



# 2415 TOWN CENTER DRIVE

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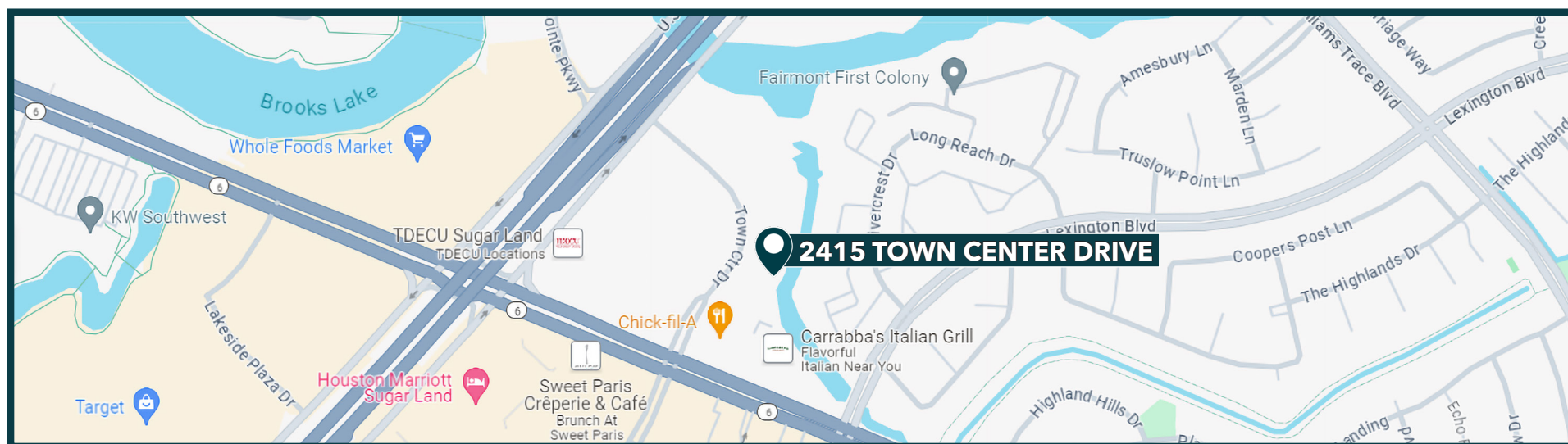
2415 TOWNCENTER DRIVE  
SUGAR LAND, TEXAS 77478

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**Commercial Real Estate,**  
*Reimagined*

## Property Highlights

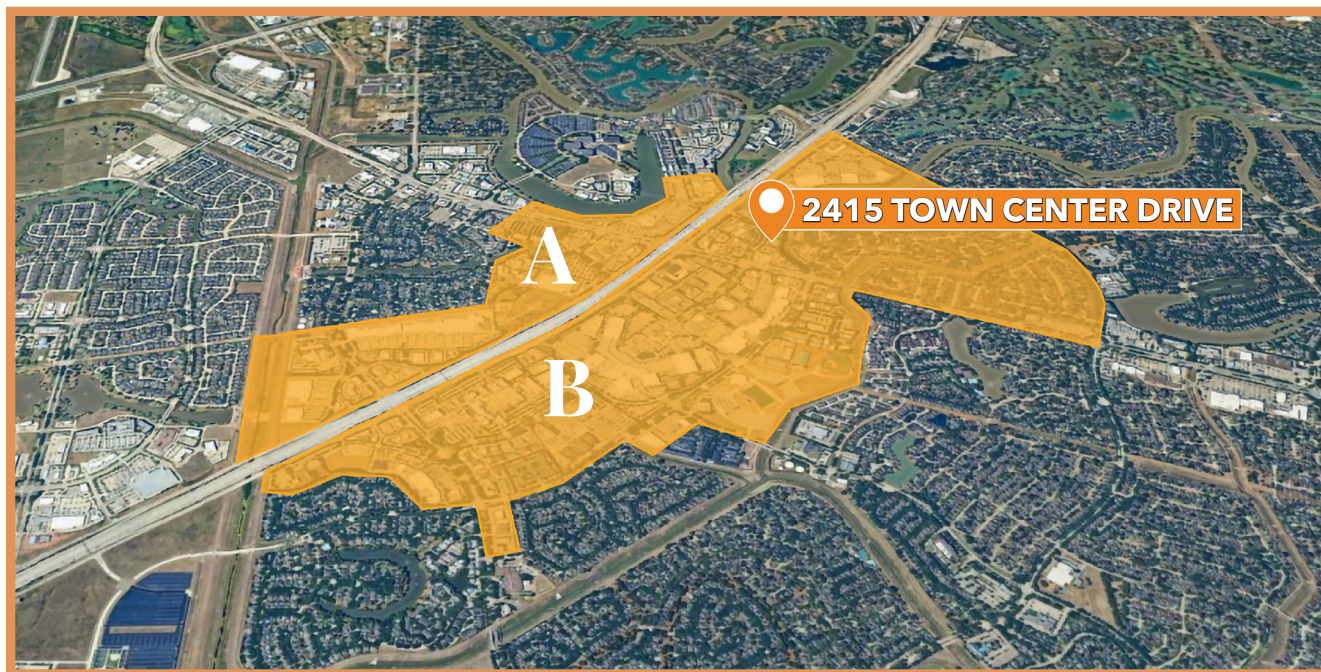
- Drive-up access
- Water view
- Easy access to I-69 & Hwy 6 via Town Center Drive
- This property is well located one block from the intersection of Highway 56/69 and Highway 6 in Sugar Land
- This is a drive-up building and the suite has water views and currently has a lot of open area







## Nearby Amenities



- A**
- Academy Sports + Outdoors
  - Becks Prime - American
  - Colony Square - Shopping mall
  - Dollar Tree - Dollar store
  - Five Below - Variety store
  - Five Guys
  - IHOP - Breakfast
  - Ichiban Sushi & Tapioca - Japanese
  - Indian Summer
  - LongHorn Steakhouse
  - Nirmanz Food Boutique - Indian
  - Oma Sushi
  - Pacific Coast - Tacos
  - Panera Bread
  - Party City - Party store
  - PetSmart - Pet supply store
  - Popeyes Louisiana Kitchen
  - Taco Cabana
  - Tiff's Treats Cookie Delivery
  - Torchy's Tacos - Mexican
  - Wendy's
  - Yemen Grill - Middle Eastern

- B**
- |  |  |  |   |
|--|--|--|---|
| <ul style="list-style-type: none"> <li>• American Eagle - Clothing store</li> <li>• Bath &amp; Body Works - Beauty supply store</li> <li>• Boulevard Bagel &amp; Cafe</li> <li>• BJ's Restaurant &amp; Brewhouse</li> <li>• Carraba's Italian Grill</li> <li>• CAVA</li> <li>• Cheeky Monkeys - Sugar Land</li> <li>• Chick-fil-A</li> <li>• Chico's - Women's clothing store</li> <li>• Chipotle Mexican Grill</li> <li>• Chopstick Express - Chinese</li> <li>• Chuck E. Cheese - Pizza</li> <li>• Cinnabon</li> <li>• Clean Juice Sugar Land</li> <li>• Corelli's Italian Cafe</li> </ul> | <ul style="list-style-type: none"> <li>• Crumbl - Sugar Land</li> <li>• Culture Shock - Toy store</li> <li>• CVS - Drug store</li> <li>• Day 6 Coffee</li> <li>• DICK'S Sporting Goods</li> <li>• Domino's Pizza</li> <li>• Dumpling World</li> <li>• Firehouse Subs First Colony - Sandwich</li> <li>• First Colony Mall - Shopping mall</li> <li>• Floyds Seafood - Sugar Land</li> <li>• GameStop - Video game store</li> <li>• Half Price Books - Book store</li> <li>• Heaven In A Jar, Desserts</li> <li>• Hollister Co</li> <li>• Hot Topic - Clothing store</li> </ul> | <ul style="list-style-type: none"> <li>• Incredible Burger - Hamburger</li> <li>• Journeys - Shoe store</li> <li>• Jupiter</li> <li>• Karahi Boys - Pakistani</li> <li>• Kokee Tea - Bubble Tea</li> <li>• Lago Mariscos - Mexican</li> <li>• Macy's - Department store</li> <li>• MOD Pizza</li> <li>• Old Navy - Clothing store</li> <li>• Olive Garden Italian</li> <li>• P.F. Chang's - Chinese</li> <li>• Pop Top Burgers &amp; Gyros</li> <li>• Ross Dress for Less - Clothing store</li> <li>• Salata</li> <li>• Sephora - Cosmetics store</li> </ul> | <ul style="list-style-type: none"> <li>• Shake Shack Sugar Land</li> <li>• Sharetea - Bubble Tea</li> <li>• Smashburger</li> <li>• Spencer's - T-shirt store</li> <li>• Starbucks</li> <li>• Sweetwater Plaza - Shopping mall</li> <li>• Teriyaki Kitchen - Japanese</li> <li>• The Cheesecake Factory</li> <li>• The Honey Baked Ham Company</li> <li>• The Juicy Crab - Pizza</li> <li>• Williams Smokehouse BBQ and Blues</li> <li>• Wingstop</li> <li>• Woolf Gang Bakery and Grooming Sugar Land - Pet store</li> <li>• + Many More</li> </ul> |
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## About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

## Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific investment requirements.

## Leasing Team



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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.*

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Aspire Commercial, LLC</b>	<b>9013435</b>	<b>info@aspirecre.com</b>	<b>713-933-2001</b>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Brandon Avedikian</b>	<b>669686</b>	<b>brandona@aspirecre.com</b>	<b>713-347-2904</b>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Bradley Segreto</b>	<b>698579</b>	<b>brads@aspirecre.com</b>	<b>713-424-6380</b>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date