

GREENBERG & COMPANY

COMMERCIAL REAL ESTATE BROKERAGE FIRM



4225 HIGHWAY 6 | SUGAR LAND TX 77478

5959 RICHMOND AVE., SUITE 440 HOUSTON, TX 77057 | WWW.GREENBERGCOMPANY.COM | 713.778.0900

LEASE RATE:

18,000 SF: \$18.00 PSF/YR (NNN)



PROPERTY DETAILS

Located near many of Sugar Land's major retailers, restaurants, offices, hotels, hospitals such as: First Colony Mall, Methodist Sugar Land Hospital, Columbia Fort Bend Medical Center, Texas Children's Health Center, AMC Movie theater, Marriott Sugar Land Hotel & Conference Center, Sugar Land City Hall, The University of Houston System Sugar Land, City of Sugar Land Courthouse, Sugar Land Town Square.

Available Space: 18,000 SF Available

Lot Size: 1.50 Acres

Building Size: 18,000 SF

GREAT LOCATION

MAJOR THOROUGHFARE

EXCELLENT VISIBILITY ON HIGHWAY 6

DAVID GREENBERG

DAVID@GREENBERGCOMPANY.COM

713-778-0900

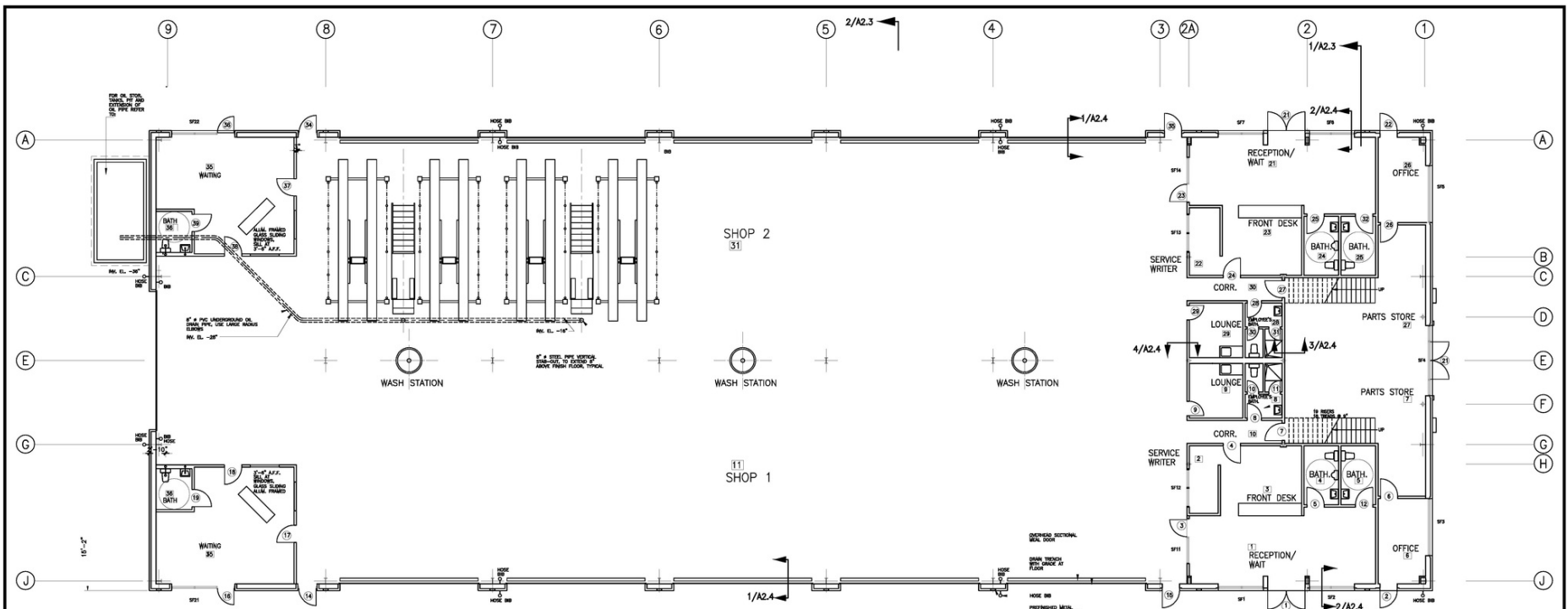
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SITE PLAN



1 ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ACCESSIBILITY NOTES

- HOT WATER PIPES AND DRAINS UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL HAVE LEVERS OR OTHER SHAPE WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE.
- Faucet control handles shall be no more than 17" in bathroom lav. and in bar sink. Self closing valves shall remain open for for at least 10 seconds per operation.

GENERAL NOTES

- THE BUILDING SHALL BE FULLY FIRE-SPRINKLERED. GENERAL CONTRACTOR SHALL HIRE A PROFESSIONAL LICENSED SPRINKLER CONTRACTOR TO DESIGN AND EXECUTE THE SPRINKLER SYSTEM. IN ADDITION TO PROVISION OF SPRINKLER SYSTEM IN THE BUILDING, GENERAL CONTRACTOR OR THE SPRINKLER CONTRACTOR SHALL PROVIDE A SEPARATE WATER SUPPLY SYSTEM INCLUDING BUT NOT LIMITED TO WATER PIPES, FITTINGS, DISCHG, BACKFLOWING, METERS, CONNECTIONS TO UTILITIES, SPRINKLER PERMIT, INSPECTIONS, ETC. ALL THE ABOVE ITEMS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

EQUIPMENT SCHEDULE

- 7000 LBS 2 POST LIFT
"AAMCO B2700" OR EQUAL
- 9000 LBS 2 POST LIFT
"AAMCO" OR EQUAL
- 12000 LBS 4 POST LIFT
"AAMCO" OR EQUAL
- 20000 LBS 4 POST LIFT
"AAMCO" OR EQUAL
- ALIGNMENT LIFT
"AAMCO B4120A0" OR EQUAL
- QUICK LUBE LIFT
"AAMCO B4120QL" OR EQUAL
- OIL TANKS AND PUMPS
- AIR COMPRESSOR

NOTES

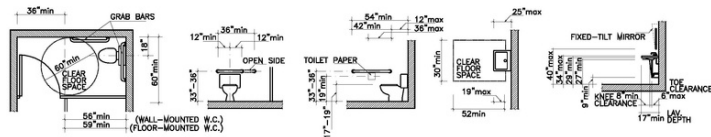
- FOR METAL BUILDING DESIGN CRITERIA REFER TO DRAWING A2.3 "BUILDING SECTION".
- BIDDER'S QUOTATION ON EQUIPMENT INSTALLATION (ALTERNATE NO. 1 IN THE BID DOCUMENTS) SHALL BE BASED ON SHOP EQUIPMENT SHOWN ON THIS AND OTHER PLANS AND ON THE ABOVE EQUIPMENT LIST, EXCEPT FOR THE OIL TANKS, PUMPS AND PIPING ITEM -- ABOVE).
- THE SHOP EQUIPMENTS SHOWN ON THIS AND OTHER PLANS ARE SCHEMATIC. THE OWNER RESERVES THE RIGHT TO CHANGE, ADD OR DEDUCT ANY EQUIPMENT AS PER HIS NEEDS. THIS MAY CHANGE THE EQUIPMENT INSTALLATION PRICE (ALTERNATE NO. 1 IN THE BID DOCUMENTS) WHICH WILL BE ADJUSTED AS PER MODIFICATION PROCEDURE. THE SHOP EQUIPMENT CHANGES, AS EXPLAINED ABOVE, SHALL NOT NECESSARILY CHANGE THE BASE BID, AND IF SO, THE CONTRACTOR SHALL DEMONSTRATE TO THE ARCHITECT AND TO THE OWNER, THE TYPE AND THE EXTENT OF EFFECT ON BASIC CONSTRUCTION, AND HE SHALL SHOW CALCULATIONS FOR THE QUANTITIES OF THE MATERIALS AND LABOR INVOLVED, AS WELL AS THE TOTAL DOLLAR VALUE OF THE CHANGES. THE CONTRACT AMOUNT WILL BE ADJUSTED AFTER APPROVAL OF THIS CHANGES.

▲	SEPT. 24, 1998	OIL LIFT AND OIL PIT ADDED
▲	AUG. 20, 1998	DIMENSIONS, DOOR & WINDOW TYPES & STAIRS POINTS
▲	MAR. 28, 1999	EXTENSION AND MODIFICATIONS AT BACKSHOP
▲	MAR. 3, 1998	SHOP EXTENSION
▲	FEB. 10, 1998	BEDRA BATHROOMS, STAIRS AND EXIT DOORS ADDED
▲	JUNE 21, 1995	CENTRAL PLATFORM ADDED
▲	DEC. 31, 1994	GENERAL REVISION

S&K
Architects &
Planners
Inc.

MEINEKE DISCOUNT MUFFLERS/
SUPERIOR DISCOUNT CAR CLINIC

DATE	DESIGNED BY	DRAWING NUMBER
AUGUST, 22 1994		A2.1

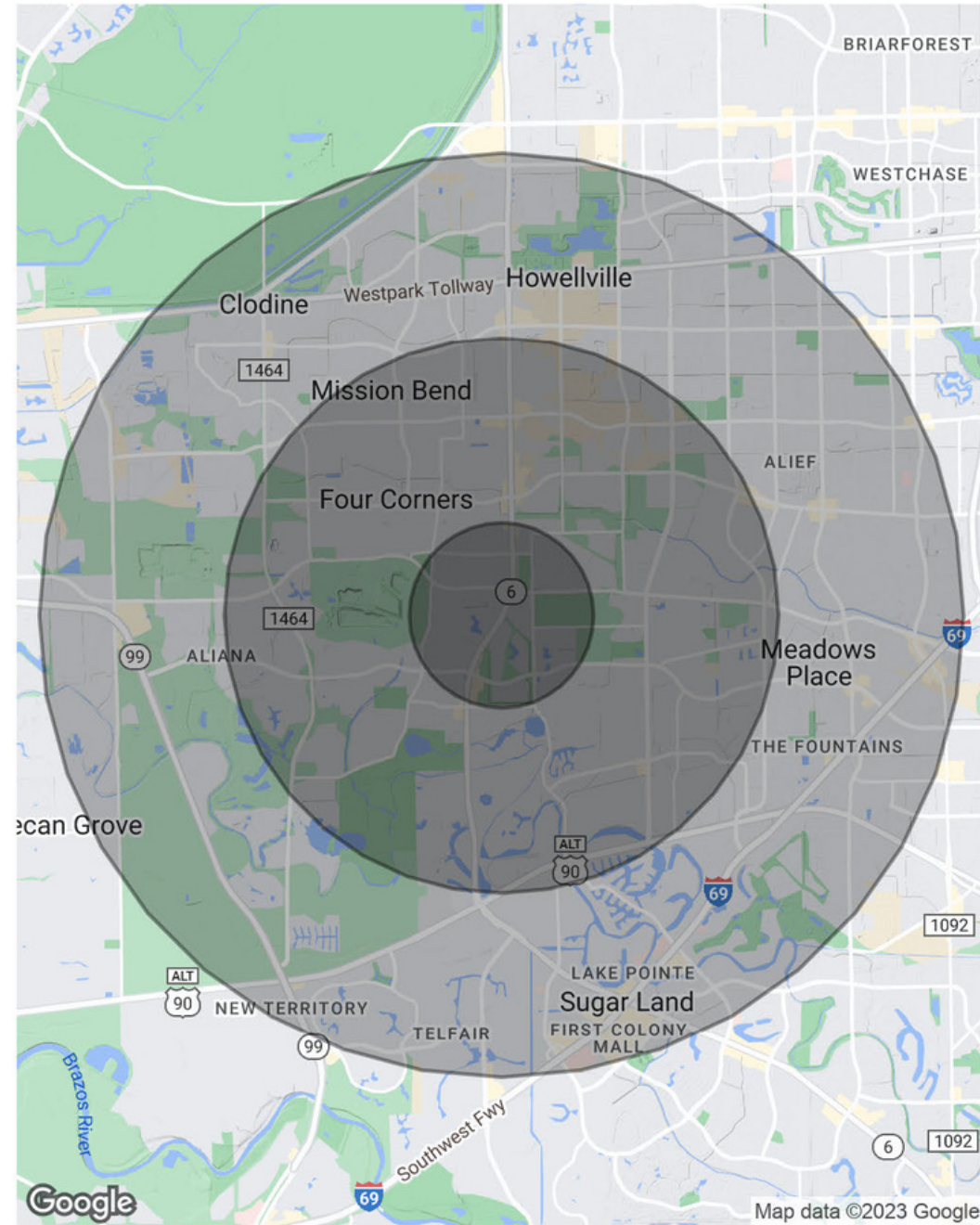


2 TYPICAL ACCESSIBILITY PROVISIONS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,518	125,222	341,439
Average Age	35.1	35.8	35.5
Average Age (Male)	32.2	34.0	34.2
Average Age (Female)	34.7	37.1	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,197	38,912	111,240
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$90,654	\$91,845	\$84,314
Average House Value	\$215,030	\$209,686	\$193,521

* Demographic data derived from 2020 ACS - US Census



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations are made as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omission; change of price; prior sale or lease; or withdrawal without notice.

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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

Greenberg & Company	382141	-	713-778-0900
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Greenberg	236747	david@greenbergcompany.com	713-778-0900
Designated Broker of Firm	License No.	Email	Phone

	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate			

	License No.	Email	Phone
Sales Agent/Associate's Name			

	Date
Buyer/Tenant/Seller/Landlord Initials	