

GREATWOOD PROFESSIONAL CENTER

**7002 Riverbrook
Sugar Land, TX 77479
Suburban Southwest Houston
(Near SW Freeway & Grand Parkway)**

**EXECUTIVE OFFICES
FOR LEASE
Suite B - 971 SF +/-
3 Windowed Offices
+ Reception Office**



18,260 SF BUILDING / 10 TENANTS



HIGHLIGHTS

- 18,260 SF TOTAL ON 1.76 +/- ACRES
- 10 MEDICAL / PROFESSIONAL TENANTS:
 - + PROFESSIONAL COUNSELING
 - + MEMBER ONLY FITNESS CENTER
 - + HOMEOWNER ASSN. SERVICES
 - + INTEGRATIVE MEDICINE CLINIC
 - + REUNIFICATION & FAMILY THERAPY
 - + CHILDREN & FAMILY THERAPY
 - + PROFESSIONAL IT & AUTOMATION
 - + FAMILY THERAPY
 - + PSYCHIATRIC SERVICES
- 3 TENANTS IN PLACE 10+ YEARS
- BUILT IN 2000; NEW ROOF 2019
- CONCRETE, WELL-LIT PARKING 64 SPACES, 3.5:1,000SF RATIO

**EXCLUSIVELY LEASED BY VALERIE STAPLES & MARTY McADAMS
MCADAMS ASSOCIATES BROKERAGE**

**OCT 13,
2025**

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GREATWOOD PROFESSIONAL CENTER



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A. ENTRANCE MONUMENT SIGN



B. SPACIOUS, ALL CONCRETE, WELL LIT PARKING



C. FRONT OF CENTER



D. FRONT OF CENTER



E. BACK OF CENTER

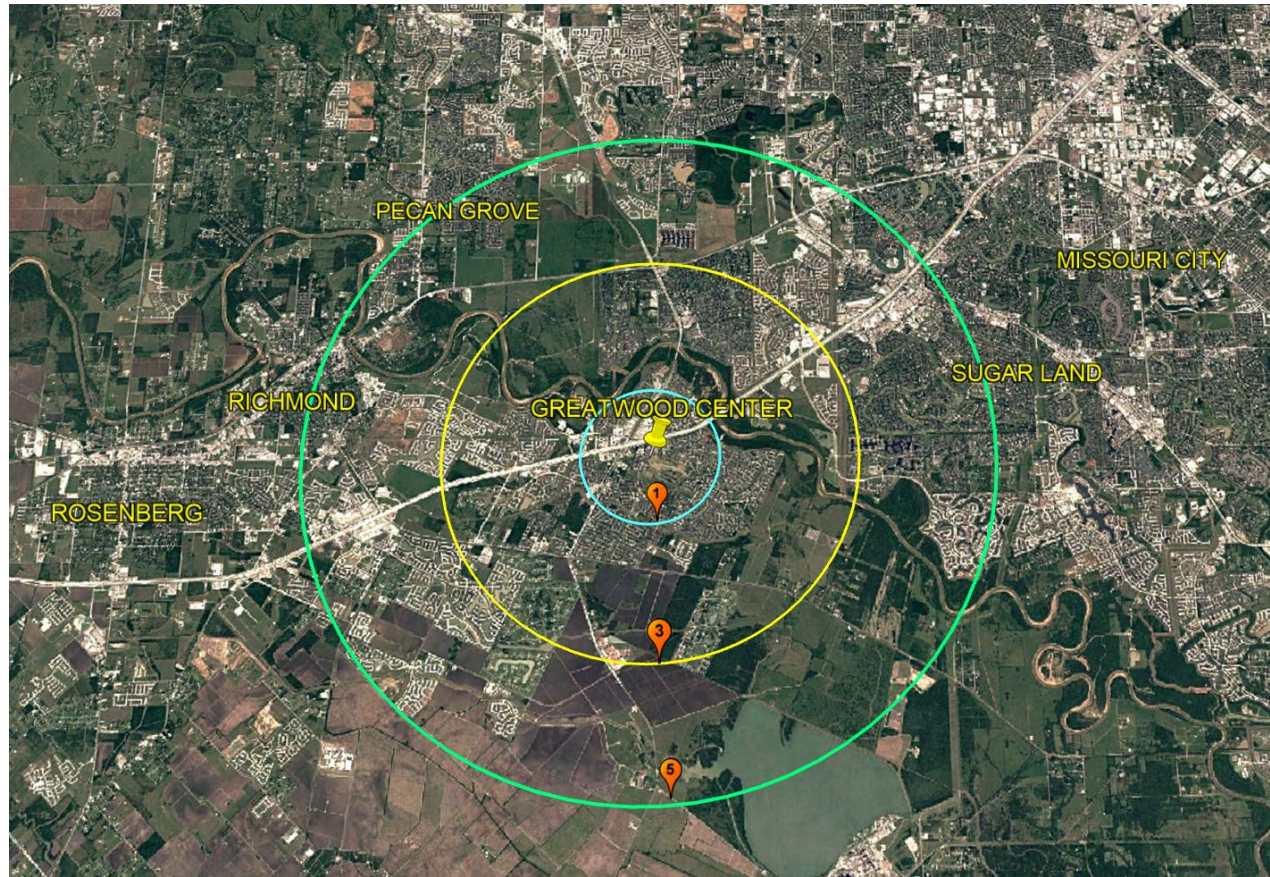


F. BACK OF CENTER



G & H – GREATWOOD GOLF COURSE VIEWS OUT BACK WINDOW

GREATWOOD PROFESSIONAL CENTER SURROUNDED BY HIGH QUALITY HOMES, RETAIL & MEDICAL



RADIUS FROM: 7002 Riverbrook Sugarland TX 77479	1-Mile	3-Mile	5-Mile
2024 Population	11,004	62,393	154,244
2010-2024 Population Growth	16%	28%	41%
2024 Population Density per Sq. Mile	3,367	2,034	996
2024 Households	3,758	21,816	52,534
2024 Total Families	3,176	17,237	42,328
2024 Families as % of HH	85%	79%	81%
2024 Median HH Income	\$152,135	\$125,667	\$121,538
2024 Average HH Income	\$165,181	\$158,625	\$156,037
2024 Owner Occupied Homes	3,255	18,155	42,786
2024 Owner Occupied Homes %	87%	83%	81%
2024 Renter Occupied Housing %	13%	17%	19%
2024 Owner Home Value Median	\$360,059	\$360,093	\$365,275
2024 % Homes Built Since 2000	52%	66%	65%
2024 % HH Moved in 2000 or later	91%	95%	94%
2024 Daytime Population	10,528	50,678	130,197
Pop. > 25 Y.O. Bachelor's Degree +	70%	63%	59%
White Collar Jobs %	88%	80%	81%

- Greatwood at crossroads of two major highways:**

- + US 59 / I-69 (Southwest Fwy)
The major SW Houston route

- + TX 99, Grand Parkway
Gateway to all points north;
and expanding to the south.

- + Region is home to major
medical and retail

- + Rapid residential growth
entire southwest area

- Greatwood in 3 Miles**

- + 62,000+ Population
- + 21,000+ Households
- + 79% Families in households
- + 28% 14-year population
growth

- Top-tier incomes**

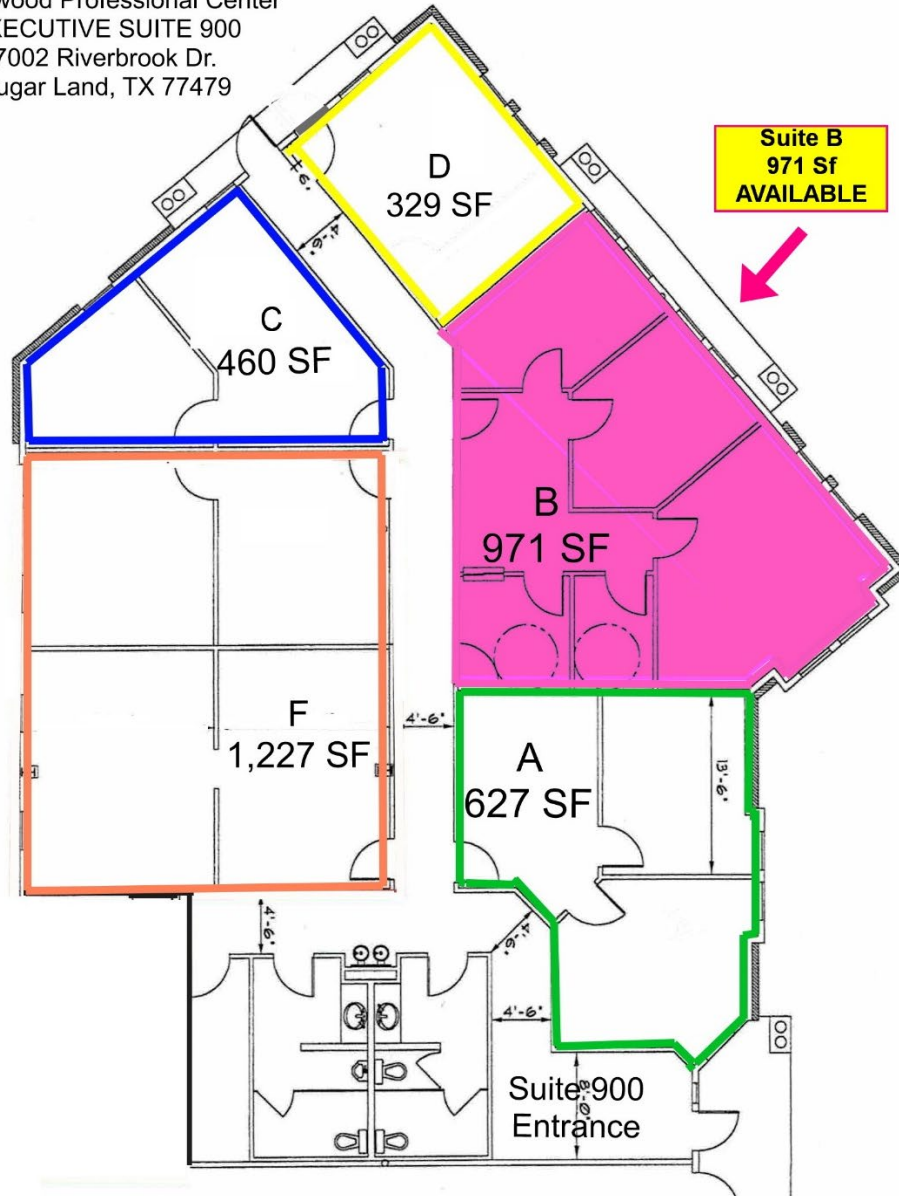
- + \$125,000 Median
- + \$158,000 Average

- Highly educated/ Good Jobs**

- + Over 60% bachelor's degree
or higher for 25+ year-olds
- + 80% White collar jobs

GREATWOOD PROFESSIONAL CENTER SUITE 900 B 971+/- SF

Greatwood Professional Center
EXECUTIVE SUITE 900
7002 Riverbrook Dr.
Sugar Land, TX 77479



• SUITE 900 B IS 971 +/- SF

- + 3 PRIVATE OFFICES WITH WINDOWS
- + SEPARATE RECEPTION AREA
- + TWO STORAGE CLOSETS

EXECUTIVE SUITES INCLUDE:

- + ELECTRIC SERVICE
- + JANITORIAL SERVICE
- + WATER
- + CLOSE-IN PARKING
- + WELL LIT PARKING LOT
- + EV CHARGING STATION ON PROPERTY
- + EASY ACCESS TO I-69 NORTH & SOUTH and TX 99 / GRAND PKWY

GREATWOOD PROFESSIONAL CENTER

NOTICE

IMPORTANT NOTICE: The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty, or representation, expressed or implied, as to its accuracy or completeness. References to age, rentable areas and land areas are approximate and operating / financial projections are for example only. User should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2025

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

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MCADAMS ASSOCIATES BROKERAGE



NOTE: MEASUREMENTS ARE CALCULATED BY CUBICASA TECH,
DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



Information About Brokerage Services

11-2-2015

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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

TAR 2501

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Info Broker

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