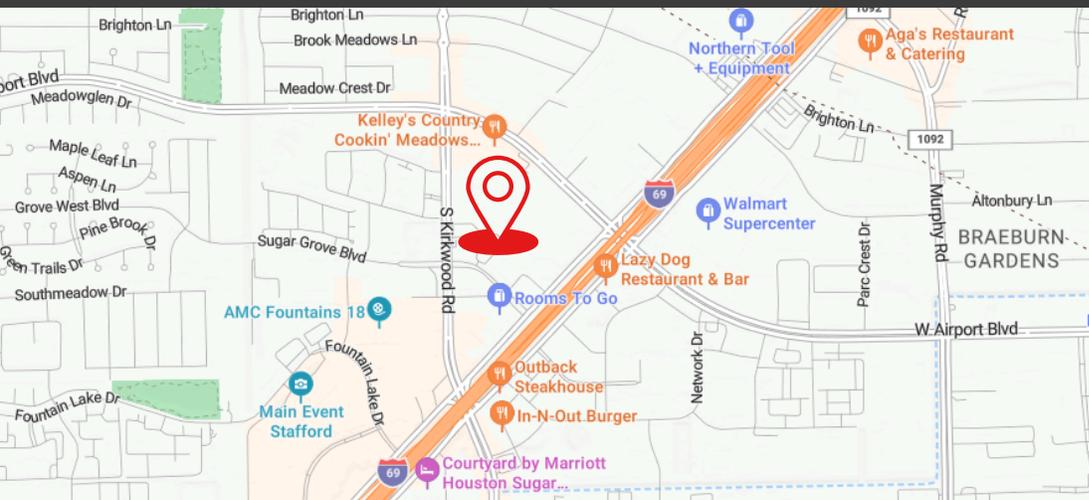


4732 SUGAR GROVE BLVD
STAFFORD, TX 77477



ONLY 2 SUITES REMAINING



CONTACT

Neha Abassi
VP of Sales and Leasing
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neha.a@xagproperties.com

AVAILABLE SPACES

- Suite 202 - 1250 SF (built out as per scheme 1)
 - Suite 500 & 501 - 1250 SF (**under contract**)
 - Suite 602 - 1250 SF
-
- **Brand-new modern offices for sale**
 - **Location / Access:** 1 minute from US-59 and 5 minutes from Sam Houston Beltway
 - **Ideal Uses:** Professional or medical office, spa, hair salon, light services

WWW.XAGGROUP.COM



CRE BROKERAGE FIRM
6115 FM 359
Richmond, Tx, 77406
(346) 843-1281
www.xaggroup.com

MAJOR RETAILING & DINING



PROPERTY HIGHLIGHTS

- Brand new single-story office condo construction
- Build to Suit
- Easy access to I-59
- Located within ½ mile of The Grid – mixed use development
- Permitted uses: office, medical

DEMOGRAPHICS

Population

- 1 mile: 13,637 people
- 3 miles: 123,183 people
- 10-min drive: 379,680 people

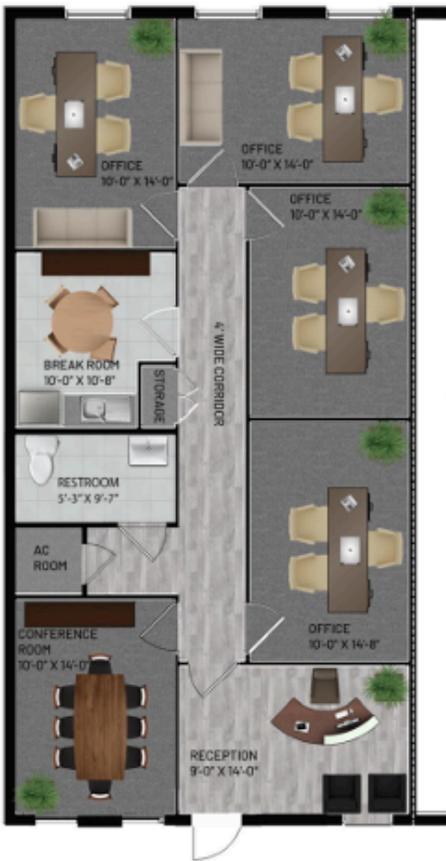
Population Growth (2024–2029)

- 1 mile: +15.97%
- 3 miles: +9.11%
- 10-min drive: +6.82%

Median Household Income

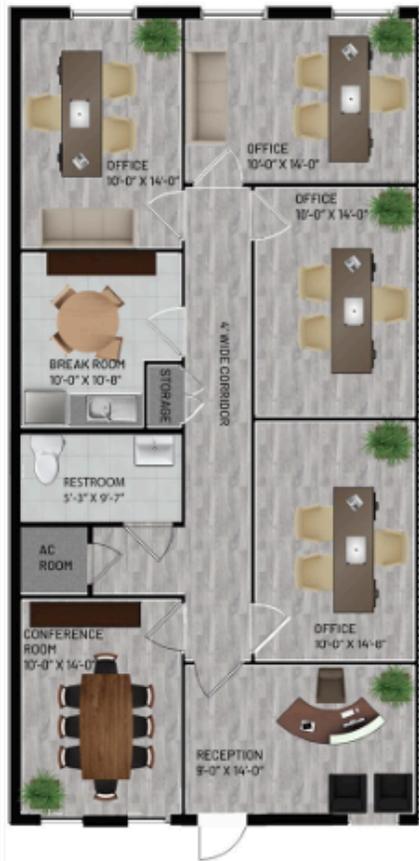
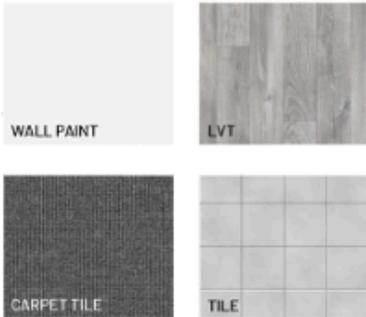
- 1 mile: \$62,713 (higher-income close to site)
- 3 miles: \$53,189
- 10-min drive: \$49,922

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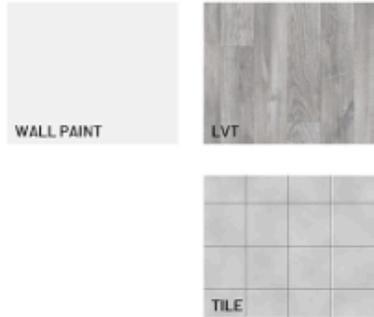
FLOOR PLAN

COLOR SCHEME OPTION 1



FLOOR PLAN

COLOR SCHEME OPTION 2
UPGRADE



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4732 SUGAR GROVE BLVD
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