

FOR SALE

OFFICE CONDOS AVAILABLE

217 PROMENADE WAY, SUGAR LAND, TX 77479

ico
COMMERCIAL



DANNA SOSSEN

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TIMOTHY BROWN

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FOR SALE

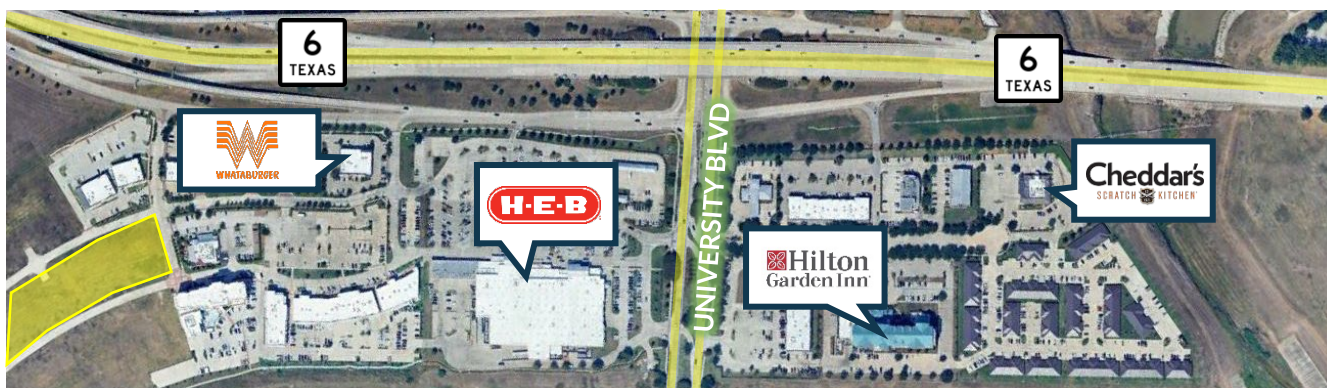
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OVERVIEW

- Phase 1: under construction
- Medical and professional office use
- Located in the heart of Sugar Land near Telfair
- Easily accessible to Highway 6 and Highway 90
- Parking ratio: 4:1,000 SF
- Standard finish or shell options available
- Great opportunity for users and/or investors
- **Call for pricing and Reserve Your Unit Now!!**



KEY FACTS: 3 MILE RADIUS

68,770
Population

2.8
Average
Household Size

41.6

Median Age

\$144,090

Median Household
Income

BUSINESS



1,612
Total Businesses



14,756
Total Employees

EMPLOYMENT



78%



15%



7%

5.5%

Unemployment
Rate

INCOME



\$144,090
Median Household
Income



\$47,009
Per Capita
Income



\$421,027
Median
Net Worth

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AVAILABILITY

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Available SF	Year Built	Parking Ratio	Condition	Asking Price
1,250 SF per unit	2025	4:1,000	New Development	Call

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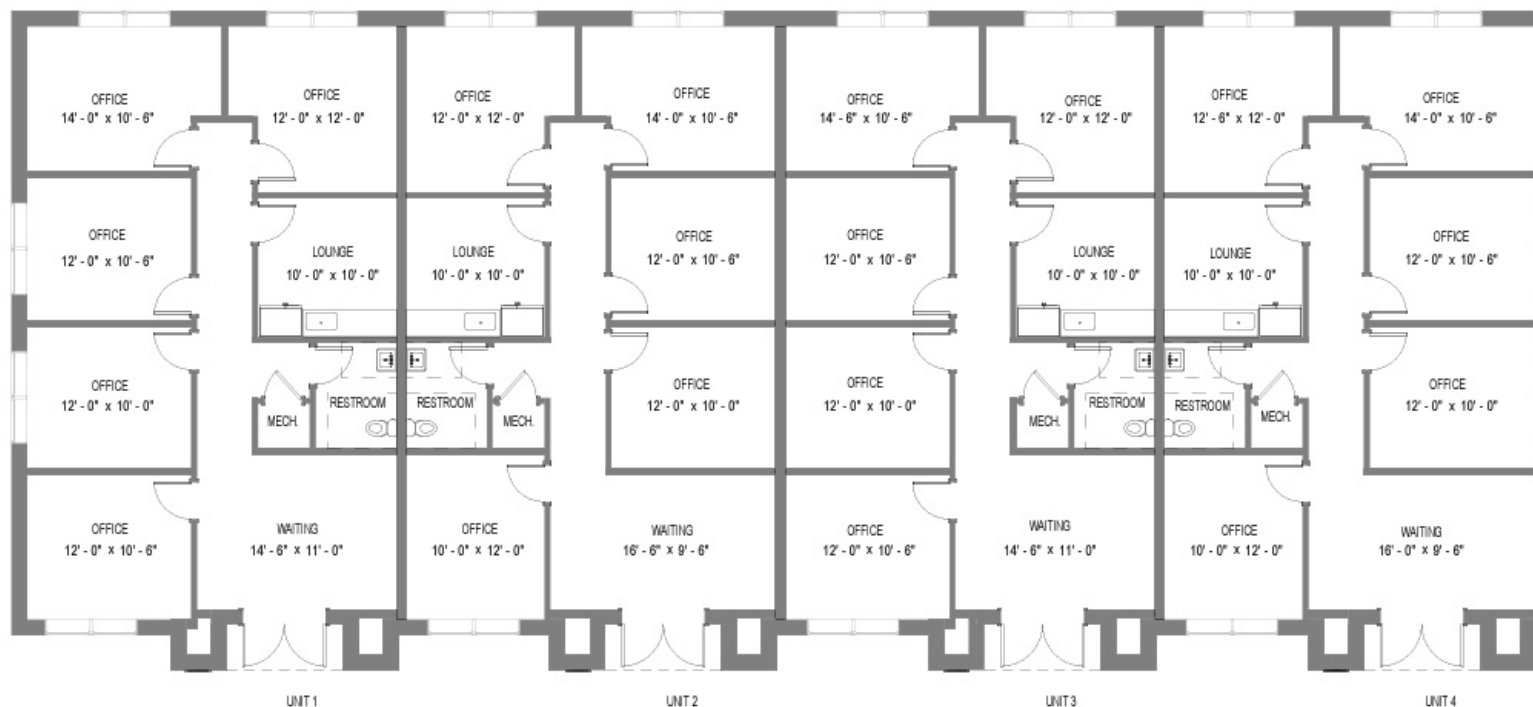
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CITADEL OFFICE PARK



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- CITADEL OFFICE PARK SITE PLAN



X = Under Contract

P = Pending

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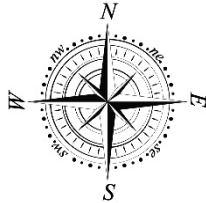
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Site Plan



Unit Color Finishes

Building	Unit	Buyer	Finish Delivery
1	101		Beige
1	102		Beige
1	103		Grey
1	104		Beige
2	201		Grey
2	202		Beige
2	203		Grey
2	204		Beige
3	301		Grey
3	302		Beige
3	303		Grey
3	304		Beige

Unit Color Finishes

4	401		Shell
4	402		Shell
4	403		Shell
4	404		Shell
5	501		Shell
5	502		Shell
5	503		Beige
6	601		Shell
6	602		Shell
6	603		Grey
6	604		Beige
7	701		Grey
7	702		Beige
7	703		Grey
7	704		Beige
8	801		Grey
8	802		Beige
8	803		Shell
8	804		Shell

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LOCAL IMAGE



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INFORMATION ABOUT BROKERAGE SERVICES

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.

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ICO COMMERCIAL - CORPORATE OFFICE

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