

25,089 SF

Building For Sale

1307 Soldiers Field Dr. | Sugar Land, TX 77479



Loch Cook | Vice President | 713.231.1566 | Loch.Cook@transwestern.com

Crystal Allen | Managing Director | 713.270.3360 | Crystal.Allen@transwestern.com



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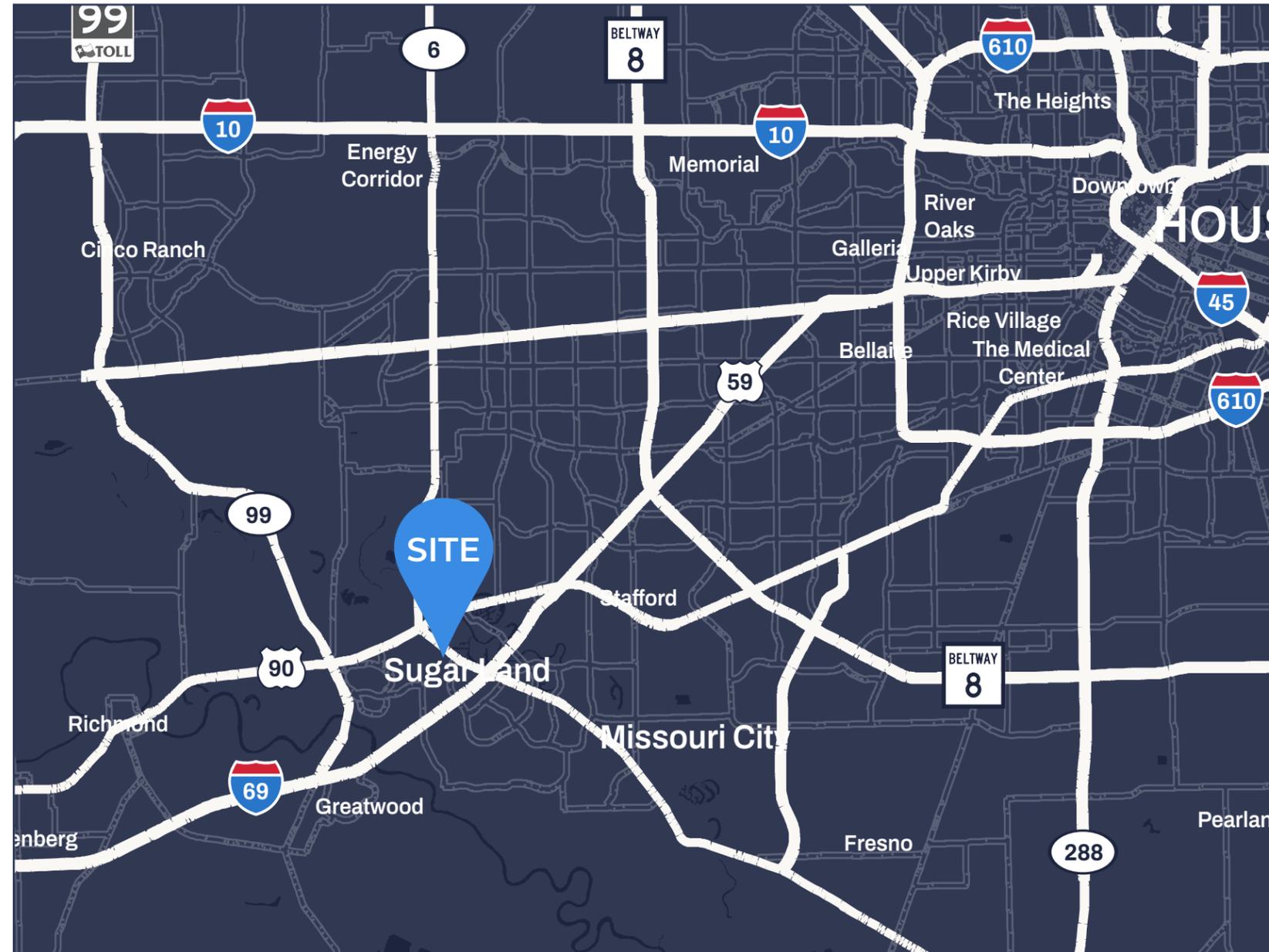
PROPERTY INFORMATION

- Building Size: 25,089 SF
- Land Area: 2.33 Acres
- Year Built: 1995 and extensively renovated in 2013
- Parking: Approximately 100 spaces. 4/1000 ratio
- Zoning: B-1, neighborhood business, City of Sugar Land
- Improvements: Steel and concrete frame with masonry veneer on concrete slab foundation. Flat elastic membrane roof
- Former TDECU service center
- Price: ~~\$5,000,000~~ \$4,200,000

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,666	79,442	232,986
Daytime Population	28,603	100,449	233,498
Average HH Income	\$104,372	\$161,240	\$137,072
Bachelor's Degree Above	53.9%	64.6%	54.8%

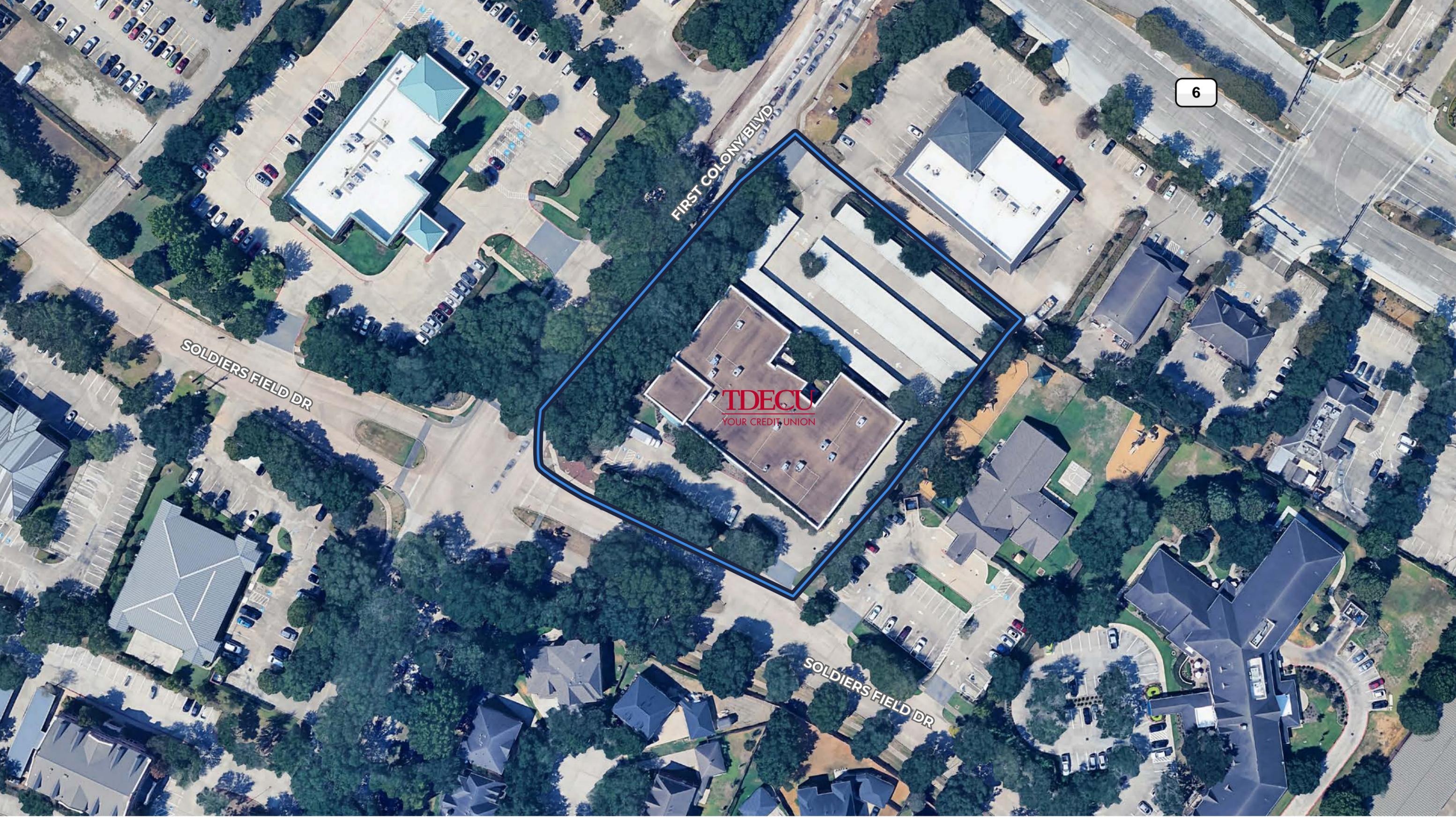
LOCATION



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6

TDECU
YOUR CREDIT UNION

FIRST COLONY BLVD

SOLDIERS FIELD DR

SOLDIERS FIELD DR

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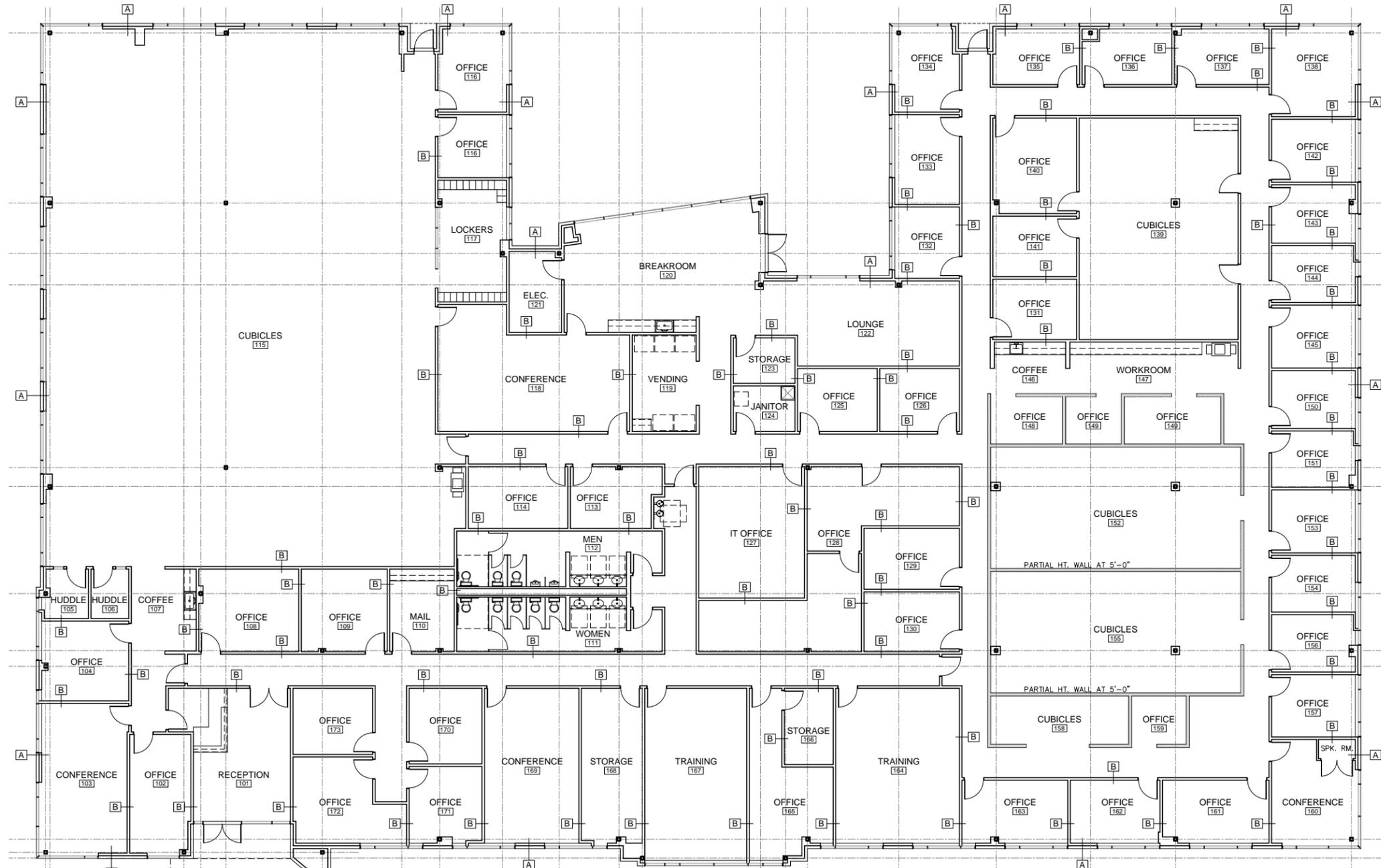


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AS-BUILTS

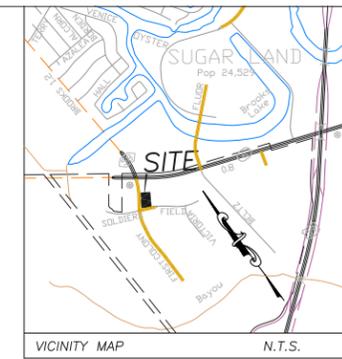
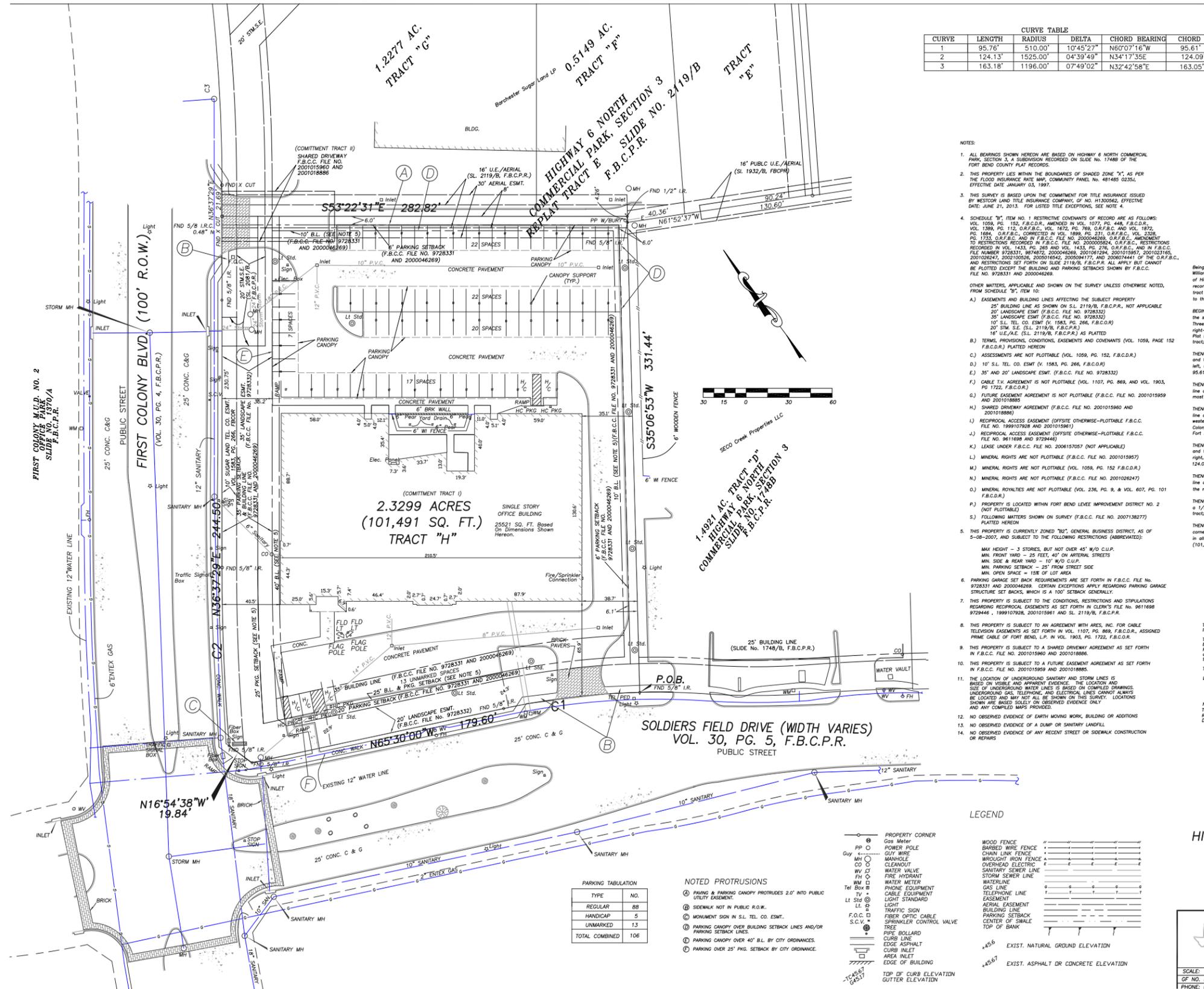


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SURVEY



METES AND BOUNDS DESCRIPTION
2.3299 ACRES (101,491 SQ. FT.) BEING ALL OF TRACT "H" OF HIGHWAY 6 NORTH COMMERCIAL PARK SECTION THREE, AMENDING PLAT FOR TRACTS "F", "G" AND "H", FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 2.3299 acres (101,491 square feet) situated in the S. M. Williams Survey, Abstract No. 97, in Fort Bend County, Texas, and being all of that certain Tract "H" of Highway 6 North Commercial Park, Section Three, Amending Plat for Tracts "F", "G" and "H", as recorded in Slide No. 2119/B of the Plat Records of Fort Bend County, Texas, said 2.3299 acre tract being more particularly described by metes and bounds as follows (with all bearings referred to the record plat):

BEGINNING at a 5/8-inch iron rod found for the southeast corner of said Tract "G", some being the southwest corner of the 1.4921 acre Tract "D" in Highway 6 North Commercial Park, Section Three, as recorded in Slide 1748/B of the Plat Records of Fort Bend County, Texas, the north right-of-way line of Soldiers Field Drive (width varies), as dedicated in Volume 30, Page 5, of the Plat Records of Fort Bend County, being the southeast corner of the herein described tract;

THENCE in a westerly direction, a distance of 85.76 feet along the south line of said Tract "H" and the north right-of-way line of said Soldiers Field Drive, following the arc of a curve to the left, having a radius of 510.00 feet and a central angle of 10°45'27" (Chord = 95.61', 95.61') to a 5/8-inch iron rod set for the point of tangency;

THENCE North 65°30'00" West along the south line of said Tract "H" and the north right-of-way line of said Soldiers Field Drive, a distance of 179.60 feet to a 5/8-inch iron rod set for the most southerly southwest corner of the herein described tract;

THENCE North 16°54'38" West along the south line of said Tract "H" and the north right-of-way line of said Soldiers Field Drive, a distance of 19.84 feet to a 5/8-inch iron rod set for the most westerly southwest corner of the herein described tract, in the east right-of-way line of First Colony Boulevard (100 feet wide) as dedicated in Volume 30, Page 4, of the Plat Records of Fort Bend County;

THENCE in a northerly direction, a distance of 124.13 feet along the west line of said Tract "H" and the east right-of-way line of said First Colony Boulevard, following the arc of a curve to the right, having a radius of 1525.00 feet and a central angle of 04°39'49" (Chord = 124.09', 124.09') to a 1/2-inch iron rod found for the point of tangency;

THENCE North 36°37'29" East along the west line of said Tract "H" and the east right-of-way line of said First Colony Boulevard, a distance of 244.50 feet to an "X" cut found for the northwest corner of said Tract "H" and the herein described parcel;

THENCE South 53°22'31" East, along the north line of said Tract "H", a distance of 282.82 feet to a 1/2-inch iron rod found for the northeast corner of said Tract "H" and the herein described tract;

THENCE South 39°06'53" West, at 4.26 feet pass a 5/8-inch iron rod found for the northeast corner of said Tract "G", and continue along the line common to said Tracts "G" and "H", in all a distance of 331.44 feet to the POINT OF BEGINNING and containing 2.3299 acres (101,491 square feet) of land, more or less.

TO Texas Dow Employees Credit Union, S.L.G.D. of Texas, L.L.C., a Florida limited liability company and Westcor Land Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7a, 7b, 8, 9, 10, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof.

The field work was completed on July 19, 2013
Dated this day 23 of July, 2013

NAME: RANDY MCCLENDON
REGISTRATION NO.: 4079
DATE: JULY 23, 2013



ALTA/ACSM LAND TITLE SURVEY
2.3299 ACRES (101,491 SQ. FT.)
BEING ALL OF TRACT "H"
HIGHWAY 6 NORTH COMMERCIAL PARK
SECTION 3, AMENDING PLAT FOR
TRACTS "F", "G" AND "H"
(SL. 2119/B, F.B.C.P.R.)
FORT BEND COUNTY, TEXAS

TEJAS SURVEYING, INC.
12615 W. AIRPORT BLVD., SUITE 400
SUGAR LAND, TEXAS 77478
Website: mrsurveyor.com

SCALE: 1" = 30'	FIELD BOOK: 2K07-B, 03-07	DATE: 08-27-2003
GF NO. H1300562	1307 SOLDIERS FIELD DRIVE	REV. 07-23-13
PHONE: (281) 240-9099	CAD FILE: PD\13\13-0009A	JOB NO. 13-0009A



SITE

BROOKSTREET BAR-B-Q

SUGAR LAND TOWN SQUARE
 139 Made, Altar'd State, Ann Taylor Loft, Baby & Kid's 1st, House of Blooms, Jos A Bank, Twenty-Two Fifty Interiors, Warehouse

FIRST COLONY MALL
 AKI Sushi, Auntie Anne's, Avocado Food, Bigotes Street Tacos, Bubble Waffle & Tea, Charley's, Cheesecake Factory, Chick-Fil-A, Chopsticks, Cinnabon, Dimassi's, Grimaldi's, Incredible Burger, Kelly's Cajun Grill, Sarku Japan, Starbucks, The Juicy Crab

FIRST COLONY MALL
 Aldo, AMC, American Eagle, Apple, Banana Republic, Barnes & Noble, Bath & Body Works, Champs, Coach, Dick's, Dillard's, Foot Locker, Hollister, James Avery, JCPenny, JD, Kendra Scott, Lucchese, Lululemon, Macy's Michael Kors, Pottery Barn, Shoe Palace, Swarovski, Talbots, Zales

SUGAR LAND TOWN SQUARE
 BB Italia Bistro, Baker St., Bar Louie, CAVA, Chipotle, Escalante's, Fish City Grill, Flying Saucer, German Doner Kebab, Japeneiro's Sushi Bistro, Jimmy John's, Jupiter Pizza & Waffle Co., Kilwin's, Mahesh's Kitchen, PF Chang's, Paletas Morelia, Perrys Steakhouse, Salata, Starbucks, State Fare, Sweet Paris, Swirl, Thai's Thumb, The Rouxpour, Toasted Yolk, Vino & Vinyl

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SIGNAGE AVAILABLE



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**TRANSWESTERN
RETAIL SERVICES**

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Managing Director

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 Transwestern

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the

information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K

