GREATWOOD PROFESSIONAL CENTER

7002 Riverbrook
Sugar Land, TX 77479

Suburban Southwest Houston

OFFICE FOR SALE

$4,327,000

6.78%CAP RATE

18,260 SF BUILDING – 100% LEASED

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
  - + CHILDREN & FAMILY THERAPY
  - + PROFESSIONAL IT & AUTOMATION
  - + FAMILY THERAPY (2)
  - + PSYCHIATRIC SERVICES
  - + AVAILABLE 971 sf- SELLER GUARANTEED
- 3 TENANTS IN PLACE 10+ YEARS, AND 2 TENANTS FOR 5-7 YEARS
- BUILT IN 2000; NEW ROOF 2019
- CONCRETE, WELL-LIT PARKING 64 SPACES, 3.5:1,000SF RATIO

EXCLUSIVELY LISTED BY MARTY MCADAMS & VALERIE STAPLES

MCADAMS ASSOCIATES BROKERAGE

Nov 24, 2025

martymcadams@aol.com 832-483-7393 vsstaples@comcast.net 281-610-7401

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

GREATWOOD PROFESSIONAL CENTER

A. ENTRANCE MONUMENT SIGN

B. SPACIOUS, ALL CONCRETE, WELL LIT PARKING

C. FRONT OF CENTER

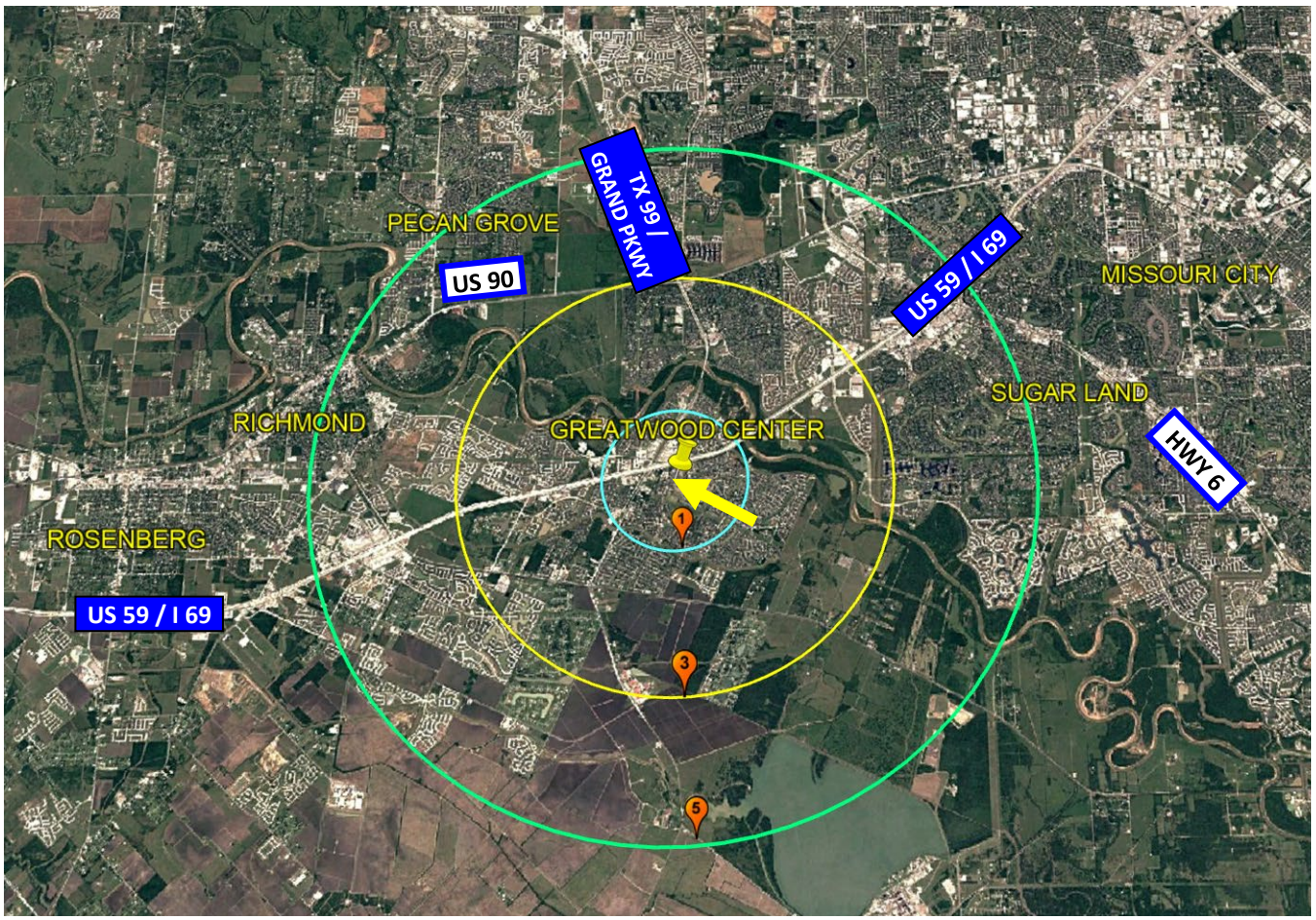
D. FRONT OF CENTER

E. BACK OF CENTER

F. BACK OF CENTER

G & H – GREATWOOD GOLF COURSE VIEWS OUT BACK WINDOWS

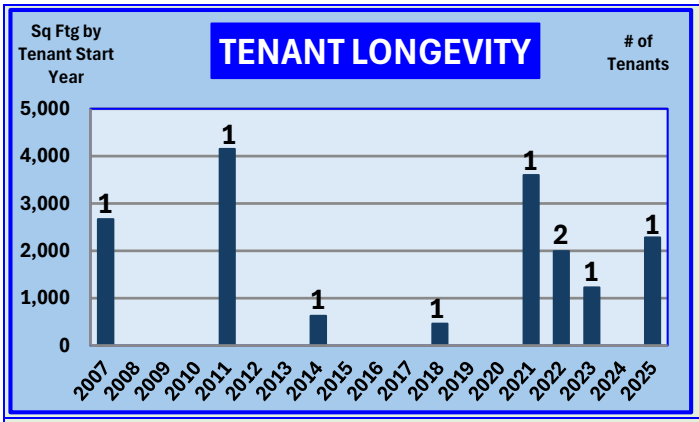
GREATWOOD PROFESSIONAL CENTER
IN HEART OF AFFLUENT POPULATION GROWTH

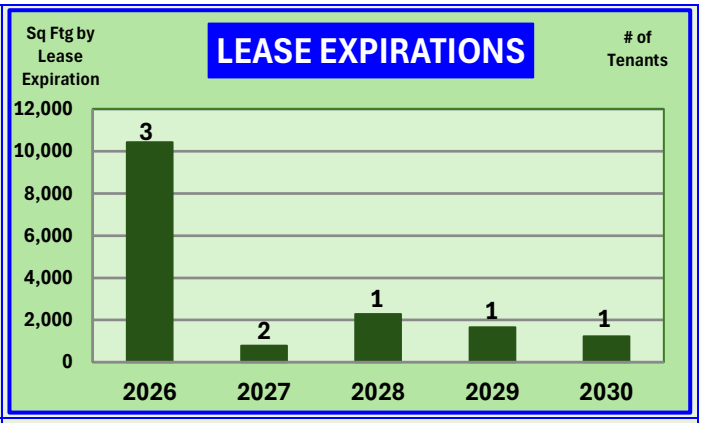


RADIUS FROM: 7002 Riverbrook Sugar Land, TX 77479	1-Mile	3-Mile	5-Mile
2025 Population	11,406	65,945	163,003
2010-2025 Population Growth	21%	36%	49%
2025 Population Density per Sq. Mile	3,490	2,150	1,052
2025 Households	3,886	22,949	55,312
2025 Total Families	3,276	18,120	44,487
2025 Families as % of HH	84%	79%	80%
2025 Median HH Income	$154,813	$127,584	$123,003
2025 Average HH Income	$164,392	$157,621	$154,494
2025 Owner Occupied Homes	3,371	19,124	45,080
2025 Owner Occupied Homes %	87%	83%	82%
2025 Renter Occupied Housing %	13%	17%	18%
2025 Owner Home Value Median	$366,939	$366,458	$371,315
2025 % Homes Built Since 2000	58%	70%	69%
2025 % HH Moved in 2000 or later	92%	96%	95%
2025 Daytime Population	11,635	59,763	144,778
Pop. > 25 Y.O. Bachelor's Degree +	69%	61%	57%
White Collar Jobs %	88%	80%	80%

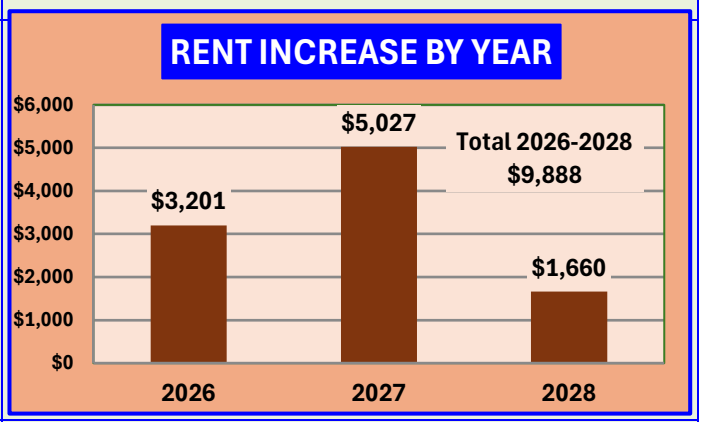
- **Greatwood at crossroads of two major highways:**
  - + US 59 / I-69 (Southwest Fwy) The major SW Houston route
  - + TX 99, Grand Parkway Gateway to all points north; and expanding to the south.
  - + Region is home to major medical and retail
  - + Rapid residential growth entire southwest area
- **Greatwood in 3 Miles**
  - + 65,000+ Population
  - + 22,000+ Households
  - + 79% Families in households
  - + 36% 15-year population growth
- **Top-tier incomes**
  - + $127,000+ Median
  - + $157,000+ Average
- **Highly educated/ Good Jobs**
  - + Over 61% bachelor's degree or higher for 25+ year-olds
  - + 80% White collar jobs

GREATWOOD PROFESSIONAL CENTER TENANT LEASE TERMS





- 100% LEASED (9 tenants plus 1 vacancy; vacancy rent guaranteed for 1 year)
- LEASES ARE 3-5 YEARS
- 5 TENANTS HAVE RENEWED MULTIPLE TIMES WITH RENT INCREASES
- ALL 2026-27 EXPIRATIONS ARE LONG-TERM TENANTS WITH MULTI-RENEWAL HISTORY
- $9,888 PER YEAR IN TOTAL TERM RENT INCREASES.



100 Greater Houston Counseling
200 Legacy Fitness

500 Montage HOA Services
700 You Only Younger Spa

800 Guideline Management Services
900 Executive Suites (5 suites)

Back of Greatwood Center
Viewed from Golf Course

10 TENANT SPACES SERVICING UPSCALE SUBURBAN MARKET

STE 100 ***1,660 SF***	**GREATER HOUSTON COUNSELING CENTER** Tenant since 2022. Licensed counseling and therapy services for adults, children, and families. Current term runs through November 2029.
STE 200 ***2,671 SF***	**GREATWOOD TRAINING CENTER (LEGACY FITNESS)** Tenant since 2007. GTC Fitness has created a successful personal & group training environment. Fully equipped and with a myriad of class and personal sessions. Business sold in 2024 to an experienced operator & lease extended through August 2026.
STE 500 ***3,600 SF***	**MONTAGE COMMUNITY SERVICES** Tenant since 2021. A privately owned and operated homeowner association management company offering personal & individual management care to local HOA communities. Current term runs through November 2026.
STE 700 ***4,153 SF***	**YOU ONLY YOUNGER** Tenant since 2011. One of Sugar Land's most established, licensed med spas offering minimally invasive, non-surgical aesthetic services. Current term runs through December 2026.
STE 800 ***2,054 SF***	**GUIDELINE MANAGEMENT SERVICES** Tenant since 2025. Provides expert-driven project, client, and asset management services across a wide range of projects. Current term runs through June 2028.
STE 900 A ***627 SF***	**NORMA JO BACKS, PhD & ROMILIA RAMIREZ, PhD** Executive Suite Tenant since 2014. Dr. Backs teamed with Dr. Ramirez in 2018. Licensed family & behavior therapists. Current term is month to month.
STE 900 B ***971 SF***	**VACANT** Executive Suite. Seller to guarantee one year of rent - $24,275.
STE 900 C ***460 SF***	**TESIS IT & AUTOMATION, USA** Executive Suite Tenant since 2018. Local office of 20-year, international industrial and energy automation, and IT services provider. Current term runs through December 2027.
STE 900 D ***329 SF***	**SMALL STEPS THERAPY** Executive Suite Tenant since 2022. Private play therapy clinic utilizing play as a means to help children express their feelings more easily through toys instead of words. Clinical Certified Sand Tray Therapist. Current term runs through March 2027.
STE 900 F ***1,915 SF***	**INSYNCH HEALTH PLLC** Executive Suite Tenant since 2023. Psychiatric clinic offer services for Behavioral Health, Substance Abuse, Coordination of Care and Clinical Research. Current term runs through May 2030.
NOTICE:	**DETAILED RENT ROLL PAGE 12** ***CONFIDENTIALITY AGREEMENT PAGE 11***

GREATWOOD PROFESSIONAL CENTER PROFORMA P&L FYB 1/1/26

GREATWOOD PROFESSIONAL CENTER PROFORMA P&L FYB JAN 1, 2026	2026 100% LEASED based on 2025 EXPENSES		COMMENTS
SF PERCENT LEASED	*100.0%*	*%*	
SF LEASED NNN LEASES	*14,366*	*78.7%*	5 NNN LEASED SUITES
SF LEASED EXECUTIVE SUITES	*2,923*	*16.9%*	5 EXECUTIVE SUITES (4 LEASED + 1 VACANCY RENT GUARANTEED BY SELLER FOR 1 YEAR)
TOTAL CENTER LEASED NRA SF	*17,289*	*100.0%*	18,260 SF CENTER
SF VACANT	*971*	*5.6%*	100% LEASED (1 vacancy with 1 yr guaranteed rent)
TOTAL CENTER NRA SF	*18,260*		
INCOME:		*$/SF*	FYB Jan 1, 2026
Total Scheduled Base Rent-NNN Leases	$249,192	$17.35	
Executive Suite Income	$93,897	$32.12	EXEC SUITES: GROSS + EXPENSE OVER BASE YR ALLOWANCE
Income from 2026 Rent Increase	$969	$0.06	ADDITIONAL RENT FROM MID-YEAR SCHEDULED RENT INCREASES
Total Net Rent Income	$344,058	$19.90	
Total Expense Recoveries- NNN Leases (CAM)	$103,024	$7.17	NNN LEASE EXPENSE RECOVERIES AT $7.10 & $7.70/SF
Expected Expense Recoveries- NNN Suites (CAM) based on 2025 Expense	$21,776	$1.52	COLLECTABLE IN 1Q26 WITH YEAR-END CAM TRUE-UP
Expected Expense Recoveries-Exec Suites (CAM) based on 2024	$2,577	$0.88	MOST EXEC LEASE EXPENSE RECOVERIES IN HIGHER GROSS RENTS WITH YEAR-END TRUE-UP
Total: All Net Expense Recoveries	$127,377	$7.37	
TOTAL OPERATING INCOME	$471,435	$25.82	
EXPENSES:			2025 RECOVERABLE EXPENSE (Jan-Sep grossed up for full year)
Common Area Maintainence	$25,073	$1.45	
Utilities - Common Area Only	$14,268	$0.83	EXCLUDES EXEC SUITES ELECTRIC
Property Taxes / Protest / Assn Dues	$64,168	$3.71	2025 TAXES + PROTEST FEE
Insurance	$38,268	$2.21	POLICY RENEWED AUG 2025.
Management Fee	$15,614	$0.90	3.5% MGMT. FEE ON TOTAL RENTS AND NNN
All Tenants Recoverable Expenses	$157,391	$9.10	PROPORATED SHARE OF RECOVERABLE EXPENSE TO NNN LEASES ONLY IS $123,827 = $8.62/SF
Executive Suites Electricity	$8,458	$0.49	
Executive Suites Janitorial	$9,873	$0.57	
Executive Suites R&M (Incl HVAC)	$2,311	$0.13	
Executive Suite Only Additional Expenses	$20,642	$1.19	UTILITIES, JANITORIAL, & R&M; ONLY FOR EXEC SUITES.
TOTAL EXPENSES	$178,033	$10.30	
Memo - Total Center Expenses $/SF	*$9.75*		INCLUDES NNN AND EXEC SUITE EXPENSES
NET OPERATING INCOME	$293,402	$16.07	
PRICE	$4,327,463		
PRICE - $/SF	$237		
CAP RATE / ALL-CASH RETURN	6.78%		

- FIVE NNN LEASE SUITES – 14,366 SF – 79% OF CENTER
- FIVE EXECUTIVE SUITES – 3,894 SF– 23% OF CENTER
- EXPIRATIONS SPREAD OVER 5 YEARS
- MOST LEASES HAVE FIRM RENT INCREASES:
  + ADDS $9,888 / YEAR TOTAL FUTURE INCREASES
- TENANT EXPIRATIONS HAVE RENEWED MULTIPLE TIMES

GREATWOOD PROFESSIONAL CENTER
THE INVESTMENT OPPORTUNITY

- 18,260 SF MODERN OFFICE BUILDING ON 1.76 +/- ACRES
- BUILT IN 2000. STEEL AND WOOD FRAME; BRICK FACE & WOOD TRIM.
- NEW ROOF IN SUMMER 2019.
- PAINTED EXTERIOR 2016. EXECUTIVE SUITE UPGRADES 2025.
- LARGE, ALL CONCRETE, WELL-LIT PARKING LOT.
  + 64 SPACES; 3.5 PER 1,000 SF
- OVERLOOKS GREATWOOD GOLF COURSE FAIRWAYS AND POND
- NEW GOLF COURSE-FACING WINDOW PROTECTORS.
- IN AREA OF HIGH-QUALITY OFFICES AND SENIOR LIVING
- NEAR GREATWOOD COMMUNITY ENTRANCE FROM US 59 / I 69 AT SOUTHWEST PORTION OF THE GRAND PARKWAY (TX 99)
- ANNEXED INTO CITY OF SUGAR LAND DECEMBER 2017

NEW ROOF IN 2019.

- $293,402 PROFORMA NOI FYB JANUARY 1, 2026
- $4,327,000 PRICE AT 6.78% CAP RATE

IMPORTANT NOTICE

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. Buyer should investigate to verify the information and bears all risk for any inaccuracies or omissions.

MCADAMS ASSOCIATES 2025

FOR INFORMATION - EXCLUSIVELY LISTED BY
VALERIE STAPLES & MARTY MCADAMS
MCADAMS ASSOCIATES BROKERAGE
vsstaples@comcast.net 281-610-7401
martymcadams@aol.com 832-483-7393

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.

McAdams Associates	438677	martymcadams@aol.com	(281)358-0799
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marty McAdams	438677	martymcadams@aol.com	(832)483-7393
Designated Broker of Firm	License No.	Email	Phone
Marty McAdams	438677	martymcadams@aol.com	(832)483-7393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Valerie Staples	189667	vsstaples@comcast.net	(281)610-7401
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 IABS 1-0

McAdams Associates, 2206 Parkdale Dr Kingwood, TX 77339 Phone: (281)358-0799 Fax: Info Broker

Martin McAdams

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CONFIDENTIALITY AGREEMENT

DETAILS WILL BE PROVIDED UPON RECEIPT OF AN EXECUTED CONFIDENTIALITY AGREEMENT AS SHOWN BELOW. PLEASE COMPLETE AND RETURN TO:

martymcadams@aol.com OR BY FAX AT 281-358-7510

THANKS!

SUBJECT PROPERTY: GREATWOOD PROFESSIONAL CENTER –
7002 RIVERBROOK DRIVE, SUGAR LAND, TX 77479
LAND & IMPROVEMENTS

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to between Marty McAdams / McAdams Associates ("Owner's Broker"), and _____ ("Buyer or Buyer's Broker") in response to requirements of the Owner of the Subject Property ("Property").

BUYER OR BUYER'S BROKER HAS REQUESTED information from Owner solely for the purpose of evaluating a possible purchase of the Property. The Owner of the property has advised Buyer /Buyer's Broker that information concerning the Property is highly confidential and may only be used by Buyer and Buyer's Broker's prospects so long as they agree to abide by its requirement for confidentiality.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. **Buyer, Buyer's Broker, and others with whom this information will be shared by them, will not disclose, permit the disclosure of, release, disseminate or transfer, any information obtained hereunder ("Information") to any other person or entity.**
2. **If Buyer or Buyer's Broker is a corporation, partnership, limited liability company or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have a need to know of the Information, and who are specifically aware of the Agreement and agree to honor it.**
3. **This Agreement applies to all information received from Owner or Owner's Broker, now or in the future, which is not readily available to the general public. Buyer and Buyer's Broker understand that all information shall be deemed confidential, valuable, and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Owner's Broker.**
4. **All information shall be used for the sole purpose of evaluating the potential acquisition of the Property, and it shall not at any time, or in any manner, be used for any other purpose.**
5. **Buyer and Buyer's Broker, or individuals with whom they may share this Information, shall not contact directly any persons concerning the Property without Owner's written permission. Such persons include, without limitation, Owner's employees, suppliers, and tenants.**
6. **Owner or Owner's broker make no representations or warranty, express or implied, as to the accuracy or completeness of any information provided.**
7. **This Agreement shall be governed and construed in accordance with the laws of the State of Texas.**

Agreed and accepted this _____ day of _____, 2025.

Buyer: _____ **Buyer's Broker: _____**

Name: _____ **Name: _____**

Email: _____ **Email: _____**

GREATWOOD PROFESSIONAL — RENT ROLL AS OF JANUARY 1, 2026 - 10 TENANTS

SUITE	NNN LEASE TENANTS	SQ. FEET	% OF TOTAL	Rent/Mo Actual	Rent/SF $/Mo	Rent/SF $/Yr	NNN/Mo Actual	NNN/SF $/Mo.	NNN/SF $/Yr	TOTAL PAYMT/MO	SECURITY DEPOSIT	TENANT SINCE	LEASE ENDS	NEXT INCREASE	NEW BASE/MO	RENT INCR $/MO
100	GREATER HOUSTON COUNSELING	1,660	9.1%	$2,628.33	$1.58	$19.00	$1,065.16	$0.64	$7.70	$3,693.49	$3,152.50	Nov-22	Nov-29	Dec-26	$2,766.67	$138.34
200	LEGACY FITNESS	2,671	14.6%	$3,997.00	$1.50	$17.96	$1,581.00	$0.59	$7.10	$5,578.00	$3,783.92	Sep-07	Aug-26	n/a	$3,997.00	$0.00
500	MONTAGE COMMUNITY SERVICES	3,600	19.7%	$4,125.00	$1.15	$13.75	$2,131.00	$0.59	$7.10	$6,256.00	$5,925.00	May-21	Nov-26	n/a	$4,125.00	$0.00
700	YOU ONLY YOUNGER	4,153	22.7%	$6,402.54	$1.54	$18.50	$2,458.00	$0.59	$7.10	$8,860.54	$3,818.22	Aug-11	Dec-26	n/a	$6,402.54	$0.00
800	GUIDELINE MANAGEMENT SVCS	2,282	12.5%	$3,613.17	$1.58	$19.00	$1,350.18	$0.59	$7.10	$4,963.35	$5,000.00	Jun-25	Jun-28	Jul-26	$3,721.56	$108.39
	EXECUTIVE SUITES* *GROSS RENT + NNN INCREASE > BASE YEAR COLLECTED WITH CAM RECONCILIATION								Excess Over Base Year							
900	EXEC SUITES COMMON AREA	280	1.5%	Expense proration attributable to this sq footage billed back proportionally to executive suite tenants												
900-A	BACKS & RAMIREZ (EXEC)	627	3.4%	$1,076.00	$1.72	$20.59	$0.00	$0.00	$0.00	$1,076.00	$1,019.00	Jun-14	M-to-M	n/a	$1,076.00	$0.00
	GROSS + BASE YR															
900-B	VACANT (EXEC) - 1 YR GUARANTY	971	5.3%	$2,022.92	$2.08	$25.00	$0.00	$0.00	$0.00	$2,022.92	$0.00	n/a	n/a	n/a	$2,022.92	$0.00
	GROSS + BASE YR															
900-C	TESIS IT & AUTOMATION (EXEC)	460	2.5%	$1,070.56	$2.33	$27.93	$0.00	$0.00	$0.00	$1,070.56	$824.00	Apr-18	Dec-27	n/a	$1,070.56	$0.00
	GROSS + BASE YR															
900-D	SMALL STEPS THERAPY (EXEC)	329	1.8%	$690.00	$2.10	$25.17	$0.00	$0.00	$0.00	$690.00	$1,942.00	Mar-22	Mar-27	Apr-26	$710.00	$20.00
	GROSS + BASE YR															
900-F	INSYNCH HEALTH	1,227	6.7%	$2,965.25	$2.42	$29.00	$0.00	$0.00	$0.00	$2,965.25	$2,962.25	Aug-23	May-30	Jun-27	$3,272.00	$306.75
	GROSS + BASE YR															
															2026 rent increase	$968.68

	TOTAL SF, % & $ LEASED / YEAR	SF	% of SF	RENT $/Yr	RENT $/SF/Mo	RENT $/SF/Yr	NNN $/Yr	NNN $/SF/Mo	NNN $/SF/Yr	2026 Rent Incrs	TOTAL $/YR	Security Deps
5	TOTAL NNN LEASED	14,366	78.7%	$249,192	$1.45	$17.35	$103,024	$0.60	$7.17	$788.68	$353,005	$21,680
4	TOTAL EXEC SUITES LEASED	2,923	16.0%	$69,622	$1.98	$23.82	n/a	n/a	n/a	$180.00	$69,802	$6,747
1	TOTAL VACANT (1 yr rent guaranteed by seller)	971	5.3%	$24,275	$2.08	$25.00	n/a	n/a	n/a	n/a	$24,275	$0
10	TOTAL LEASED	18,260	100.0%	$343,089	$1.57	$18.79	$103,024	$0.60	$7.17	$968.68	$447,082	$28,427

ANNUAL RENT INCREASES BY YEAR		
Scheduled Step-ups	2026	$3,200.76
Scheduled Step-ups	2027	$5,027.40
Scheduled Step-ups	2028	$1,659.96
TOTAL		$9,888.12

GREATWOOD PROFESSIONAL CENTER CONFIDENTIAL RENT ROLL