

BLUEBONNET SERVICE CENTER

FOR SUB-LEASE



For
Over **30**
YEARS
Tradition Meets
Trust in CRE

4242 & 4248 BLUEBONNET DR, STAFFORD, TX 77477



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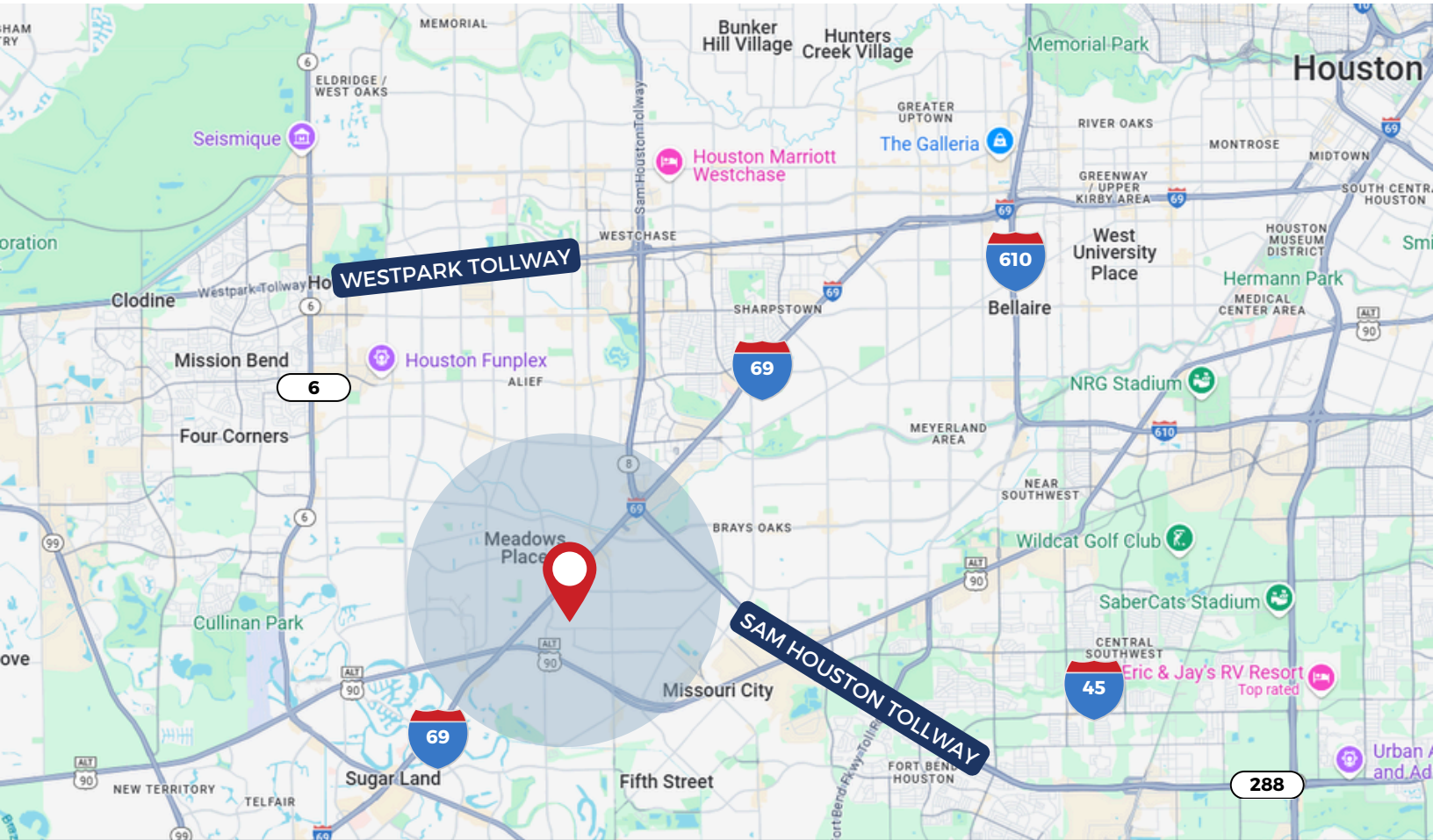
CONTACT BROKER

Bluebonnet Service Center

- 4248 Bluebonnet - 3692 SF with approx. 1600 SF office
- 4242 Bluebonnet - 1943 SF with approx 1500 SF office, Tenant can demo office
- For Sublease through January 31, 2029
- Opportunity for shorter term
- Tenant shall pay outside broker's fee
- Rates upon inquiry

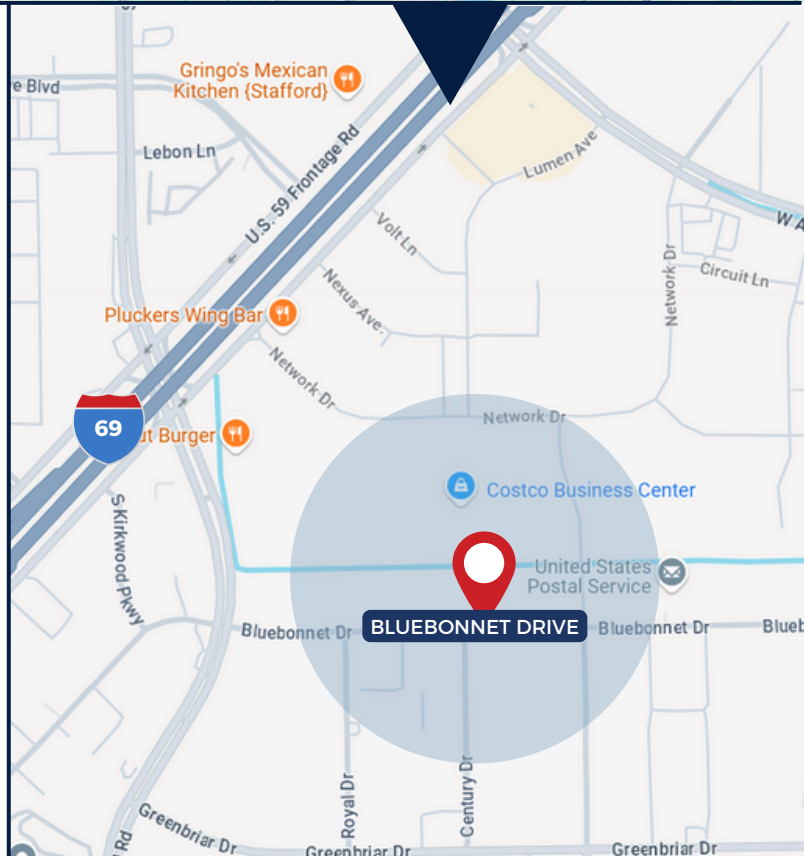


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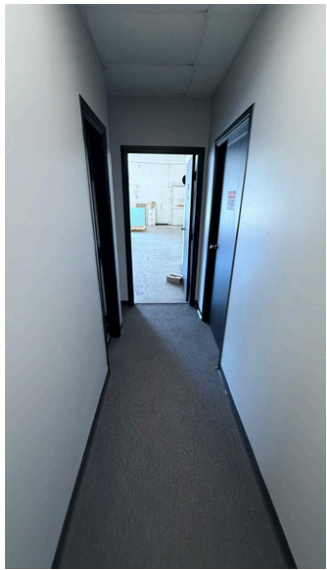
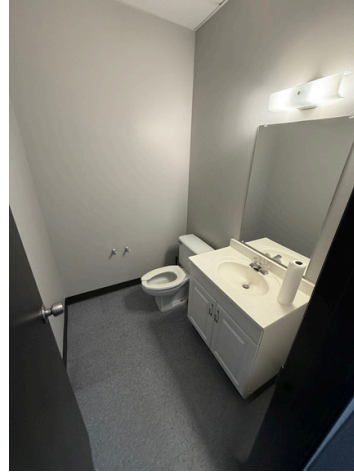
DEMOGRAPHICS:

DESCRIPTION	1 MILE	3 MILES
POPULATION	4,446	112,944
HOUSEHOLDS	1,970	38,806
MEDIAN AGE	35.90	36.70
MEDIAN HH INCOME	\$52,567	\$56,660
DAYTIME EMPLOYEES	16,471	\$77,735
POP. GROWTH '23 - '28	7.33%	2.12%
HH GROWTH '23 - '28	7.21%	2.17%





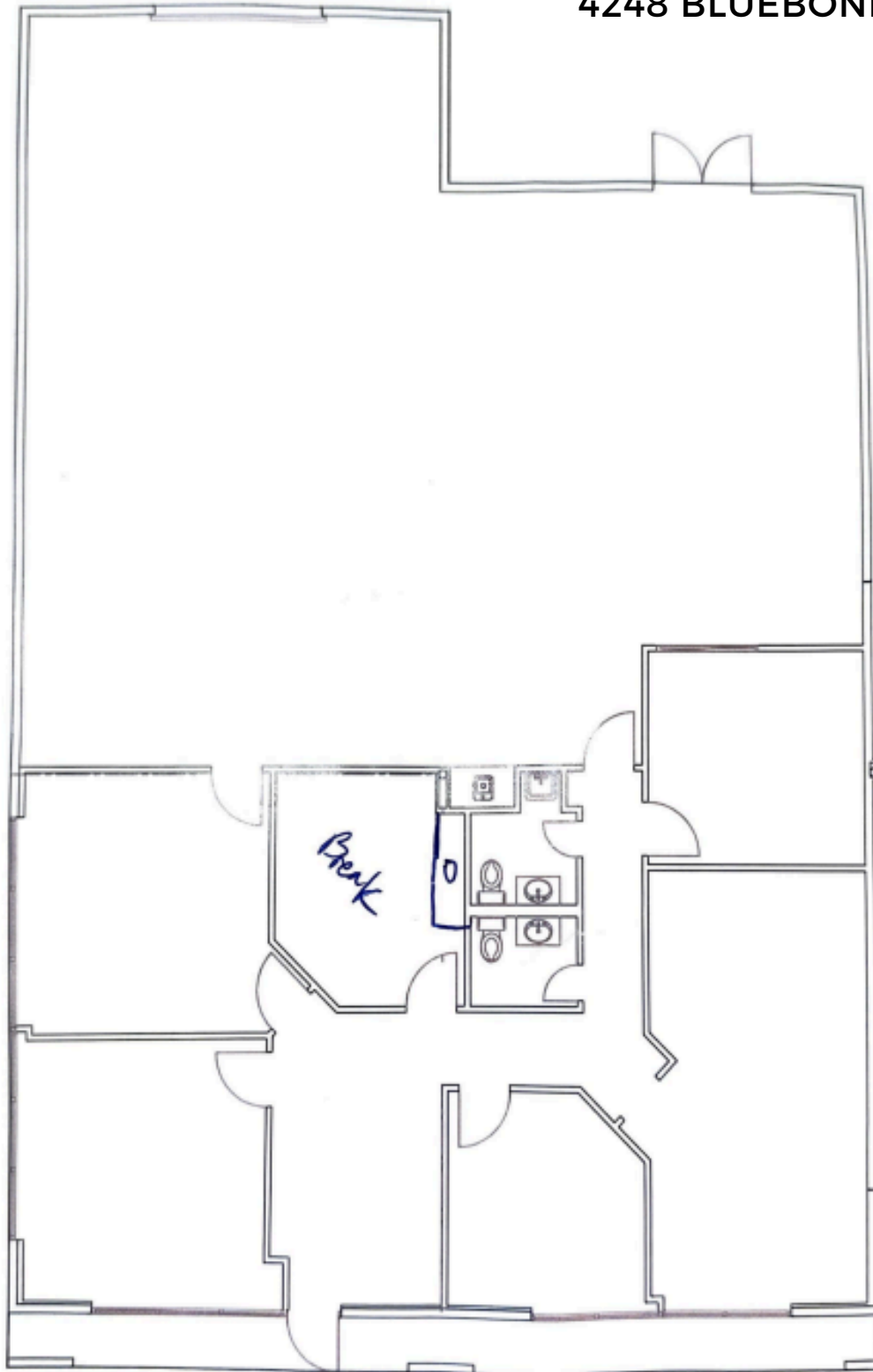
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4248 BLUEBONNET FLOOR PLAN





4242 BLUEBONNET FLOOR PLAN

