

FOR LEASE



# TOWNWEST WAREHOUSE

13722 TOWNWEST BLVD, SUGAR LAND, TX 77498

DEVELOPED BY:

**NASSAR**  **GROUP**  
REAL ESTATE DEVELOPMENT & CONSTRUCTION

FOR LEASE





## PROPERTY INFORMATION - MULTI-TENANT RETAIL

Space Available	1,500- 13,500 SF (Divisible)
Rental Rate	\$1.20/ SF per month
NNN	\$0.30/ SF per month
Building Size	13,500 SF
NNN	N/A - Warehouse
Building Size	Warehouse / Flex / Light Industrial



## DEMOGRAPHICS

Population (2025)	2 mi. - 53,092
	5 mi. - 109,735
Average Household Income	2 mi. - \$120,360
	5 mi. - \$98,394

Area Retailers



# TOWNEWEST WAREHOUSE

Townwest Warehouses offers flexible, newly available warehouse and light-industrial spaces in the heart of Sugar Land. Conveniently located near major roadways including Highway 6 and U.S. 59, the property provides excellent accessibility for distribution, service, and local business operations. Each unit features efficient layouts, high ceilings, and grade-level overhead doors — ideal for storage, logistics, or light manufacturing. As an added incentive, the landlord is including a finished office and bathroom with each unit.

This professionally managed property offers tenants competitive lease rates, a clean and secure environment, and ample on-site parking — making it an outstanding opportunity for small to mid-size businesses seeking quality industrial space in a prime suburban location.

- **Office & Bathroom Included** – Each unit comes with a finished office and private restroom as a landlord incentive.
- **Prime Sugar Land Location** – Excellent accessibility near Highway 6 and U.S. 59 for seamless distribution and business operations.
- **Modern, Flexible Spaces** – High ceilings, efficient layouts, a grade-level overhead doors ideal for storage, logistics, or light manufacturing.

**DELIVERY DATE: DECEMBER 2025**



## PROPERTY HIGHLIGHTS

- **Prime Sugar Land Location**  
Conveniently situated near Highway 6 and U.S. 59, providing excellent accessibility for distribution, service, and local business operations.
- **Modern, Flexible Spaces**  
Each unit features high ceilings, efficient layouts, and grade-level overhead doors — ideal for storage, logistics, or light manufacturing.
- **Office & Restroom Included**  
Each unit includes a finished office and private bathroom, offered as a landlord incentive.
- **Professional Management**  
Clean, secure, and well-maintained property with ample on-site parking and competitive lease rates.



## CONTACT INFORMATION

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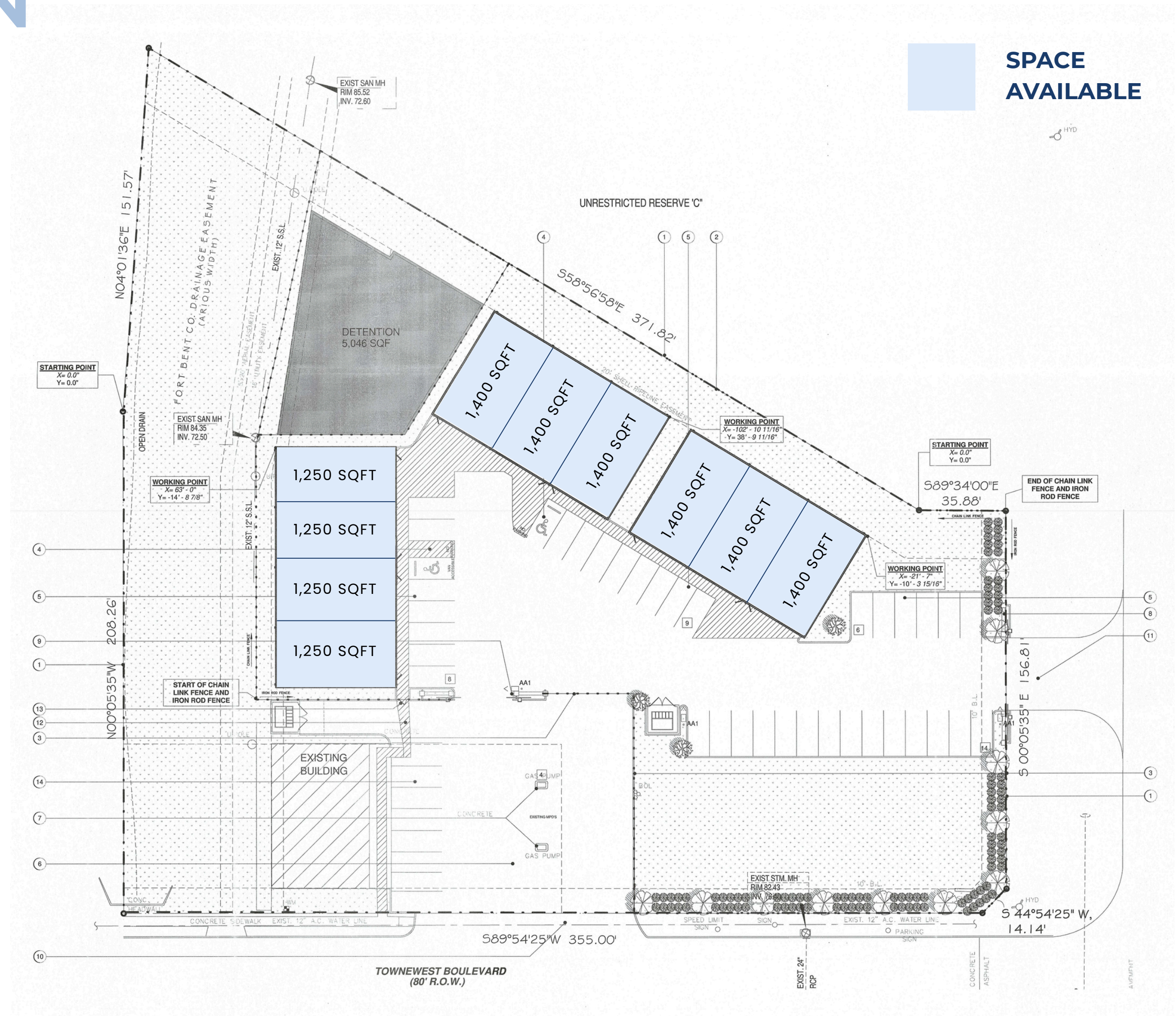
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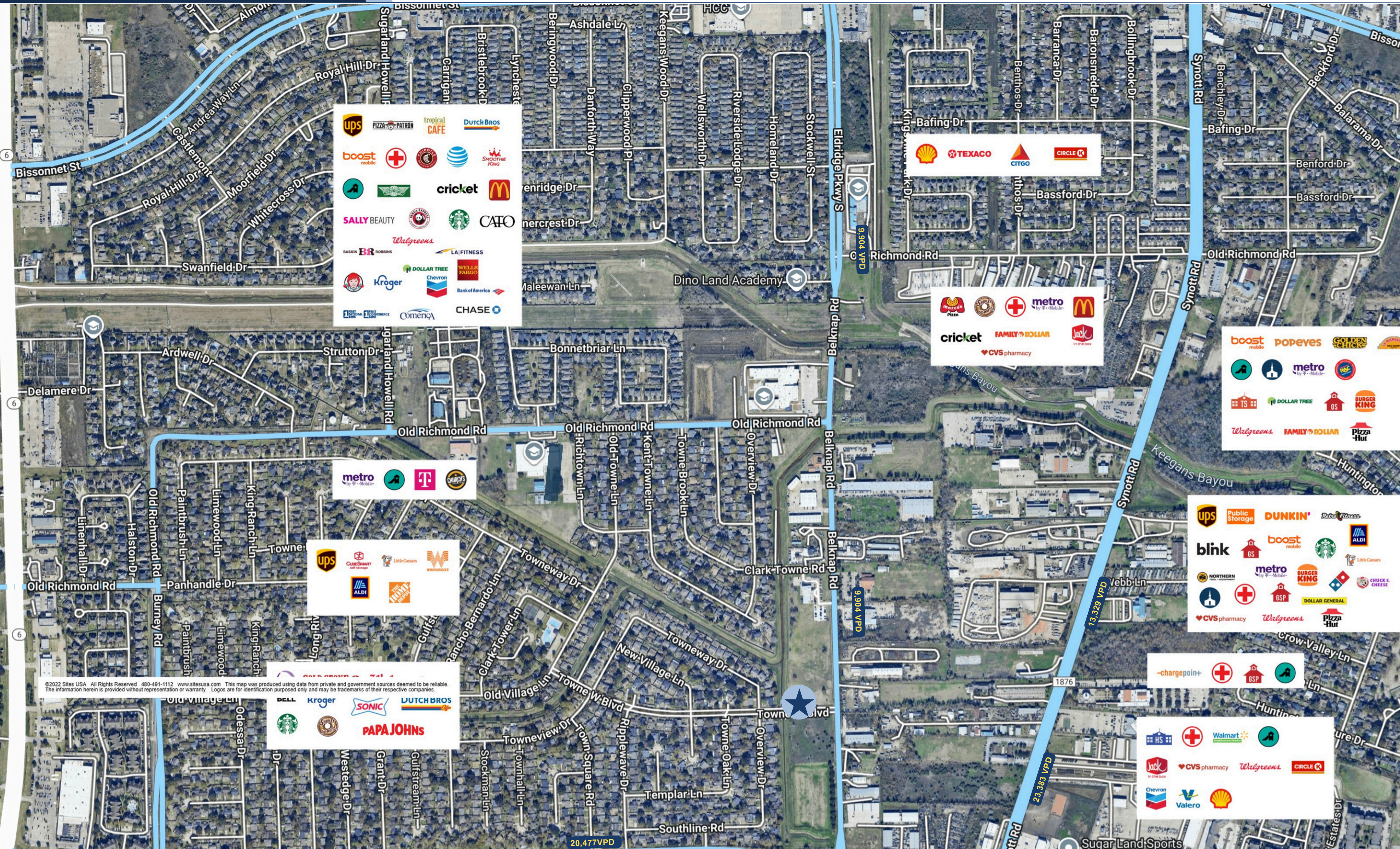
# SITE PLAN



# FOR LEASE

# SITE

TOWNWEST WAREHOUSE | 13722 TOWNWEST BLVD, SUGAR LAND, TX 77498



ups PIZZA PATRON tropical CAFE Dutch Bros  
boost mobile + + + SMOOTIE KING  
cricket MCDONALD'S  
SALLY BEAUTY STARBUCKS CATO  
Walgreens LA FITNESS  
Kroger DOLLAR TREE WELLS FARGO Bank of America  
Comerica CHASE

SHELL TEXACO CITGO CIRCLE K

cricket metro MCDONALD'S  
CVS pharmacy FAMILY DOLLAR Jack in the box

boost mobile POPEYES GOLDEN CHICKEN  
metro BURGER KING  
DOLLAR TREE TS BURGER KING  
Walgreens FAMILY DOLLAR Pizza Hut

metro + + +

ups + + +  
ALDI

ups Public Storage DUNKIN' + + +  
blink boost mobile STARBUCKS ALDI  
metro BURGER KING + + +  
CVS pharmacy Walgreens Pizza Hut

BELL Kroger SONIC DUTCH BROS  
STARBUCKS PAPA JOHN'S

chargepoint + + +

Walmart + + +  
CVS pharmacy Walgreens CIRCLE K  
Chevron Valero Shell

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