

WINDING WATERS

RETAIL
CENTER

DEBOBEN
PROPERTIES
INVESTMENT BUILDERS



Winding Waters Ln: 1,500 VPD

University Blvd: 10,255 VPD

RETAIL FOR LEASE / SECOND GENERATION DAY SPA

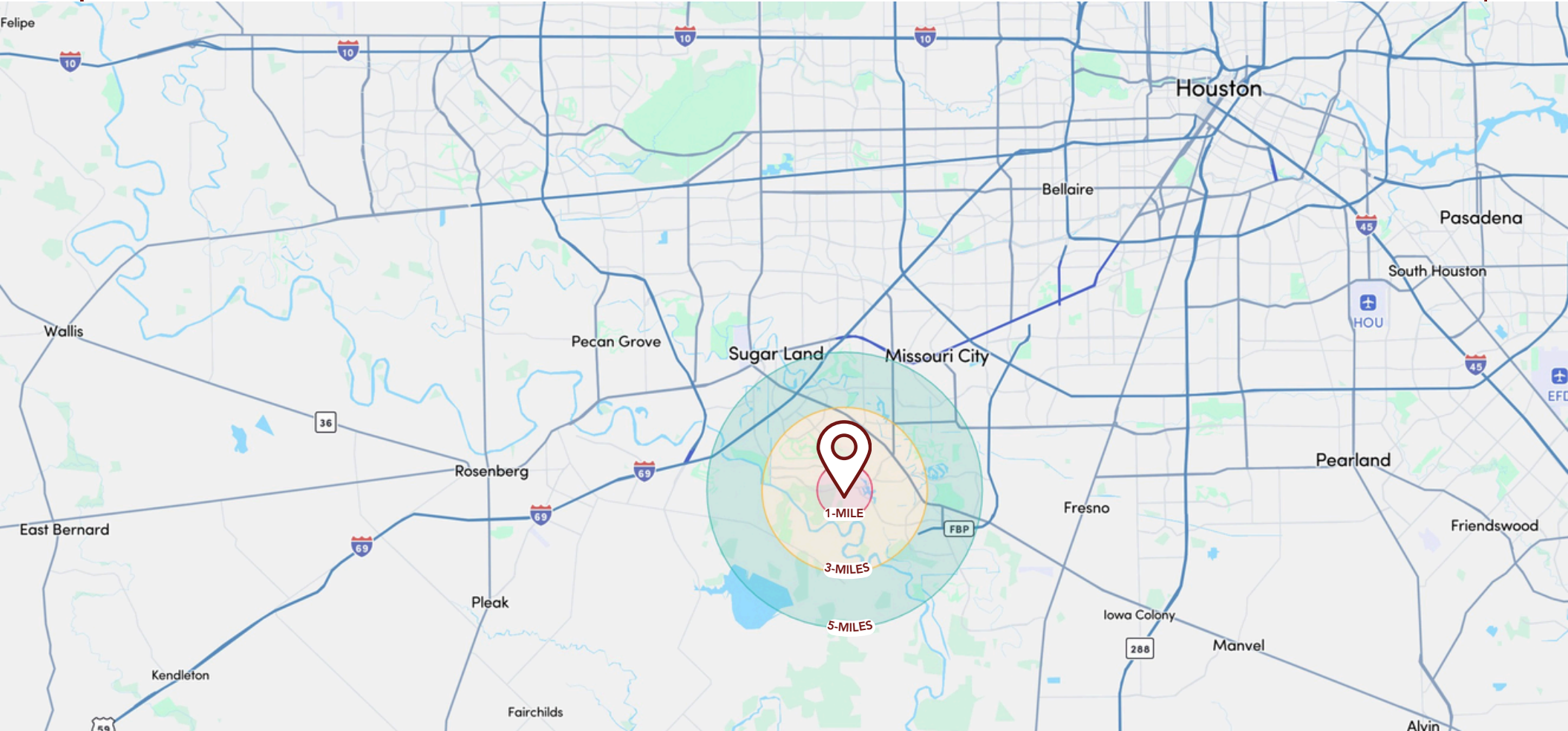
18318 University Blvd, **Sugar Land**, TX 77479

charli@debobenproperties.com | 832.892.0094

PRIME SUGAR LAND LOCATION

	1-MILE	3-MILES	5-MILES
POPULATION	10,796	73,480	183,485
AVG. HH INCOME	\$231,400	\$192,300	\$160,900

*Data from AlphaMaps

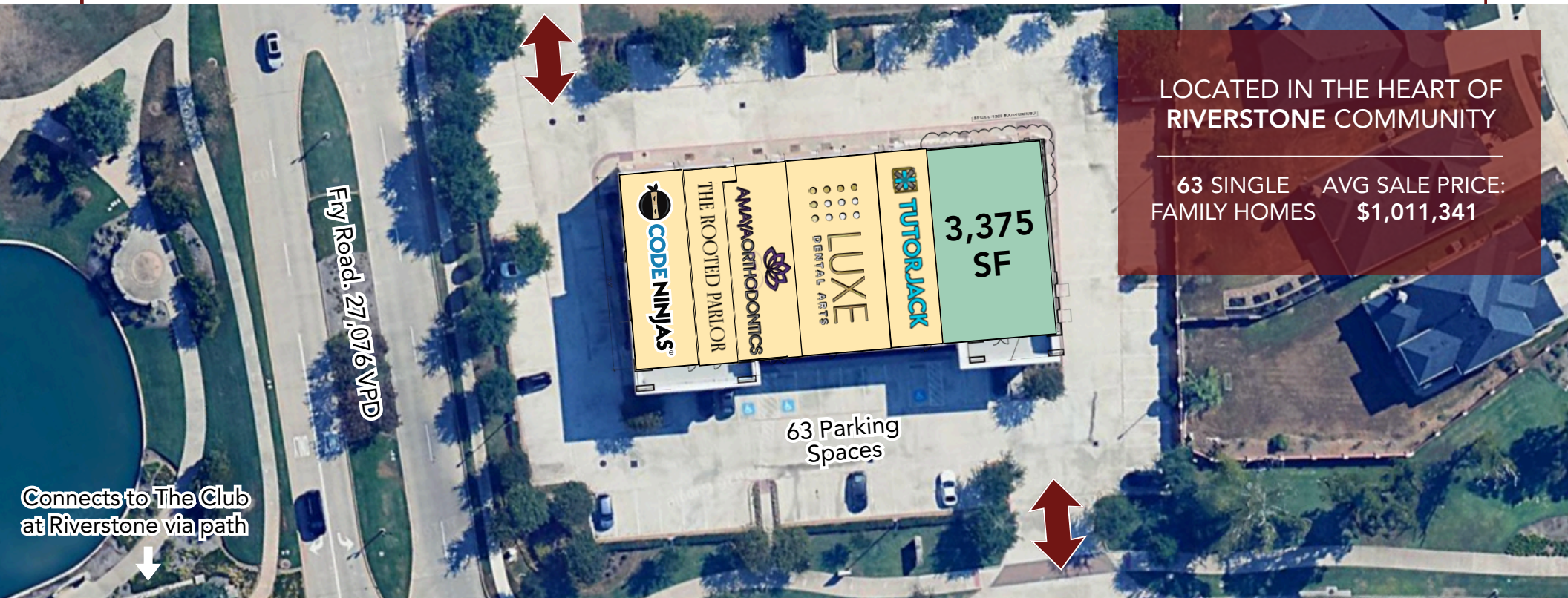


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2ND GENERATION DAY SPA

■ Pending
 ■ Available



LOCATED IN THE HEART OF
RIVERSTONE COMMUNITY

63 SINGLE FAMILY HOMES
 AVG SALE PRICE:
 \$1,011,341

Connects to The Club
at Riverstone via path

63 Parking
Spaces

CODE NINJAS

±1,805 SF

Not Available

THE ROOTED PARLOR

±1,158 SF

Not Available

AMAYA ORTHODONTICS

±1,841 SF

Not Available

LUXE DENTAL ARTS

±2,625 SF

Not Available

TUTOR JACK

±1,500 SF

Not Available

FOR LEASE

±3,375 SF

Available Now

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TURNKEY 2ND GENERATION SPA OPPORTUNITY

1ST
FLOOR
PLAN

2ND
FLOOR
PLAN



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Monument
Signage
Opportunity



3,375
SF End Cap
Space



Ample Parking
63 Parking
Spaces

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DESIGNED FOR IMMEDIATE ACTIVATION

SPA-READY, SECOND-GENERATION LAYOUT

Purpose-built for day spa, med spa, office or medical use with an efficient treatment room configuration, minimizing build-out time and upfront costs.

BACK-OF-HOUSE BUILT IN

Dedicated team member lounge, laundry area, ample storage, and two bathrooms already in place to support smooth day-to-day operations.

MOVE-IN READY WELLNESS INFRASTRUCTURE

Existing infrastructure designed for wellness operations, allowing a new operator to step in and launch quickly.





GREAT ACCESS &
SURROUNDED BY
AFFLUENT HOUSEHOLDS
WITH AVG. HH INCOME OF

\$231,400

*Data from AlphaMaps

**1,572 Single
Family Homes
\$553K - \$1.192M**

**107 Single
Family Homes
\$485K - \$745K**

**The Club at
Riverstone**



ARISTA
RESORTS

THE RETREAT
AT RIVERSTONE

**Future
Montessori
School**



**59 Single
Family Homes
\$441K - \$622K**

**66 Single
Family Homes
\$314K - \$676K**

**84 Single
Family Homes
\$561K - \$739K**

**46 Single
Family Homes
\$998K - \$1.214M**

**63 Single
Family Homes
\$934K - \$1.185M**

**50 Single
Family Homes
\$1.006M - \$1.362M**

**Anne Sullivan
Elementary School**



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John Deboben

Broker

john@debobenproperties.com

713.871.9044x2

Charli Slaughter

Sales & Leasing Agent

charli@debobenproperties.com

832.892.0094

Harrison Weyel

Sales & Leasing Agent

harrison@debobenproperties.com

713.202.0346



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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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
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Designated Broker of Firm	License No.	Email	Phone
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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
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Buyer/Tenant/Seller/Landlord Initials	Date
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