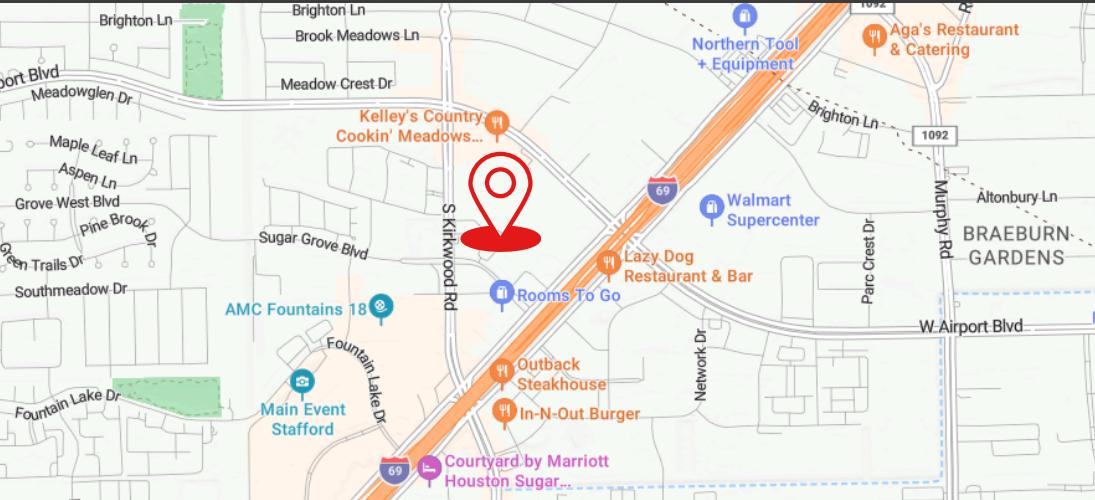


4732 SUGAR GROVE BLVD
STAFFORD, TX 77477



FOR LEASE



AVAILABLE SPACES

- Suite 102 & 103: 1250-2500 SF (Shell Condition)
- **Brand-new modern offices for sale**
- **Location / Access:** 1 minute from US-59 and 5 minutes from Sam Houston Beltway - These premier suites front Sugar Grove Blvd, delivering exceptional exposure to passing traffic and customers.
- **Ideal Uses:** Professional or medical office, spa, hair salon, light services

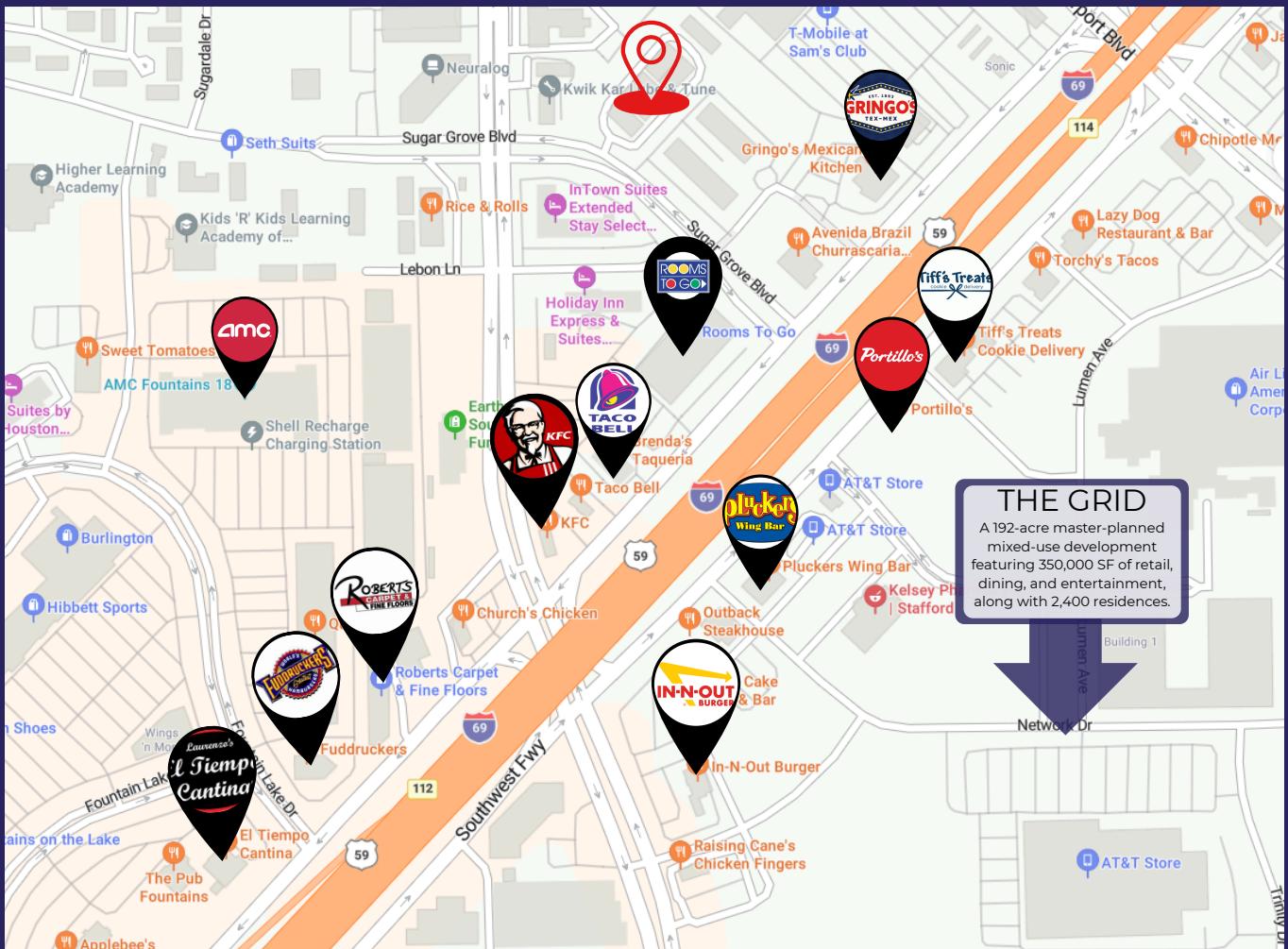
CONTACT

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CRE BROKERAGE FIRM
6115 FM 359
Richmond, Tx, 77406
(346) 843-1281
www.xaggroup.com

MAJOR RETAILING & DINING



PROPERTY HIGHLIGHTS

- Brand new single-story office condo construction
- Build to Suit
- Easy access to I-59
- Located within $\frac{1}{2}$ mile of The Grid – mixed use development
- Permitted uses: office, medical

DEMOGRAPHICS

Population

- 1 mile: 13,637 people
- 3 miles: 123,183 people
- 10-min drive: 379,680 people

Population Growth (2024–2029)

- 1 mile: +15.97%
- 3 miles: +9.11%
- 10-min drive: +6.82%

Median Household Income

- 1 mile: \$62,713 (higher-income close to site)
- 3 miles: \$53,189
- 10-min drive: \$49,922

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XAG
PROPERTIES



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