

Sugar Grove Business Park

For Lease

4732 Sugar Grove Blvd, Stafford, TX 77477



REALTY SERVICES

PROPERTY DESCRIPTION

The Sugar Grove Business Park consists of 5 single-story professional office condo buildings designed to be purchased rather than leased. Similar to other successful Houston area business park developments, the Sugar Grove Business Park offers direct exterior access to each unit, plenty of parking and is thus tailored to and developed for professionals and businesses that desire to build equity through the purchase of their office space.

LOCATION

Located at 4732 Sugar Grove Blvd in Stafford, Texas less than 700' from US-59 and less than 5-minute drive from the Sam Houston Tollway.

SALES INFORMATION

Unit 202 – 1,250 SF – fully built-out/turnkey office building - \$415,000 (\$332.00 PSF)

Unit 203 – 1,250 SF – fully built-out/turnkey office building - \$425,000 (\$340.00 PSF)

Unit 500 – 1,250 SF – Shell Condition - \$335,000 (\$268.00 PSF)

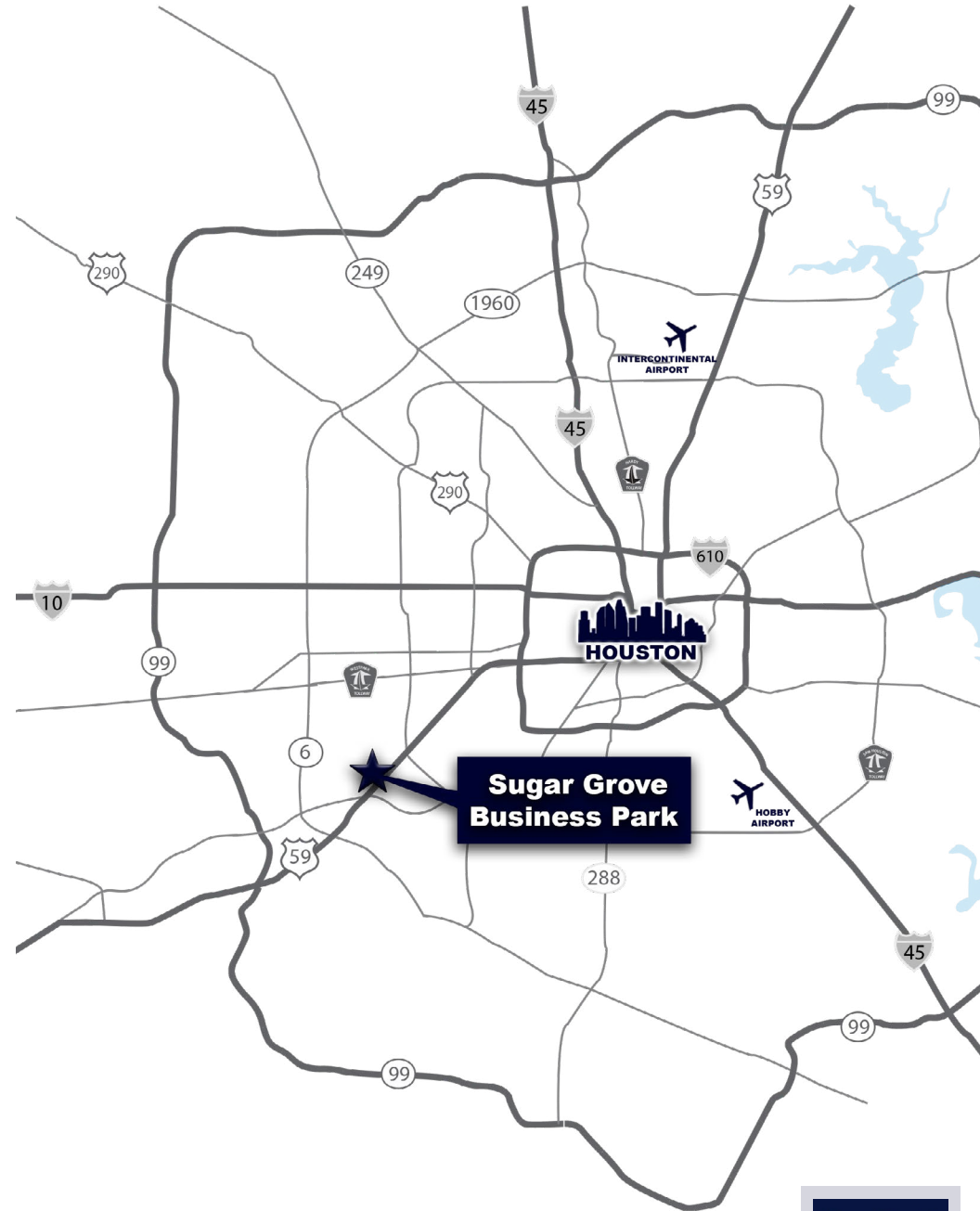
Unit 501 – 1,250 SF – Shell Condition - \$325,000 (\$260.00 PSF)

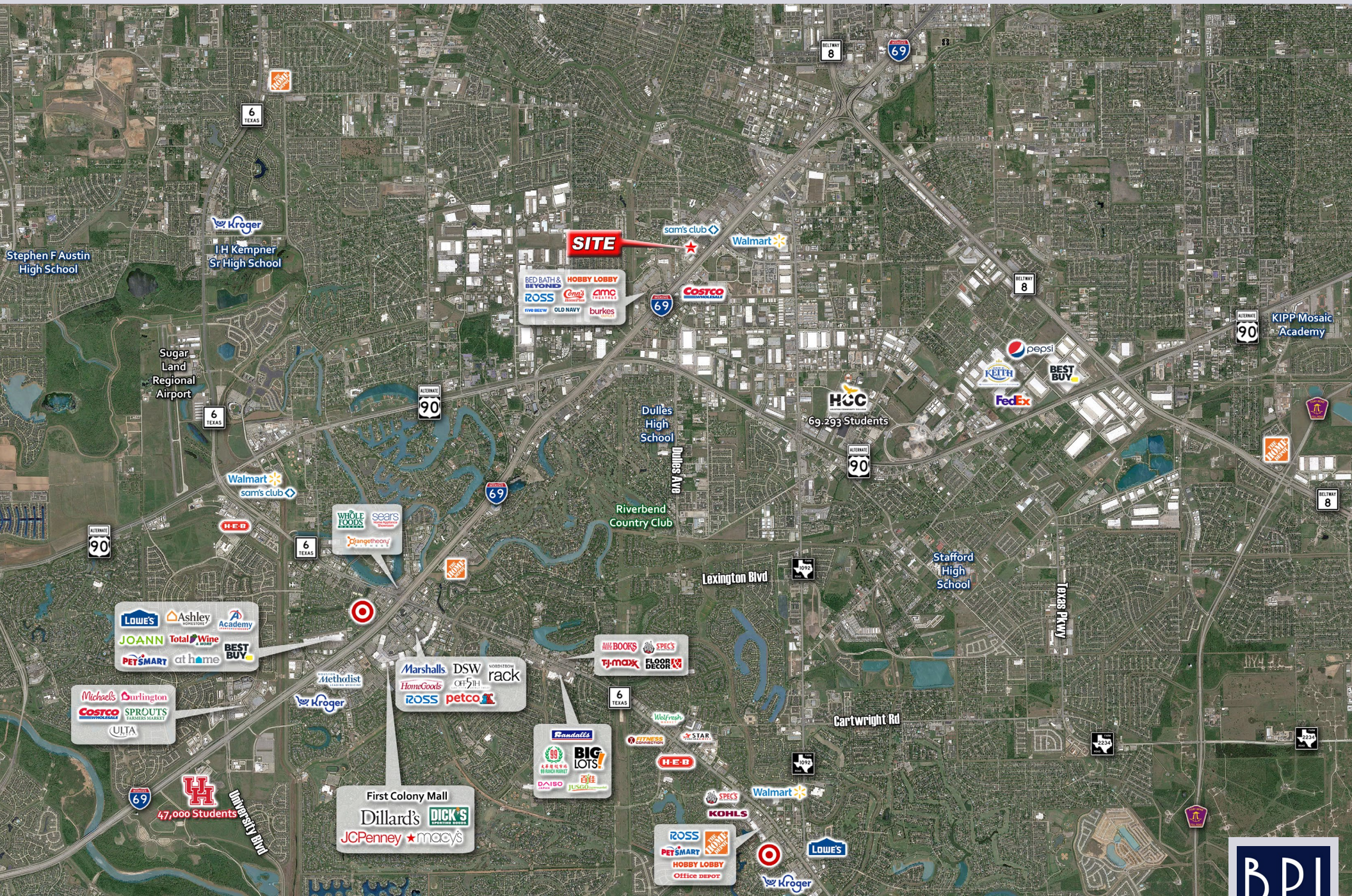
Unit 602 – 1,250 SF – shell condition - \$325,000 (\$260.00 PSF)

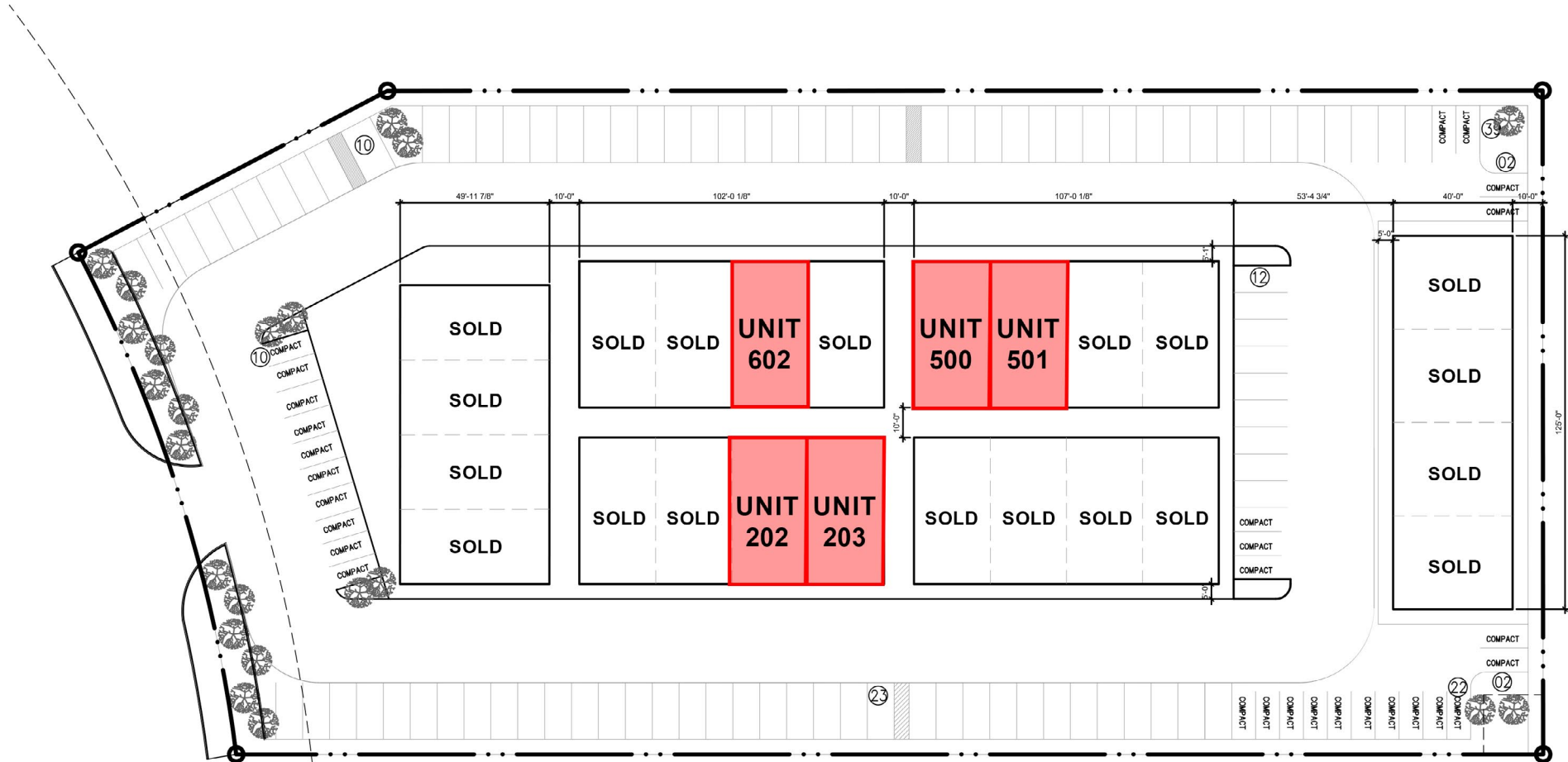
** Owner offering a build-to-suit option for the Shell Units**

PROPERTY OWNERS ASSOCIATION DUES

2024 Estimate: \$300.00 per month/per unit







PROJECT SYNOPSIS

OFFICE BUILDING = 30,000 S.F.

PARKING REQUIRED = (4.0 PER 1000) = $\frac{30,000}{1000} \times 4.0 = 120$ P.S.

PARKING PROVIDED = 120 P.S.

COMMUNITY SUMMARY

4732 Sugar Grove Blvd, Stafford, Texas, 77477
Ring of 1 mile

13,681	1.34%	2.37	88.3	36.6	\$67,304	\$235,655	\$60,706	20.7%	64.6%	14.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.9%
Services

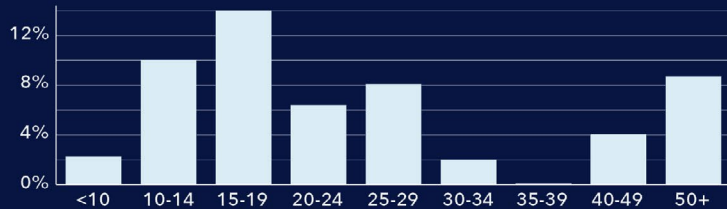


18.7%
Blue Collar

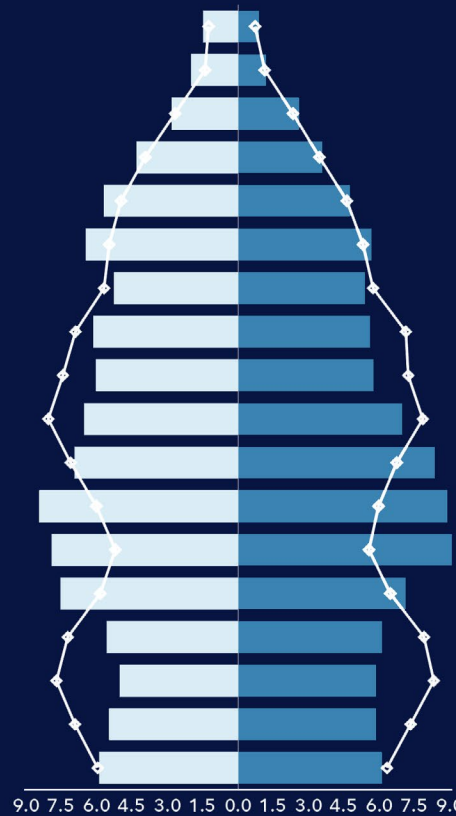


66.4%
White Collar

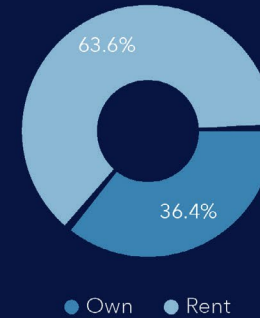
Mortgage as Percent of Salary



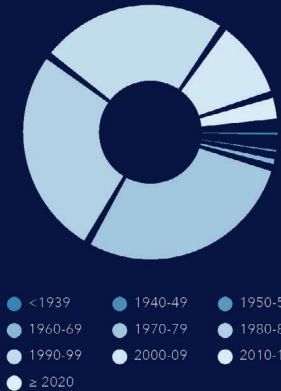
Age Profile: 5 Year Increments



Home Ownership



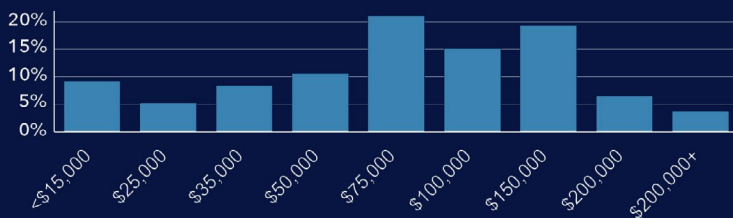
Housing: Year Built



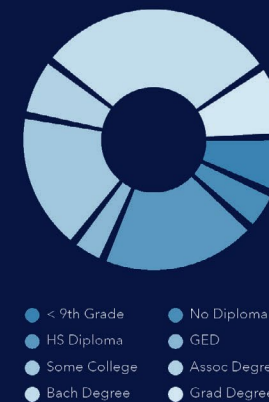
Home Value



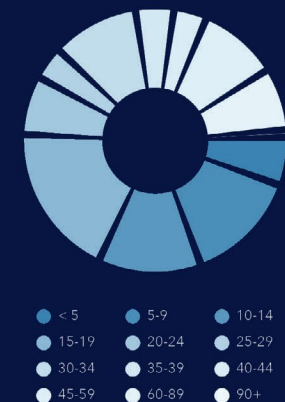
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to **Fort Bend County**



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).



COMMUNITY SUMMARY

4732 Sugar Grove Blvd, Stafford, Texas, 77477
Ring of 3 miles

122,976	0.15%	2.77	89.5	36.6	\$60,468	\$244,622	\$71,193	23.0%	62.3%	14.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



20.0%
Services

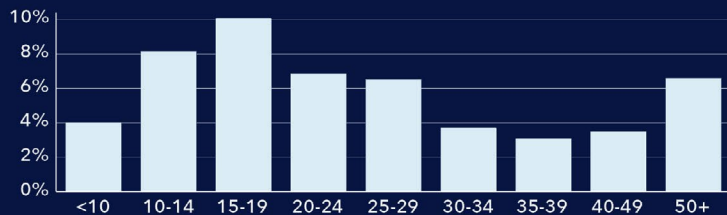


22.9%
Blue Collar



57.1%
White Collar

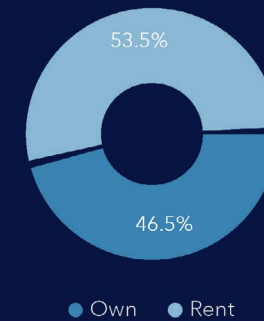
Mortgage as Percent of Salary



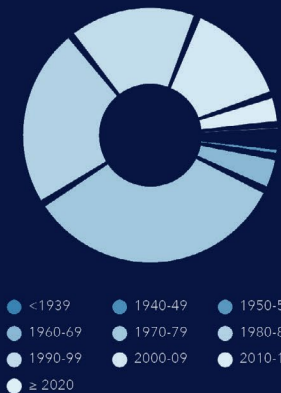
Age Profile: 5 Year Increments



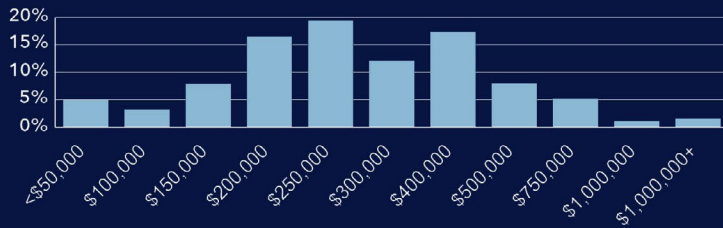
Home Ownership



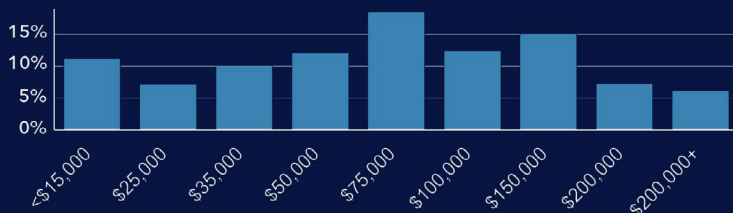
Housing: Year Built



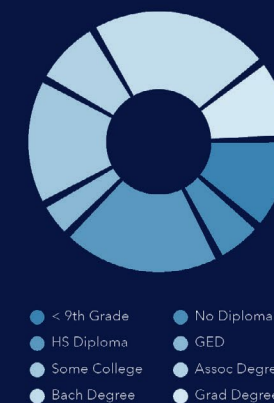
Home Value



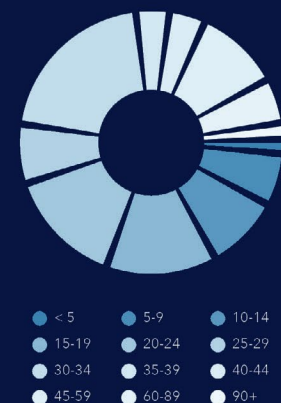
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to **Fort Bend County**



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).



COMMUNITY SUMMARY

4732 Sugar Grove Blvd, Stafford, Texas, 77477
Ring of 5 miles

397,898	-0.03%	2.84	89.5	36.8	\$59,961	\$260,763	\$84,953	23.4%	61.7%	14.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



22.3%
Services

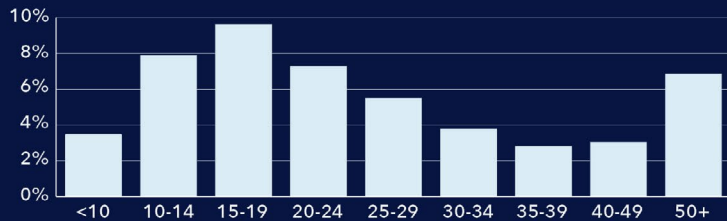


24.1%
Blue Collar



53.5%
White Collar

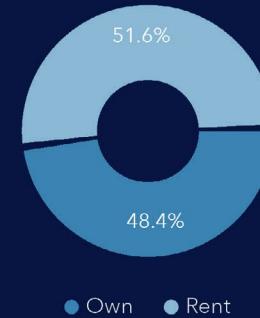
Mortgage as Percent of Salary



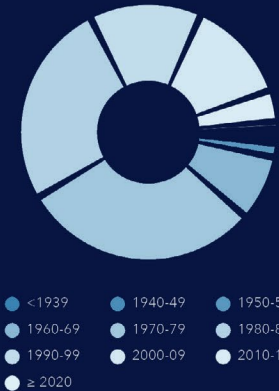
Age Profile: 5 Year Increments



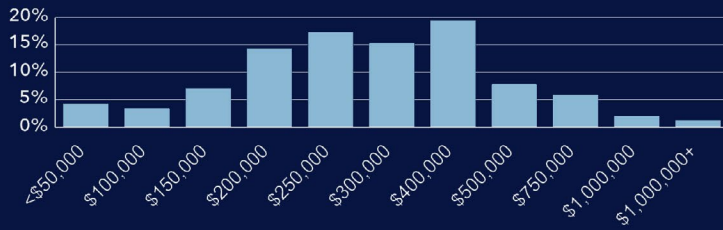
Home Ownership



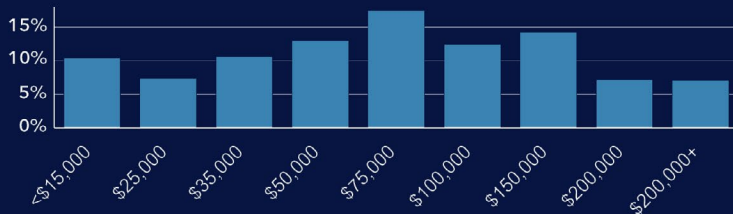
Housing: Year Built



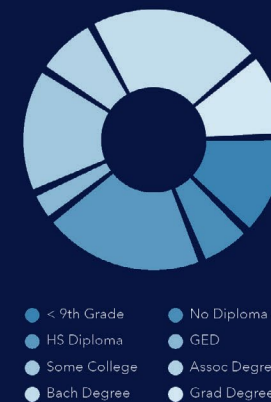
Home Value



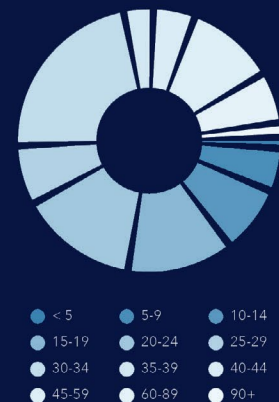
Household Income



Educational Attainment



Commute Time: Minutes



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Information About Brokerage Services

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ 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

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