

for lease

Parks at Sugar Creek

14023 Parkway Boulevard | Sugar Land, TX 77478

Restaurant, Medical and Service Space Available



JACOB GROSSMAN

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JASON GAINES

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property highlights

Parks at Sugar Creek

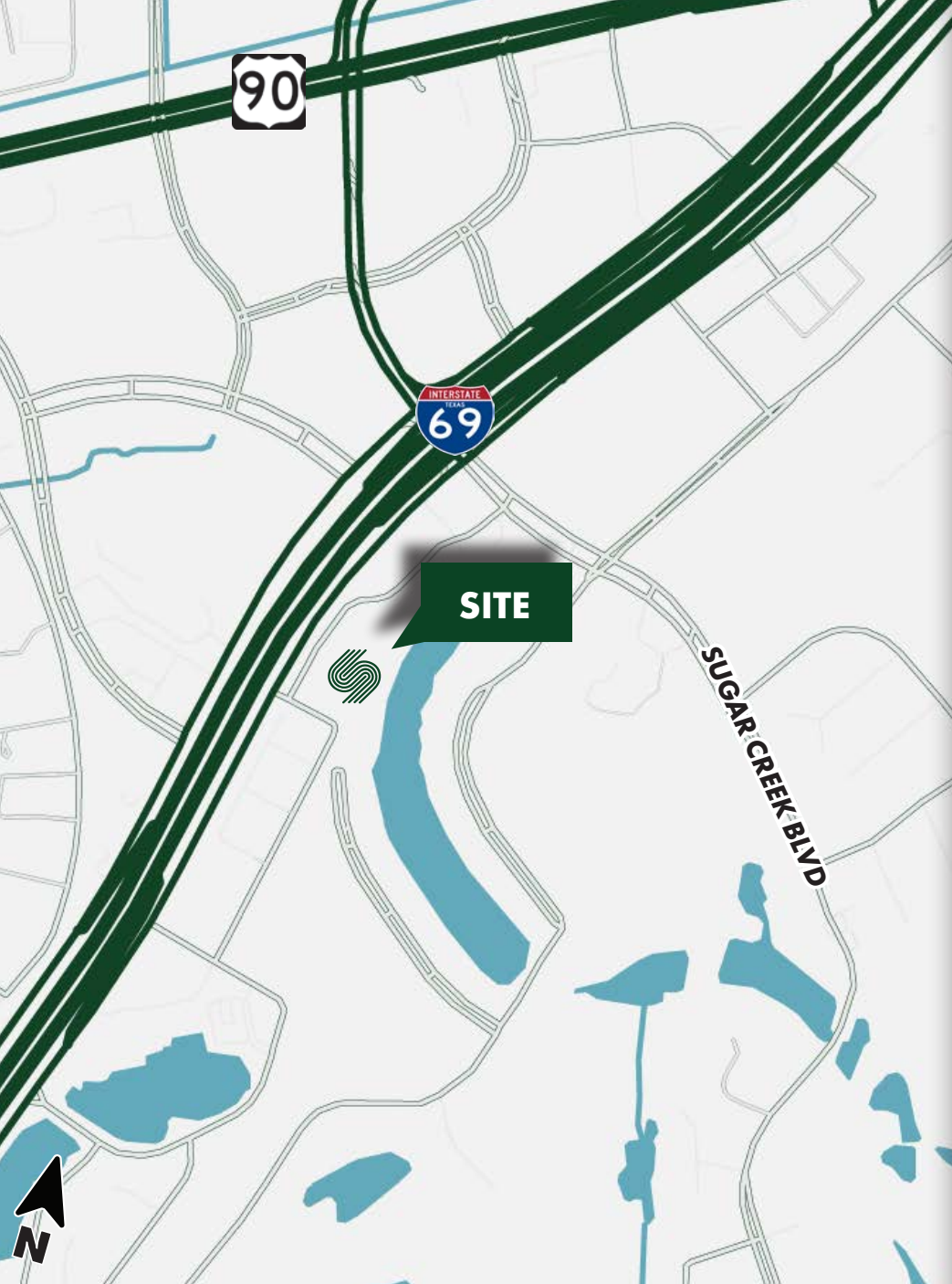
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- Premier lakefront retail and restaurant destination located at the entrance to Sugar Creek Country Club
- Anchored by Memorial Hermann and surrounded by high-income residential communities
- Excellent visibility from U.S. 69 with multiple access points and pylon signage
- Ideal mix of medical, restaurant, and service retail tenants
- Former 3,652 SF, built-out 2nd generation restaurant - can be divided down to 1,800 SF

Premises

- **Total SF:** 140,532
- **SF Available:** 24,405

Rent: \$24.00 psf
2026 NNN: \$9.76 psf



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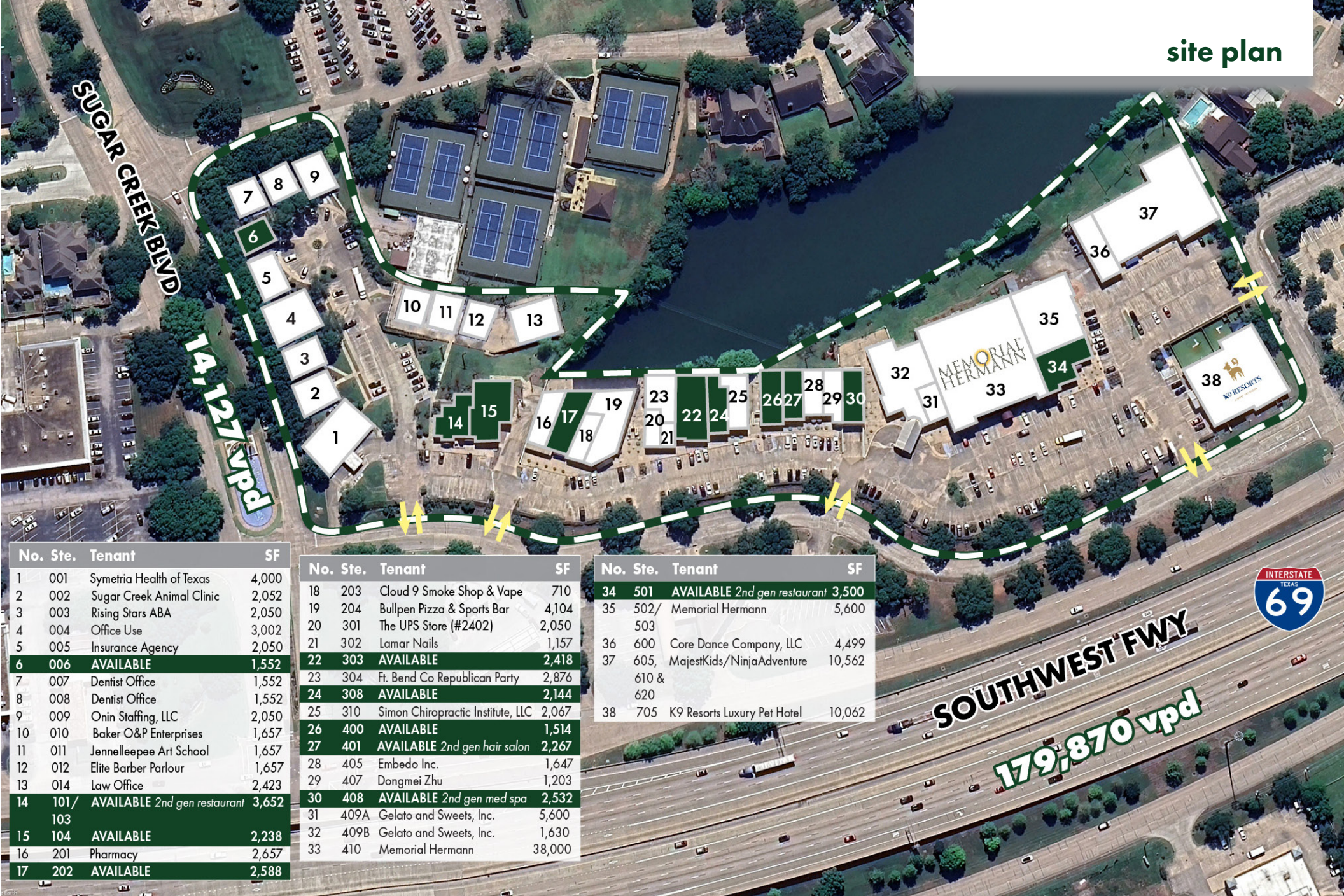
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site plan



No.	Ste.	Tenant	SF
1	001	Symetria Health of Texas	4,000
2	002	Sugar Creek Animal Clinic	2,052
3	003	Rising Stars ABA	2,050
4	004	Office Use	3,002
5	005	Insurance Agency	2,050
6	006	AVAILABLE	1,552
7	007	Dentist Office	1,552
8	008	Dentist Office	1,552
9	009	Onin Staffing, LLC	2,050
10	010	Baker O&P Enterprises	1,657
11	011	Jennelleepee Art School	1,657
12	012	Elite Barber Parlour	1,657
13	014	Law Office	2,423
14	101/	AVAILABLE 2nd gen restaurant	3,652
	103		
15	104	AVAILABLE	2,238
16	201	Pharmacy	2,657
17	202	AVAILABLE	2,588

No.	Ste.	Tenant	SF
18	203	Cloud 9 Smoke Shop & Vape	710
19	204	Bullpen Pizza & Sports Bar	4,104
20	301	The UPS Store (#2402)	2,050
21	302	Lamar Nails	1,157
22	303	AVAILABLE	2,418
23	304	Fi. Bend Co Republican Party	2,876
24	308	AVAILABLE	2,144
25	310	Simon Chiropractic Institute, LLC	2,067
26	400	AVAILABLE	1,514
27	401	AVAILABLE 2nd gen hair salon	2,267
28	405	Embedo Inc.	1,647
29	407	Dongmei Zhu	1,203
30	408	AVAILABLE 2nd gen med spa	2,532
31	409A	Gelato and Sweets, Inc.	5,600
32	409B	Gelato and Sweets, Inc.	1,630
33	410	Memorial Hermann	38,000

No.	Ste.	Tenant	SF
34	501	AVAILABLE 2nd gen restaurant	3,500
35	502/	Memorial Hermann	5,600
	503		
36	600	Core Dance Company, LLC	4,499
37	605,	MajestKids/NinjaAdventure	10,562
	610 &		
	620		
38	705	K9 Resorts Luxury Pet Hotel	10,062

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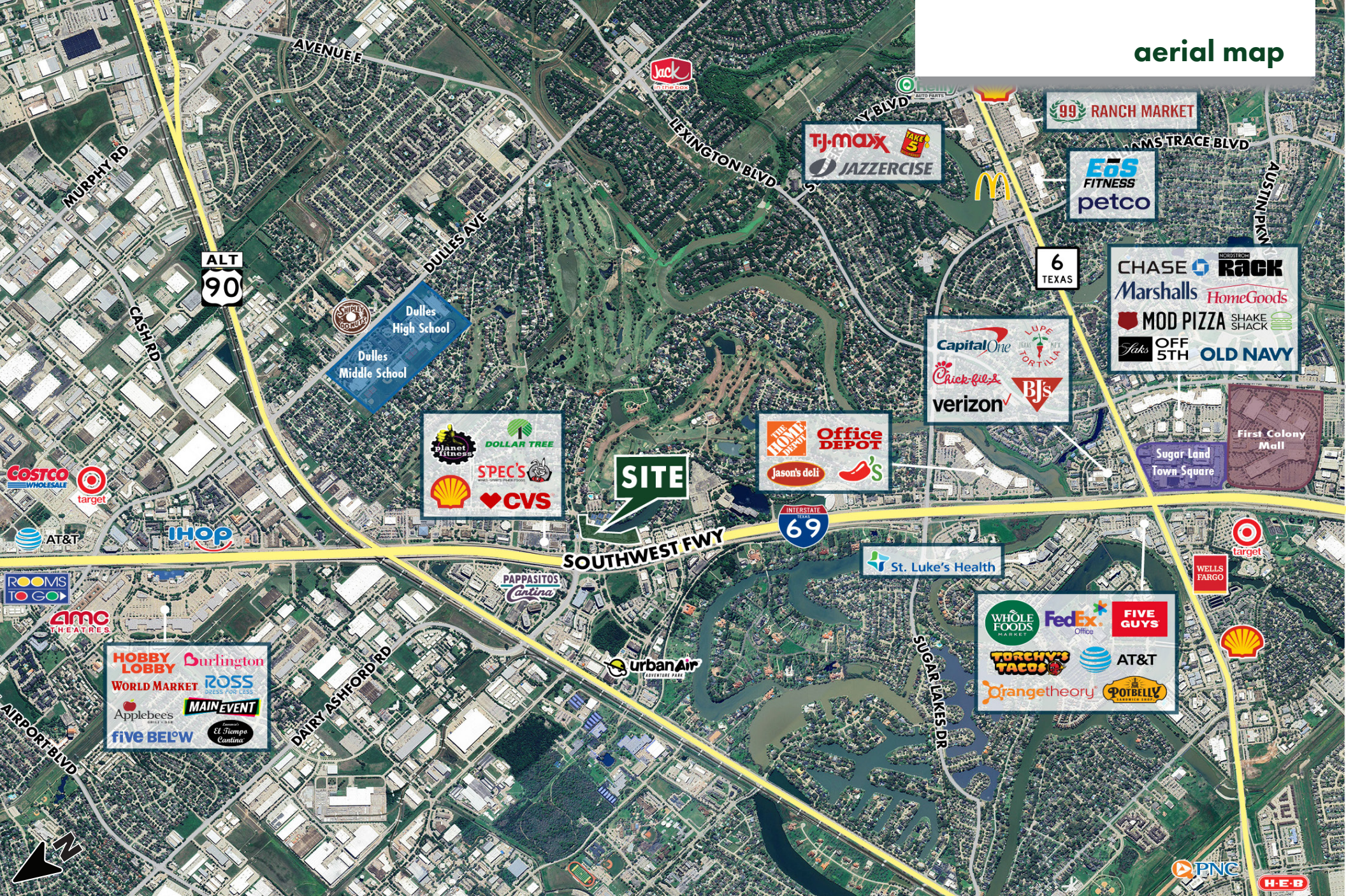
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aerial map



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photos



2,588 SF
Suite 202



2,238 SF
Suite 104



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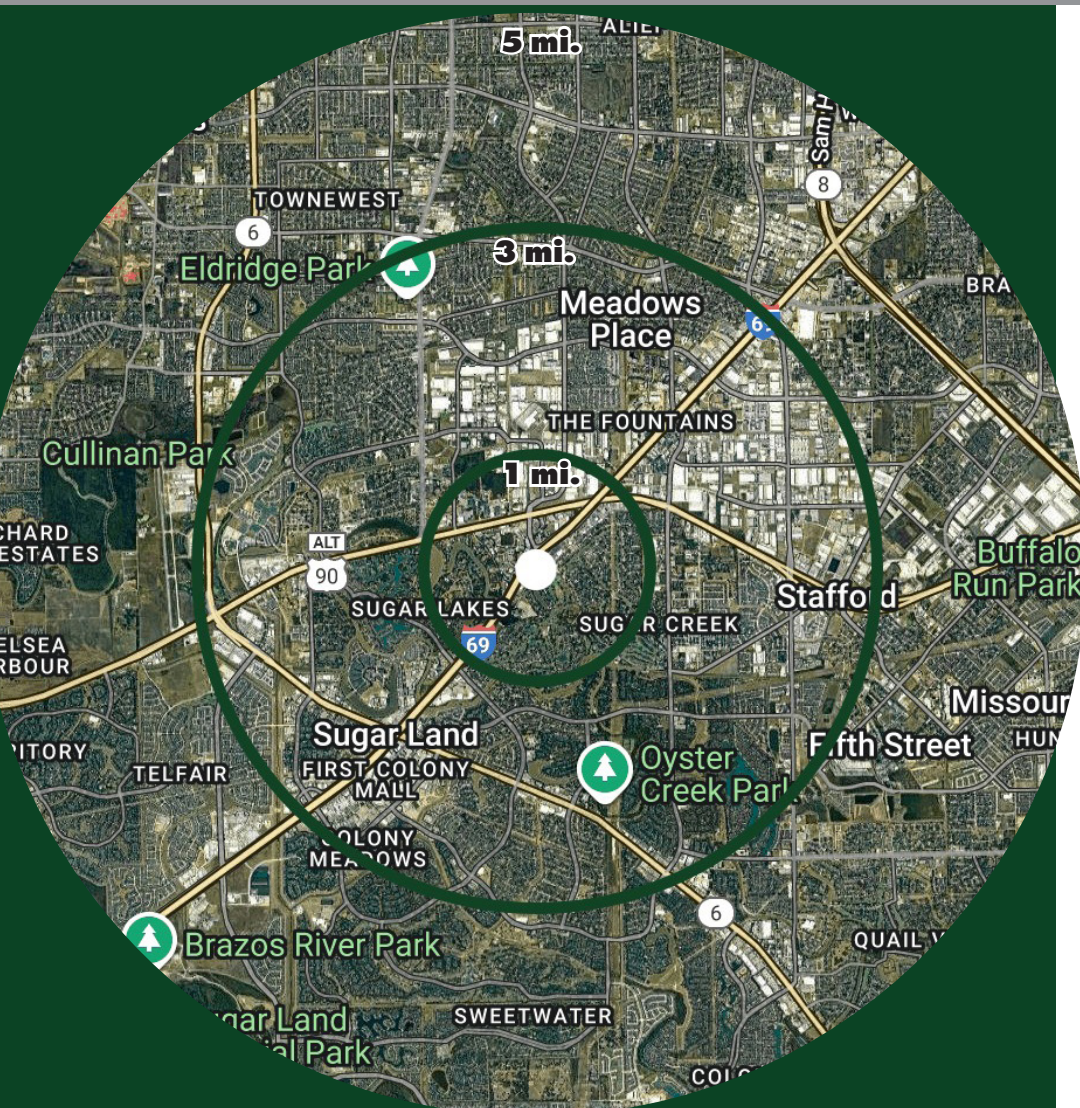
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population

	1 mi	3 mi	5 mi
Estimated Population (2025)	4,676	97,860	312,548
Projected Annual Growth (2025 to 2030)	0.6%	0.5%	0.2%
Median Age	58.4	41.4	38.5

households

	1 mi	3 mi	5 mi
Estimated Households (2025)	1,982	37,290	107,648
Number of Persons Per Household	2.34	2.61	2.89
Est. Average Household Income	\$233,547	\$132,735	\$128,662
Median Home Value	\$480,149	\$369,123	\$361,423

race

	1 mi	3 mi	5 mi
White	57.9%	34.3%	26.1%
Black or African American	7.9%	17.3%	22.0%
Asian	24.9%	32.2%	28.8%
Hawaiian or Pacific Islander	-	-	-
American Indian or Alaska Native	0.1%	0.4%	0.7%
Other	2.6%	6.4%	11.2%
Two or More	6.5%	9.3%	11.2%

ethnicity

	1 mi	3 mi	5 mi
Hispanic	11.8%	18.8%	26.8%

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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.

11-2-2015



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.

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Jason Gaines	518855	jason@sturbridgecre.com	713.543.0025
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

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