



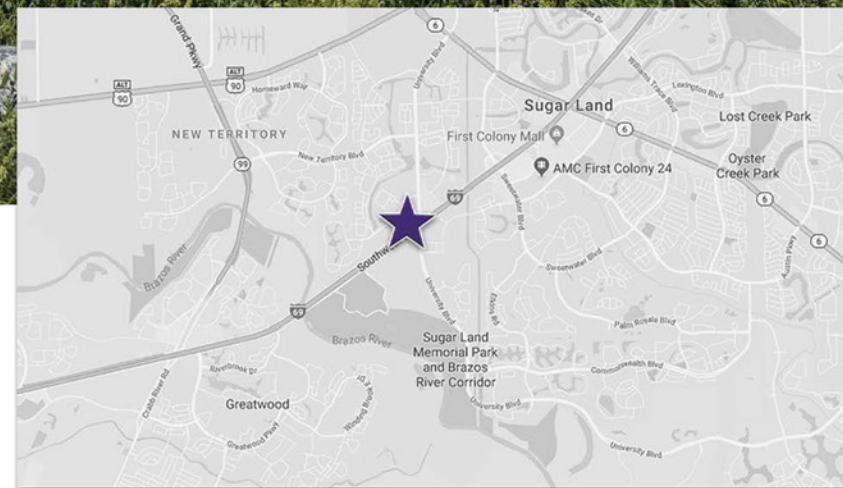
## *The Bazaar at TELFAIR*

13436 UNIVERSITY BLVD., SUGAR LAND, TX 77479

Site Area: 3.88 Acres

Building GLA: 48,400 SF

Parking: 238 spaces (4.92 PS/1,000 ratio)



**NRP**

**NEW REGIONAL PLANNING, INC.**  
1600 WEST LOOP SOUTH | SUITE 600  
HOUSTON, TEXAS 77027  
[www.newregionalplanning.com](http://www.newregionalplanning.com)

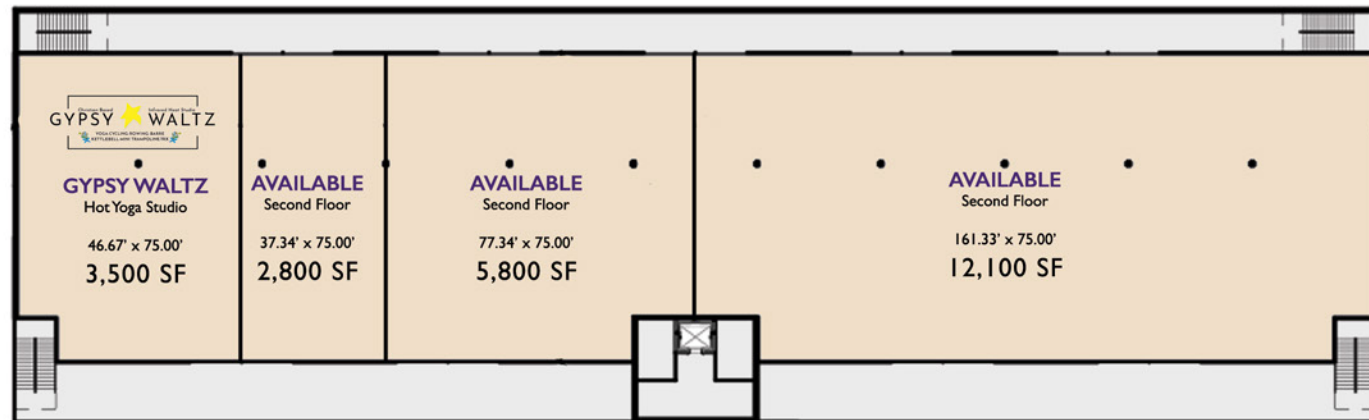
**CHARLIE SCOTT** | [cscott@newregionalplanning.com](mailto:cscott@newregionalplanning.com) | 713.533.3020

**BLAKE TARTT III** | [btartt@newregionalplanning.com](mailto:btartt@newregionalplanning.com) | 713.523.2929



*Second Floor*

GLA 24,200 SF  
330.00' x 75.00'

*First Floor*

GLA 24,200 SF  
330.00' x 75.00'

Two (2) Drive Thru's

238 PS = 4.92 PS / IK



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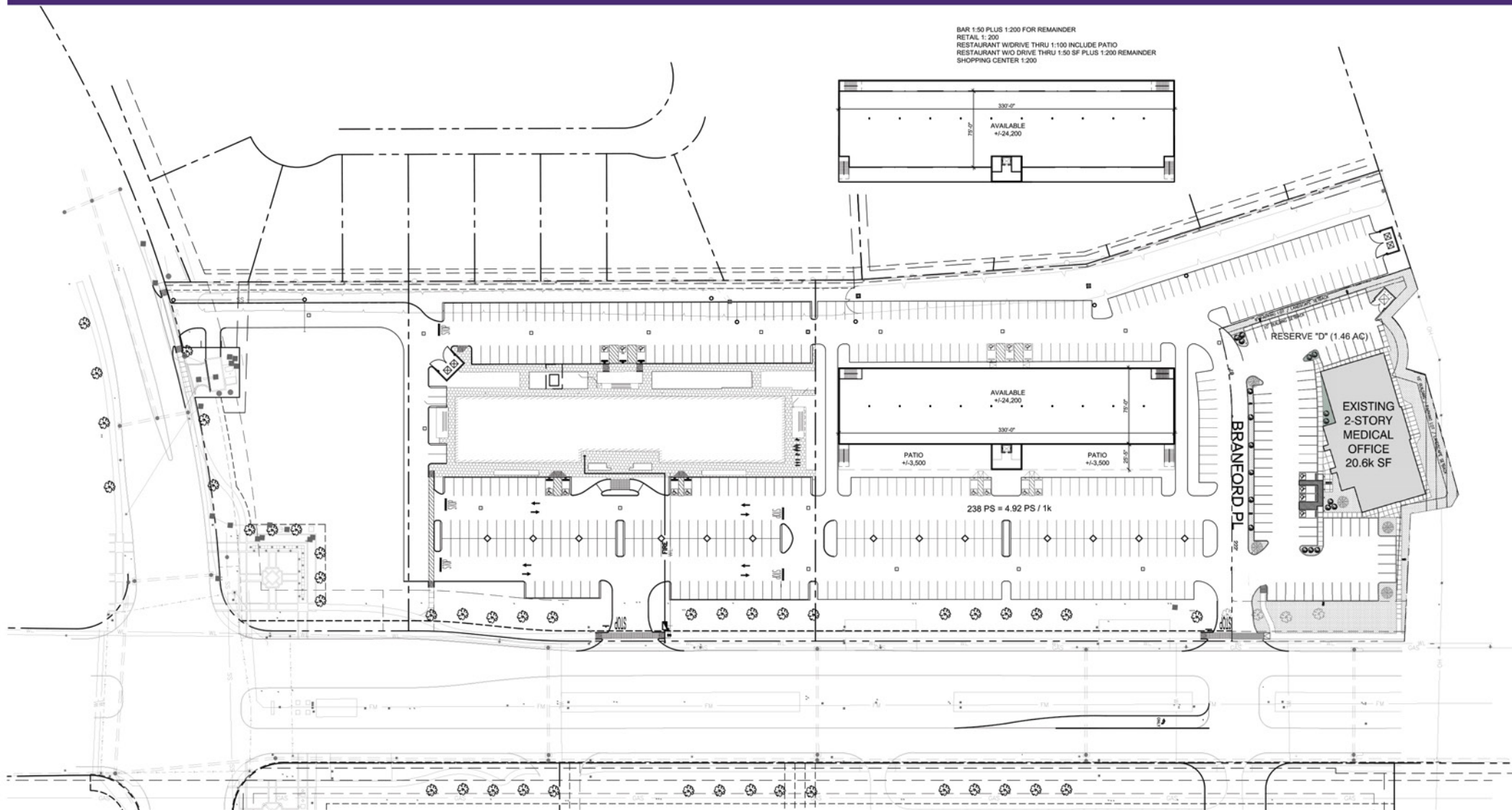
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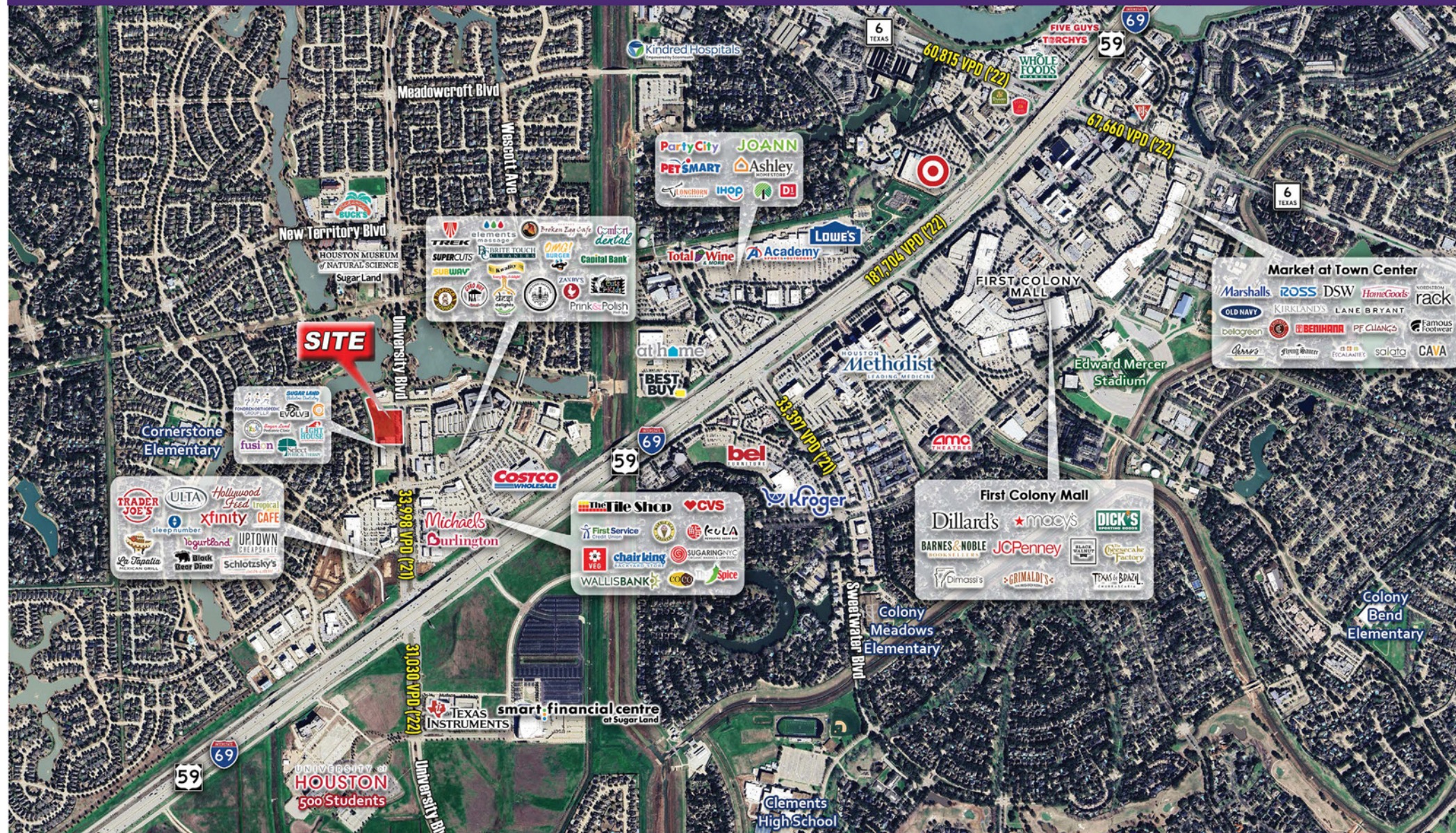


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Radius	3 Mile		5 Mile		10 Mile	
Population						
2029 Projection	89,140		231,476		1,007,699	
2024 Estimate	74,786		193,625		881,480	
2020 Census	71,329		180,587		821,004	
Growth 2024 - 2029	19.19%		19.55%		14.32%	
Growth 2020 - 2024	4.85%		7.22%		7.37%	
2024 Population by Hispanic Origin	8,376		27,155		278,438	
2024 Population	74,786		193,625		881,480	
White	25,782	34.47%	64,334	33.23%	207,555	23.55%
Black	5,523	7.39%	21,952	11.34%	210,792	23.91%
Am. Indian & Alaskan	154	0.21%	487	0.25%	7,444	0.84%
Asian	33,216	44.41%	77,086	39.81%	196,416	22.28%
Hawaiian & Pacific Island	73	0.10%	286	0.15%	1,375	0.16%
Other	10,037	13.42%	29,481	15.23%	257,898	29.26%
U.S. Armed Forces	10		67		264	
Households						
2029 Projection	30,674		78,917		334,669	
2024 Estimate	25,586		65,666		292,022	
2020 Census	24,201		60,939		272,038	
Growth 2024 - 2029	19.89%		20.18%		14.60%	
Growth 2020 - 2024	5.72%		7.76%		7.35%	
Owner Occupied	19,089	74.61%	48,920	74.50%	183,775	62.93%
Renter Occupied	6,498	25.40%	16,746	25.50%	108,246	37.07%
2024 Households by HH Income	25,586		65,664		292,021	
Income: <\$25,000	1,664	6.50%	5,277	8.04%	46,290	15.85%
Income: \$25,000 - \$50,000	3,442	13.45%	8,091	12.32%	59,065	20.23%
Income: \$50,000 - \$75,000	2,961	11.57%	9,247	14.08%	48,106	16.47%
Income: \$75,000 - \$100,000	2,715	10.61%	7,336	11.17%	34,985	11.98%
Income: \$100,000 - \$125,000	2,678	10.47%	8,043	12.25%	30,995	10.61%
Income: \$125,000 - \$150,000	1,994	7.79%	4,970	7.57%	17,823	6.10%
Income: \$150,000 - \$200,000	3,711	14.50%	9,011	13.72%	25,679	8.79%
Income: \$200,000+	6,421	25.10%	13,689	20.85%	29,078	9.96%
2024 Avg Household Income	\$148,310		\$137,242		\$97,045	
2024 Med Household Income	\$118,773		\$108,955		\$71,394	





## 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 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0