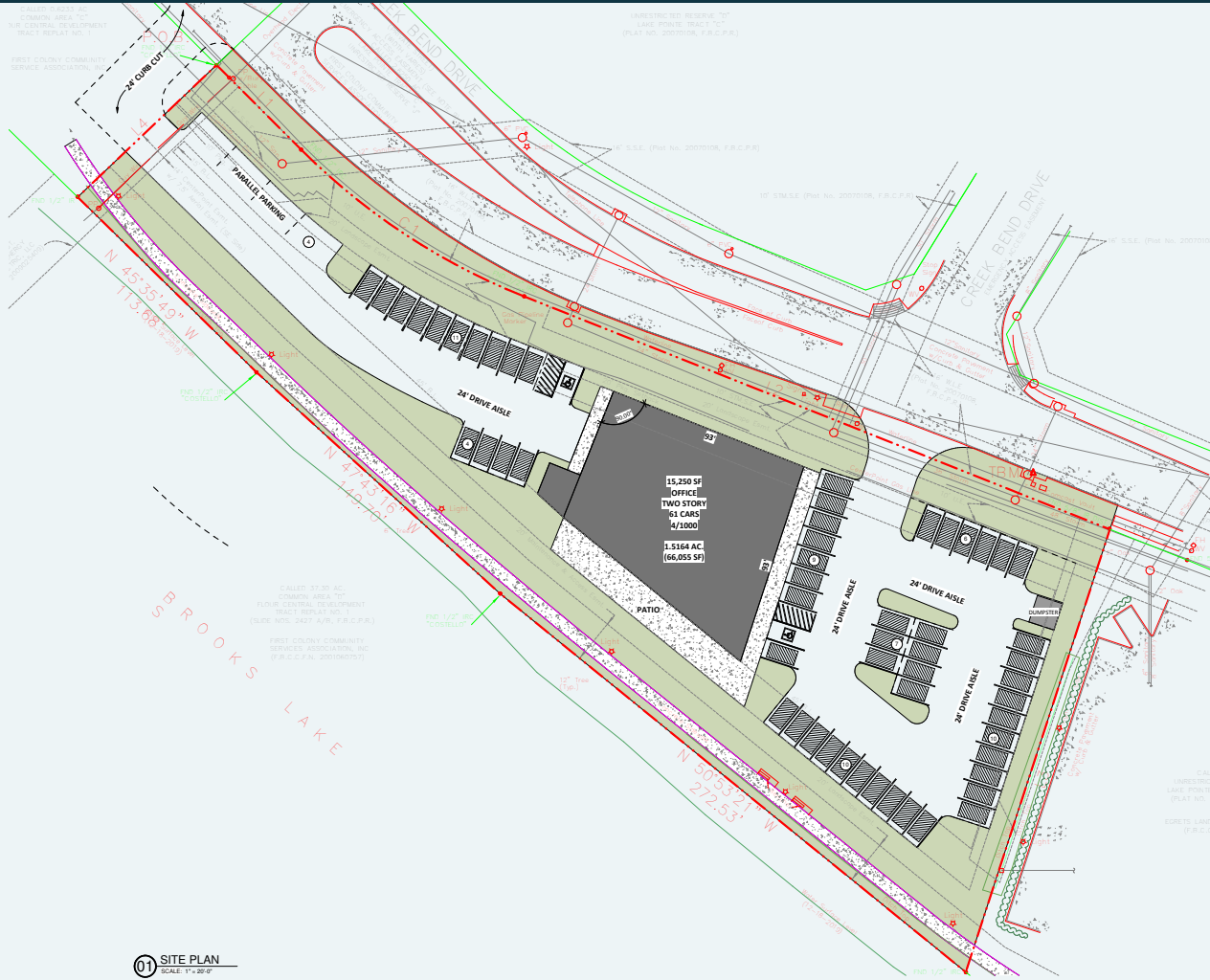


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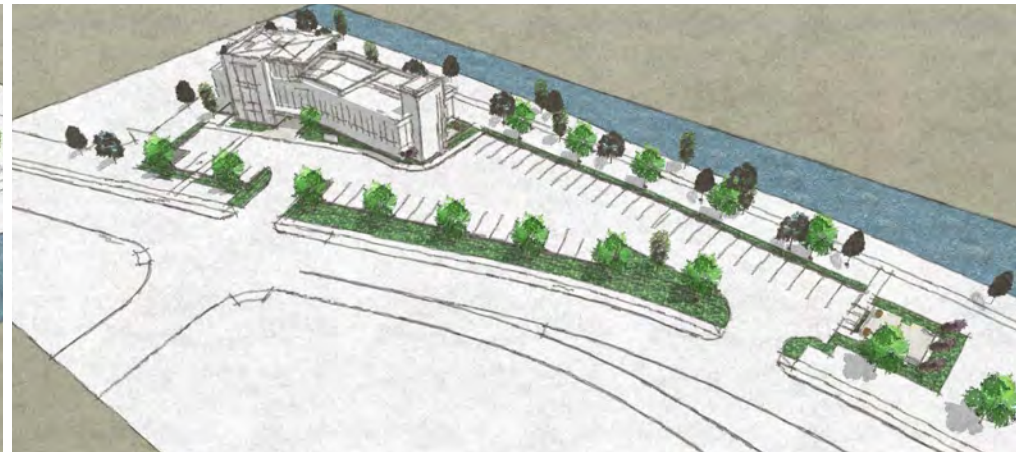
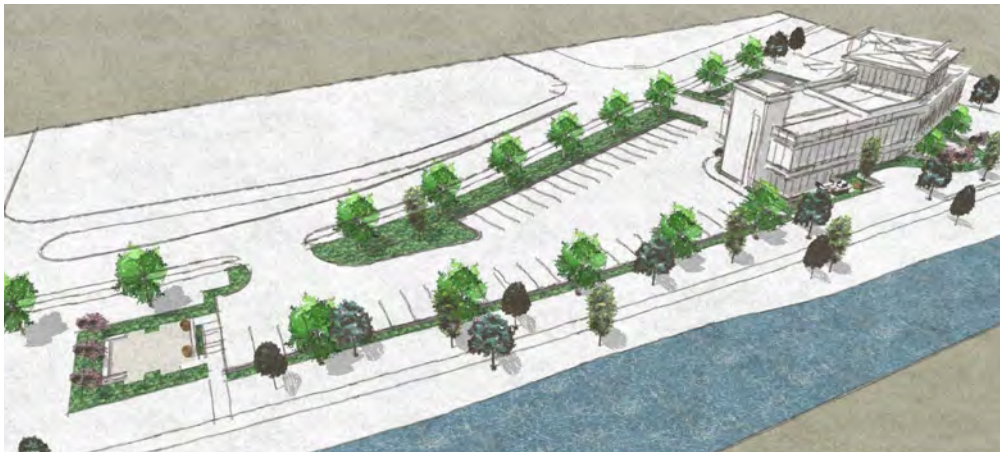
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Prior Renderings



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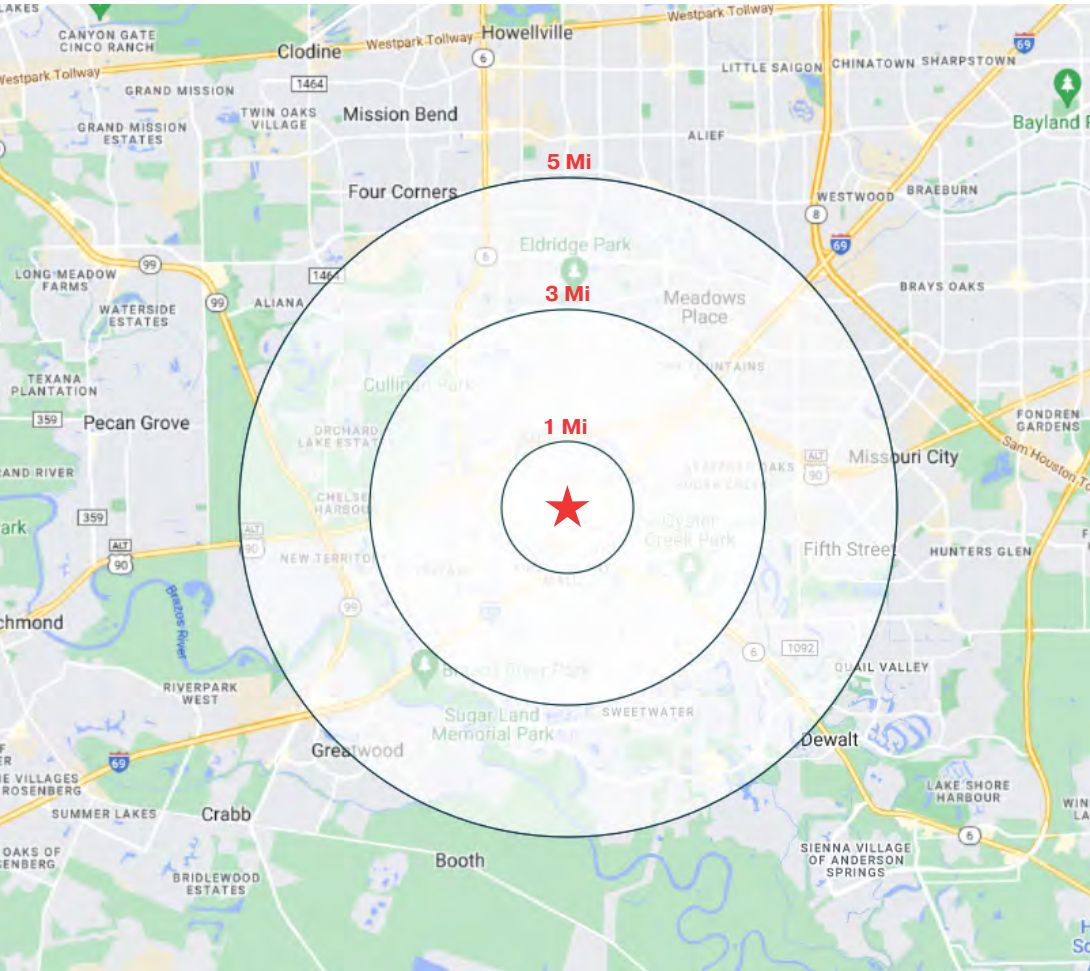
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POPULATION	1 MILES	3 MILES	5 MILES
2010 Population	6,781	67,857	208,187
2023 Population	10,833	95,645	258,397
2028 Population Projection	11,745	102,723	273,900
Annual Growth 2010-2023	4.6%	3.2%	1.9%
Annual Growth 2023-2028	1.7%	1.5%	1.2%
HOUSEHOLDS			
2024 Households	4,386	33,512	85,093
2029 Household Projection	4,747	35,997	90,324
Owner Occupied Households	2,607	28,574	68,973
AVERAGE HOUSEHOLD INCOME			
Avg Household Income	\$126,677	\$140,721	\$125,528
Median Household Income	\$92,146	\$109,657	\$96,895
HOUSEHOLD SIZE			
1 Person Households	1,293	5,666	13,806
2 Person Households	1,423	10,629	23,967
3 Person Households	715	6,835	16,875

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Marc Peeler	627894	marc.peeler@partnersrealestate.com	713-275-9606
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

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