



THE MUSEUM AT TELFAIR | 2ND GEN URGENT CARE SPACE AVAILABLE FOR LEASE

2,916 SF AVAILABLE
2ND GEN URGENT CARE

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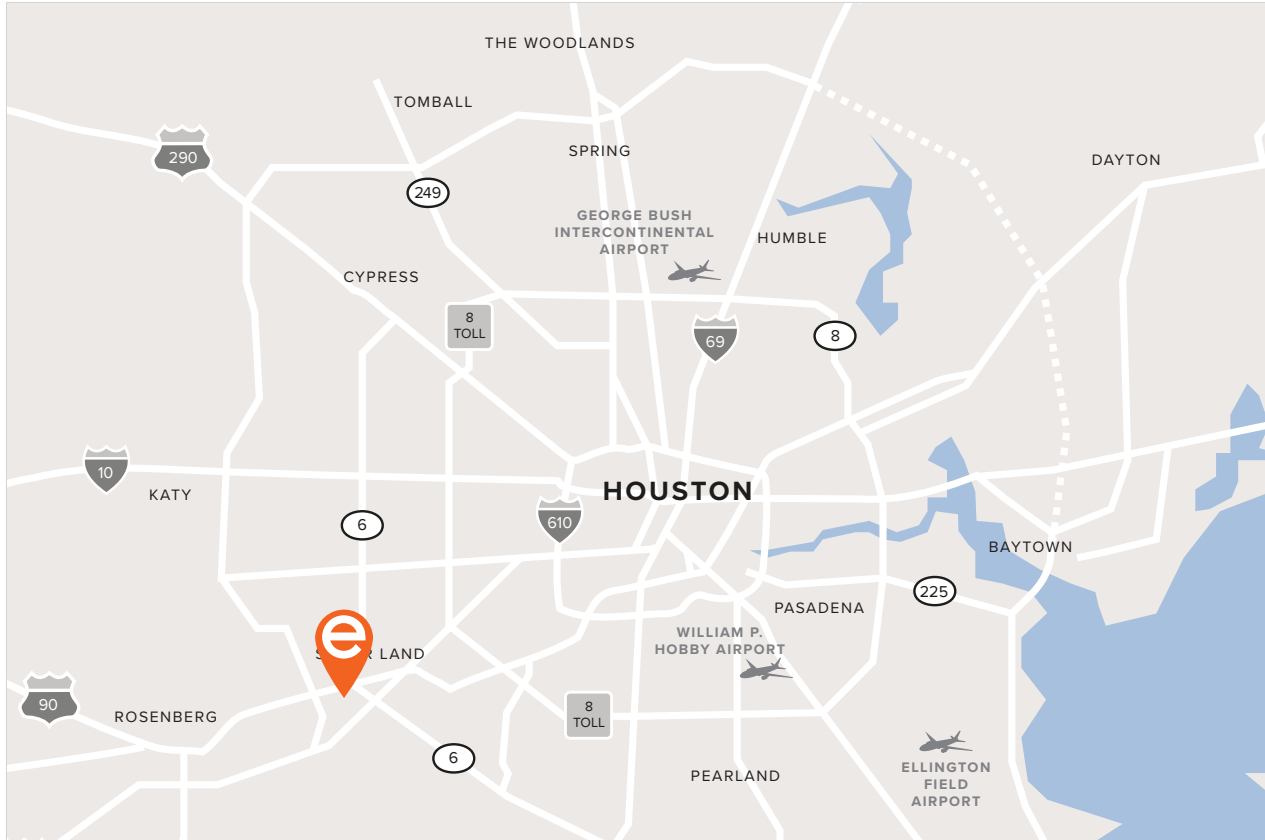
The Museum at Telfair I

1227 Museum Square Dr, Sugar Land, TX 77479

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LOCATION

1227 Museum Square Drive
Sugar Land, TX 77479



AVAILABLE

±2,916 SF (2nd Gen Urgent Care)



RATE

Please Call For Pricing



TRAFFIC COUNTS (KALIBRATE 2025)

19,536 CPD

New Territory Blvd

20,904 CPD

University Blvd



2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	11,791	70,941	214,991
DAYTIME POPULATION	12,150	83,292	205,291
AVG HH INCOME	\$159,292	\$132,178	\$122,534

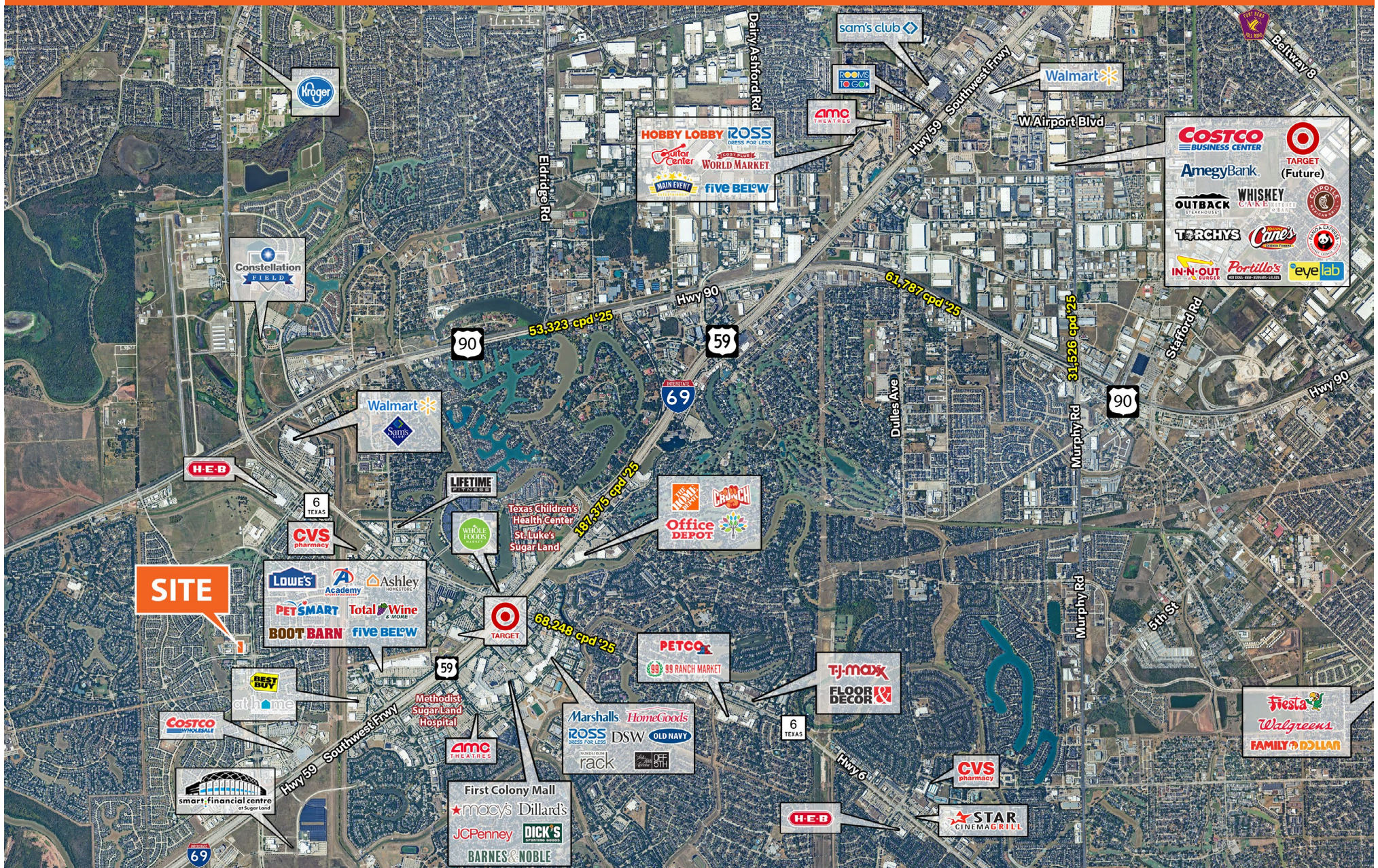
AREA RETAILERS

H-E-B, Walmart, Sam's Club, Lowe's, Ashley Furniture, Academy, Petsmart, Trader Joe's, Whole Foods, Super Target, Kroger, Russos New York Pizzeria, At Home, Best Buy, Ulta, Kumon, Bahama Buck's, and More!

PROPERTY INFORMATION

- ±2,916 SF Newly Remodeled 2nd Gen Urgent Care End Cap Space Available at Phase I of Museum at Telfair I in Sugar Land
- Located in the Heart of the Telfair Master-Planned Community at the Signalized Intersection of New Territory Blvd & University Blvd
- High Income, White-Collar Trade Area, with an Estimated Median Household Income of \$204,677 within a 1-Mile Radius
- Strong Surrounding Residential Density with over 11,000 Residents within 1 Mile and 214,000+ residents within 5 Miles

Visitor data from Placer.ai







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	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	11,791	70,941	214,991
TOTAL DAYTIME POPULATION	12,150	83,292	205,291
PROJECTED POPULATION GROWTH 2025 TO 2030	-7.8%	-6.5%	-0.3%
2030 PROJECTED POPULATION	10,871	66,350	214,359
% FEMALE POPULATION	51%	51%	51%
% MALE POPULATION	49%	49%	49%
MEDIAN AGE	42.4	43.9	42.0
BUSINESS			
TOTAL EMPLOYEES	3,790	39,255	81,152
TOTAL BUSINESSES	364	3,351	6,691
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$159,292	\$132,178	\$122,534
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$204,677	\$142,004	\$123,368
ESTIMATED PER CAPITA INCOME	\$73,246	\$64,415	\$55,275
HOUSEHOLD			
TOTAL OCCUPIED HOUSING UNITS	3,456	23,959	70,979
% HOUSING UNITS OWNER-OCCUPIED	74.00%	71.00%	71.00%
% HOUSING UNITS RENTER-OCCUPIED	21.00%	23.00%	24.00%
RACE & ETHNICITY			
% WHITE	15%	31%	31%
% BLACK OR AFRICAN AMERICAN	4%	9%	14%
% ASIAN	74%	45%	37%
% OTHER	3%	4%	4%
% HISPANIC	5%	10%	15%
% NON-HISPANIC	95%	90%	85%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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:

- 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

EDGE Realty Partners LLC	9000663	info@edge-re.com	713.900.3000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-936-3809