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OFFERING MEMORANDUM

ASHFORD RIDGE - 802

830 JULIE RIVERS DR. #802, SUGAR LAND TX 77478

Ashford Ridge - 802

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Demographics

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	830 Julie Rivers Dr. #802 Sugar Land TX 77478
COUNTY	Fort Bend
BUILDING SF	1,225 SF
YEAR BUILT	2021

FINANCIAL SUMMARY

OFFERING PRICE	\$420,000
PRICE PSF	\$342.86
CAP RATE (CURRENT)	-2.45%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	8,459	111,903	359,635
2025 Median HH Income	\$81,813	\$71,315	\$66,602
2025 Average HH Income	\$101,153	\$99,797	\$97,731

Excellent Investment

- Newly constructed Class "A" office condo. Fully built out and turnkey. In "A" location in Sugar Land, close to all major access points, spacious unit, high ceilings, lots of natural light. Great storage, rents well for investment, also great for owner/user. Oversized parking lot. This is a chance to own a highly sought after office in a high demand area, minimal or no work needed!





02

Location

- Location Summary
- Locator Map
- Regional Map
- Aerial Map
- Aerial View Map

Sugar Land

- Sugar Land, Texas, is home to a remarkably diverse and productive population. This multicultural community adds a unique richness to the city's atmosphere, where residents from various backgrounds live harmoniously. The city is known for its welcoming and inclusive environment, making it a great place for individuals and families alike.

The people of Sugar Land take pride in their community, contributing to a sense of belonging and safety. Neighbors are friendly, and the strong sense of civic engagement is evident in the city's well-maintained parks, schools, and public spaces. This population brings together a blend of cultural traditions, which can be seen in local festivals, restaurants, and community events, making Sugar Land a dynamic and exciting place to live.

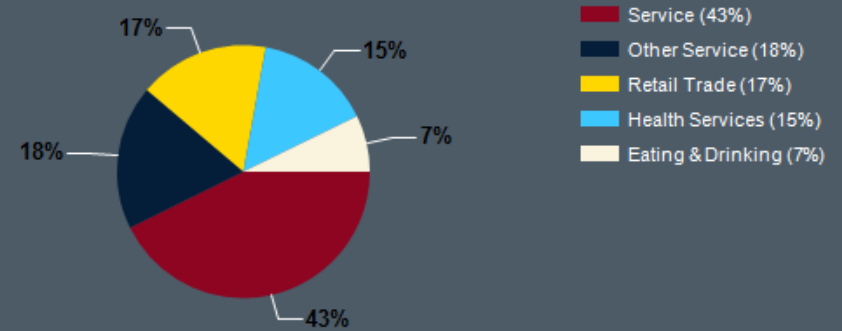
Additionally, the city has a highly educated and prosperous population, contributing to its strong economy and quality of life. The people of Sugar Land are not only diverse in culture but also in professional backgrounds, with many working in industries such as healthcare, engineering, and technology. This vibrant, friendly, and engaged population truly enhances Sugar Land's appeal as one of the best places to live in Texas.

Sugar Land Office Market

- The commercial office rental market in Sugar Land is vibrant, with a significant portion of available commercial real estate dedicated to office spaces. Offices make up over 60% of the total commercial real estate listings in the city .

Lease rates for office spaces in Sugar Land vary depending on location, size, and amenities. For example, typical office rents range from \$21 to \$26 per square foot per year. This property is UNDER MARKET!!!

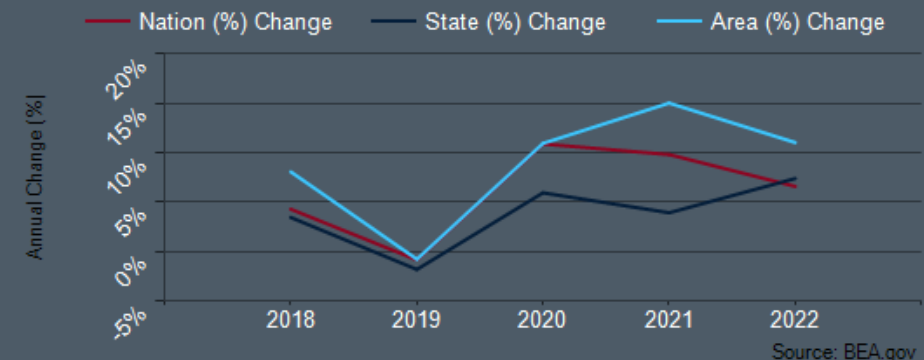
Major Industries by Employee Count

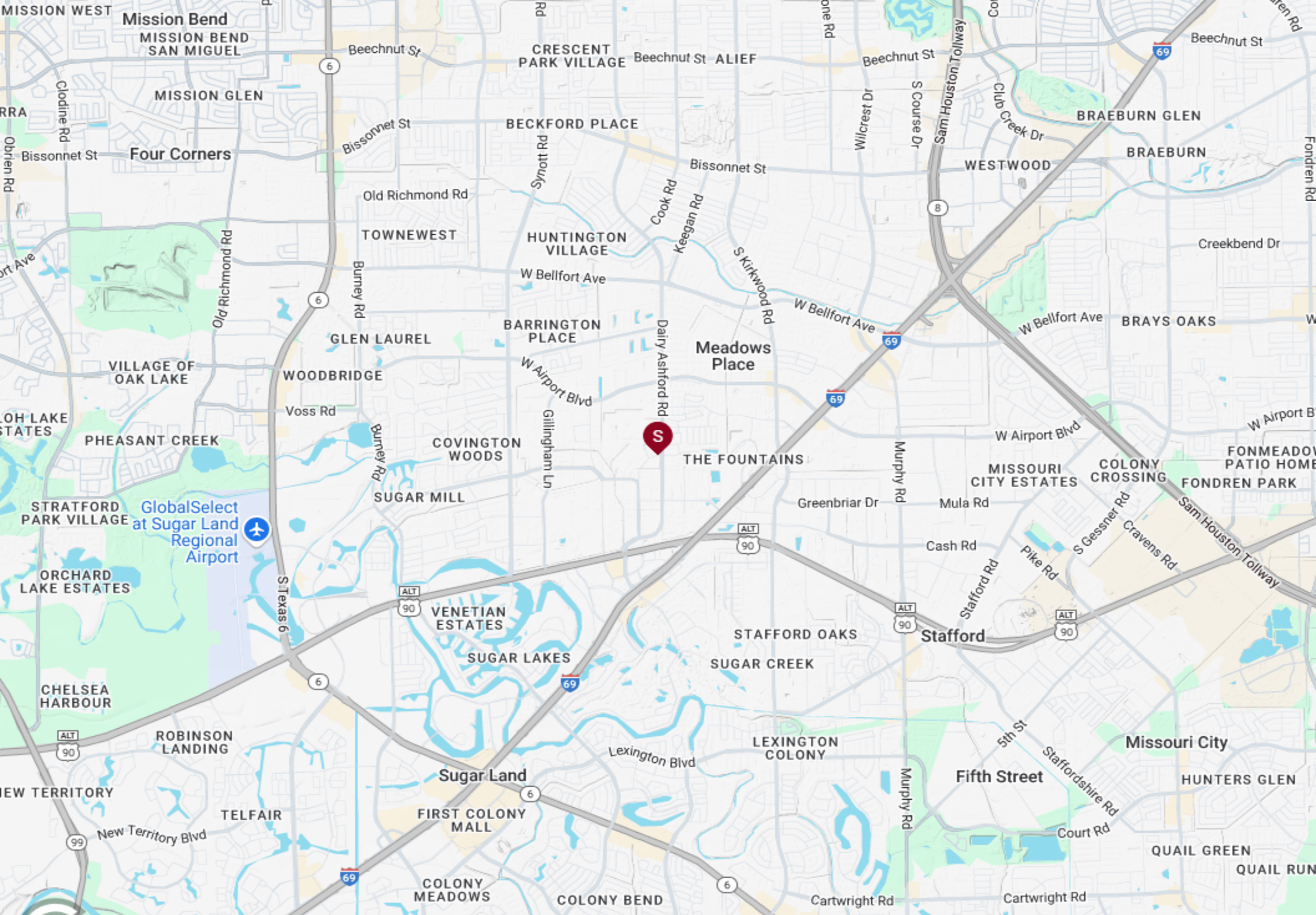


Largest Employers

Fluor Enterprises, Inc.	2,800
Methodist Sugar Land Hospital	2,811
Schlumberger	1,800
UnitedHealthcare	800
Nalco Champion	850
Memorial Hermann Sugar Land Hospital	800
St. Luke's Hospital Sugar Land	473
Accredo Packaging	425

Fort Bend County GDP Trend



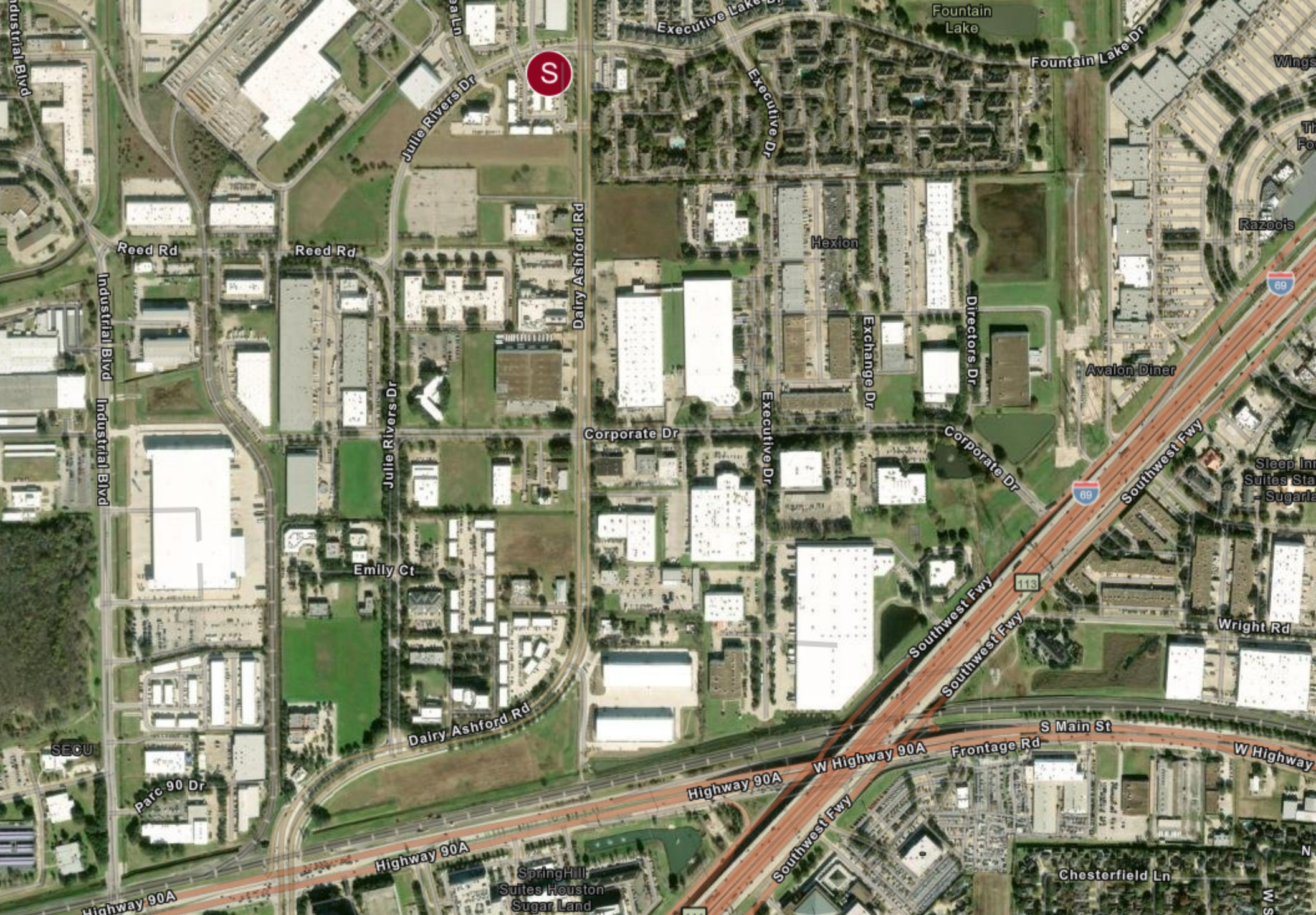


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03

Property Description

Property Features

Property Images

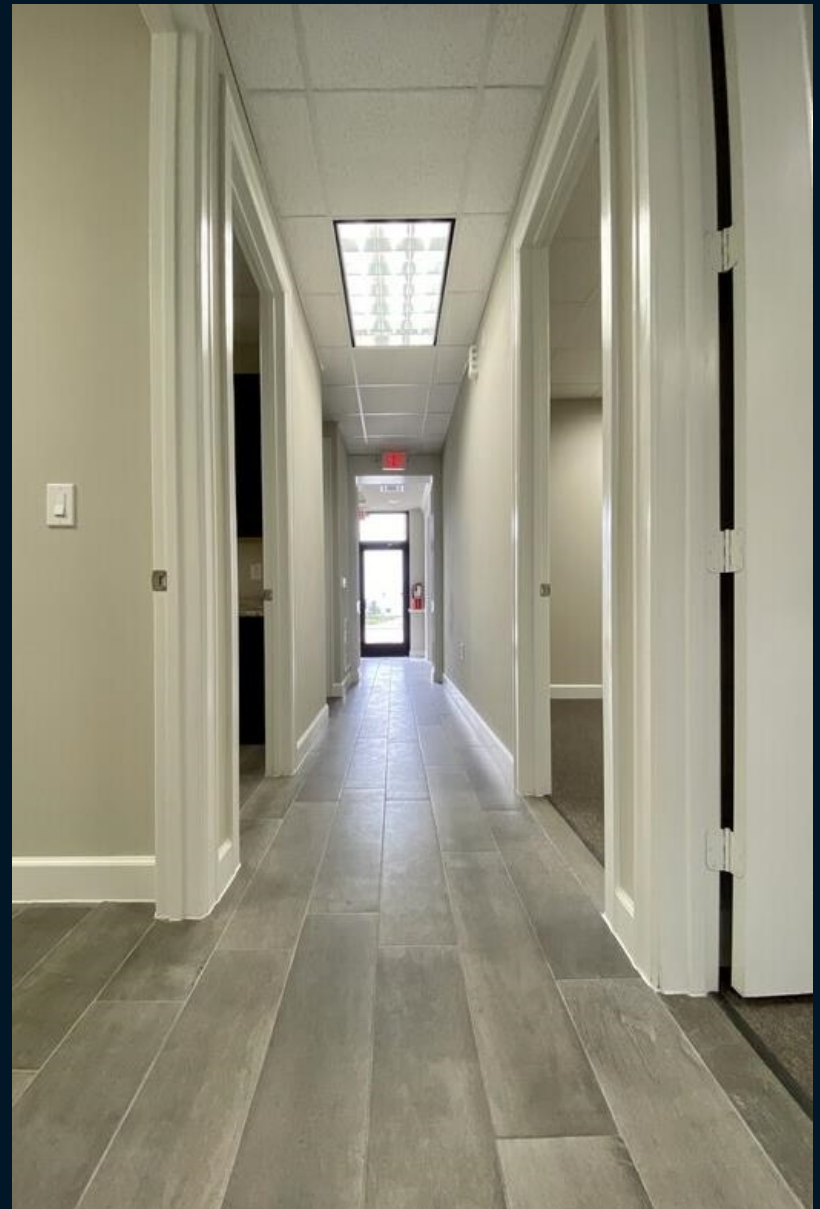
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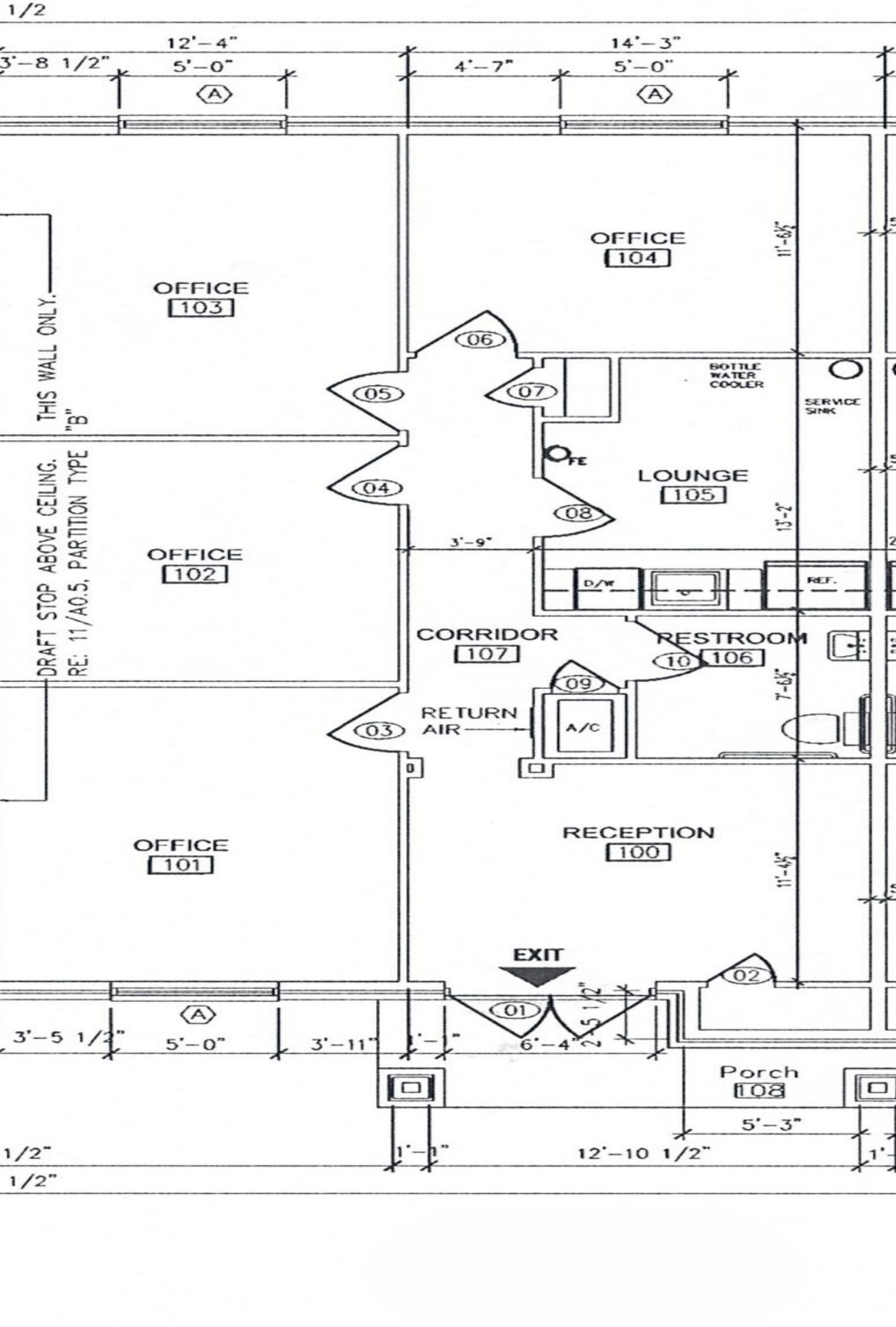
PROPERTY FEATURES

BUILDING SF	1,225
YEAR BUILT	2021
ZONING TYPE	M1
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	8
NUMBER OF PARKING SPACES	130+
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
CEILING HEIGHT	10

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes















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04

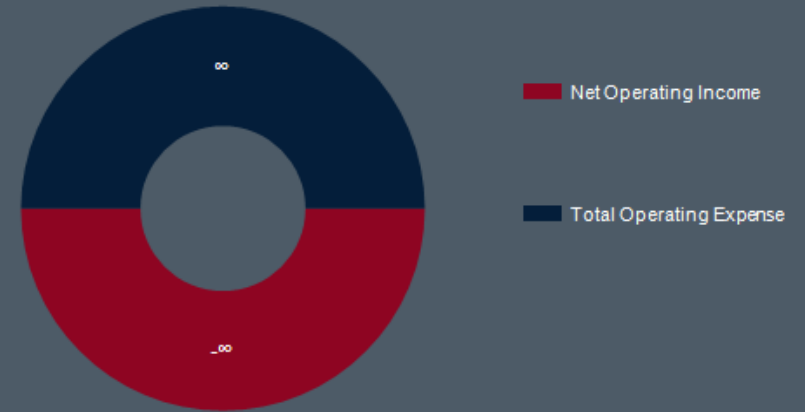
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION PRO FORMA

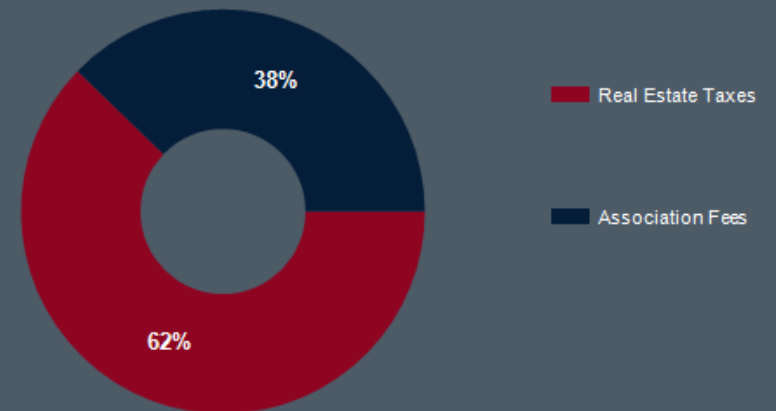
INCOME

Less Expenses	\$10,288
Net Operating Income	(\$10,288)



EXPENSES

Real Estate Taxes	\$6,400
Association Fees	\$3,888
Total Operating Expense	\$10,288
Expense / SF	\$8.40



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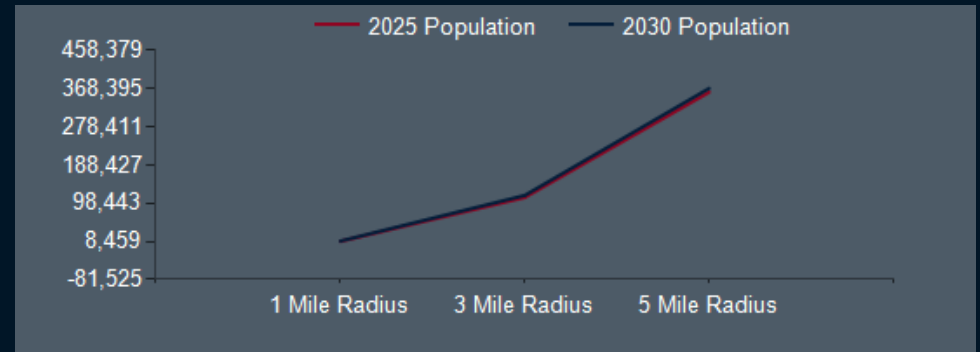
Demographics
Demographics

05

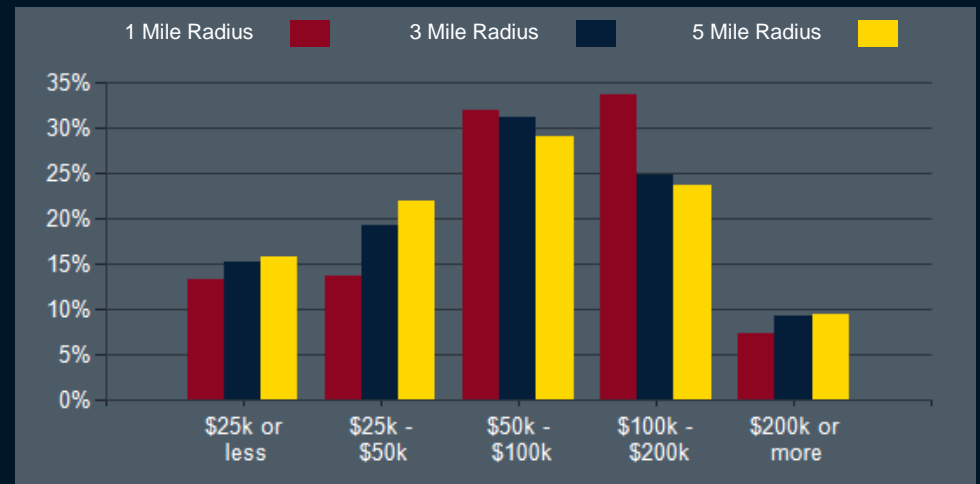
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,706	93,440	296,191
2010 Population	7,925	107,095	345,330
2025 Population	8,459	111,903	359,635
2030 Population	9,316	116,724	368,395
2025-2030: Population: Growth Rate	9.75%	4.25%	2.40%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	342	3,596	11,291
\$15,000-\$24,999	130	2,554	8,181
\$25,000-\$34,999	167	3,599	12,044
\$35,000-\$49,999	317	4,189	15,024
\$50,000-\$74,999	660	6,973	20,469
\$75,000-\$99,999	471	5,595	15,449
\$100,000-\$149,999	835	6,524	19,045
\$150,000-\$199,999	359	3,526	10,097
\$200,000 or greater	264	3,757	11,712
Median HH Income	\$81,813	\$71,315	\$66,602
Average HH Income	\$101,153	\$99,797	\$97,731

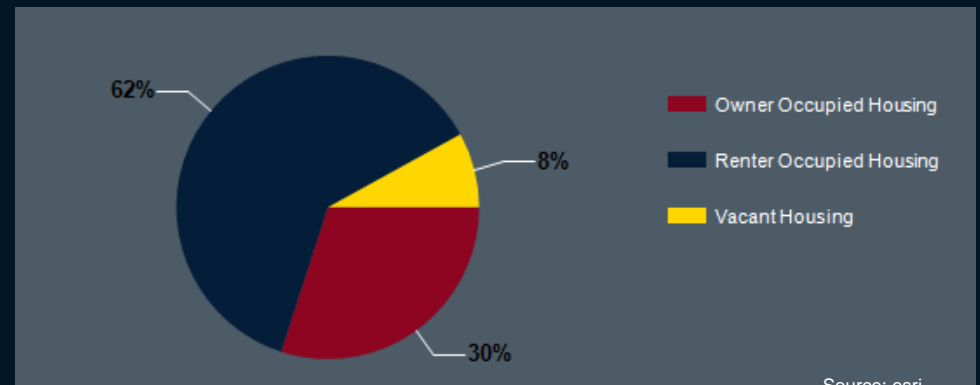
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,346	33,650	103,566
2010 Total Households	3,215	36,900	113,294
2025 Total Households	3,544	40,311	123,312
2030 Total Households	3,970	42,973	128,543
2025 Average Household Size	2.38	2.77	2.91
2025-2030: Households: Growth Rate	11.50%	6.45%	4.15%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



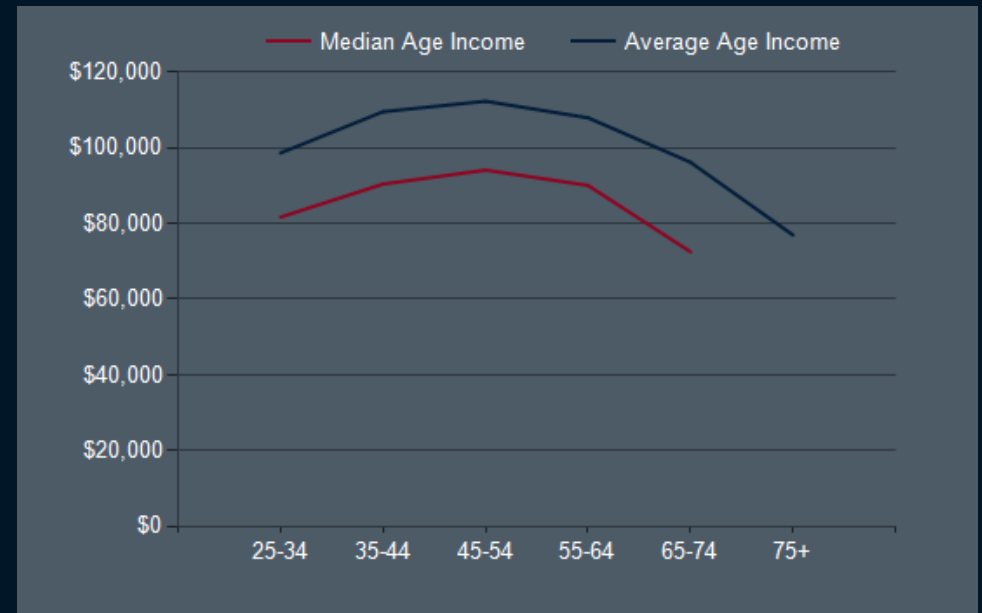
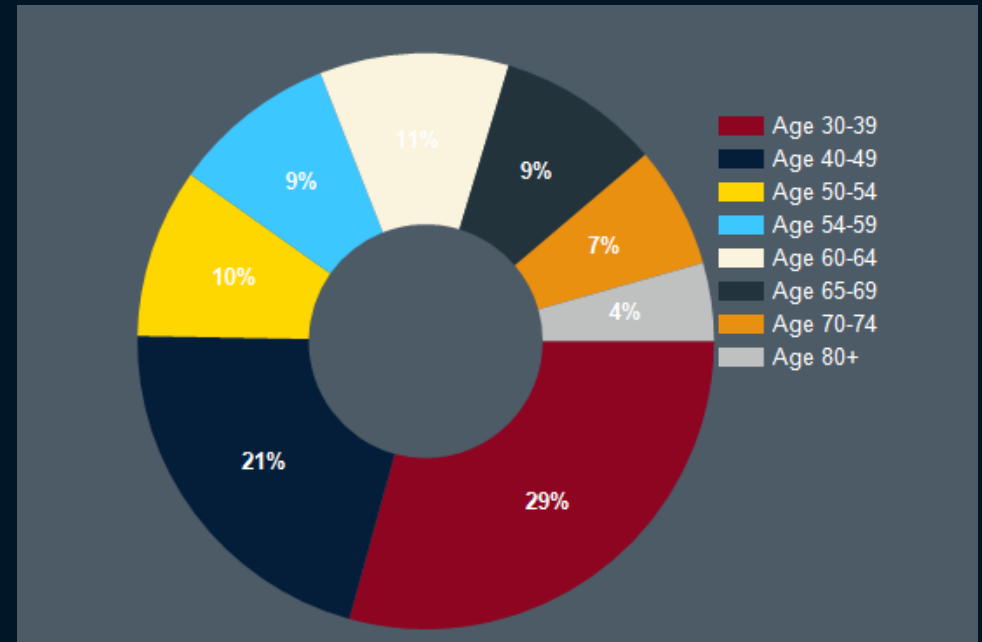
Source: esri



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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	826	8,041	24,609
2025 Population Age 35-39	657	7,509	23,342
2025 Population Age 40-44	566	7,201	23,751
2025 Population Age 45-49	499	6,781	22,618
2025 Population Age 50-54	483	7,084	23,795
2025 Population Age 55-59	467	6,663	21,804
2025 Population Age 60-64	537	6,993	21,844
2025 Population Age 65-69	463	6,366	19,543
2025 Population Age 70-74	346	4,872	14,591
2025 Population Age 75-79	222	3,505	9,911
2025 Population Age 80-84	126	1,968	5,252
2025 Population Age 85+	104	1,618	4,362
2025 Population Age 18+	6,855	87,321	276,810
2025 Median Age	37	38	37
2030 Median Age	38	39	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,687	\$67,850	\$61,714
Average Household Income 25-34	\$98,635	\$91,172	\$86,514
Median Household Income 35-44	\$90,423	\$79,911	\$73,879
Average Household Income 35-44	\$109,556	\$107,374	\$103,245
Median Household Income 45-54	\$94,111	\$81,482	\$81,773
Average Household Income 45-54	\$112,315	\$111,422	\$114,601
Median Household Income 55-64	\$90,065	\$79,242	\$76,709
Average Household Income 55-64	\$107,934	\$111,217	\$109,498
Median Household Income 65-74	\$72,516	\$66,830	\$59,771
Average Household Income 65-74	\$96,185	\$96,575	\$90,378
Average Household Income 75+	\$76,942	\$73,993	\$68,645



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