

2600

Cordes Dr.
Sugar Land, TX 77479

Investment Opportunity
14,768 SF Retail Center

Tara Oliver
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2600 CORDES DR.



PROPERTY SPECIFICATIONS

Rentable Area	14,768 sf
Land Area	1.3642 Acres
Property Address	2600 Cordes Sugar Land, TX 77479
Year Built/Renovated	2008/2009

OFFERING

Sale Price	\$ 5,200,000.00
CAP Rate	6.47%
Net Operating Income	\$ 336,598.00
Occupancy	100%
Price per square foot	\$ 352.11

DEMOGRAPHICS

Population (2029 projection)	2 miles	48,410
	5 miles	282,080
	10 miles	1,158,926
Average Household Income	2 miles	\$133,654
	5 miles	\$125,243
	10 miles	\$ 93,413

Traffic Counts (2025)

Lexington Blvd / Hwy 6 N	19,118
Lexington Blvd / Meadowlocke Ln NE	14,893

FOR MORE INFORMATION

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INVESTMENT HIGHLIGHTS

Stabilized multi-tenant retail asset

- 100 % Occupied.
- All tenants have 5 or more years remaining, significantly reducing rollover risk and enhancing income stability.
- Offering investors immediate and predictable cash flow.

NNN Lease Structure

- Tenants reimburse CAM, Taxes and Insurance.
- Minimizing Landlord responsibilities and creating a passive low-maintenance investment.



Located in High-Demand Sugar Land, TX

- Sugar Land is one of the Houston's area most affluent and fast-growing suburban markets. Known for strong demographics, high household incomes, and robust retail demand.

Professionally Managed Asset

- Professional management in place ensures smooth operations, optimized expenses and hands off.

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CORDES DR.



Located at 2600 Cordes Dr. in Sugar Land Texas, off of Lexington Blvd with easy access to Hwy 6 and Hwy 59.



Conveniently located near the epicenter of Houston, the Property is just minutes from the Uptown/Galleria area.



It is located less than a miles from Sugar Land's major retailers, restaurants, First Colony Mall, Methodist Sugar Land Hospital, Texas Children's Health Center, AMC Movie Theater, Marriott Sugar Land Hotel, Sugar Land City Hall, and Sugar Land Town Square

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— TEXAS —
SUGAR LAND

Investment Opportunity | Offering Memorandum

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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. **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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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