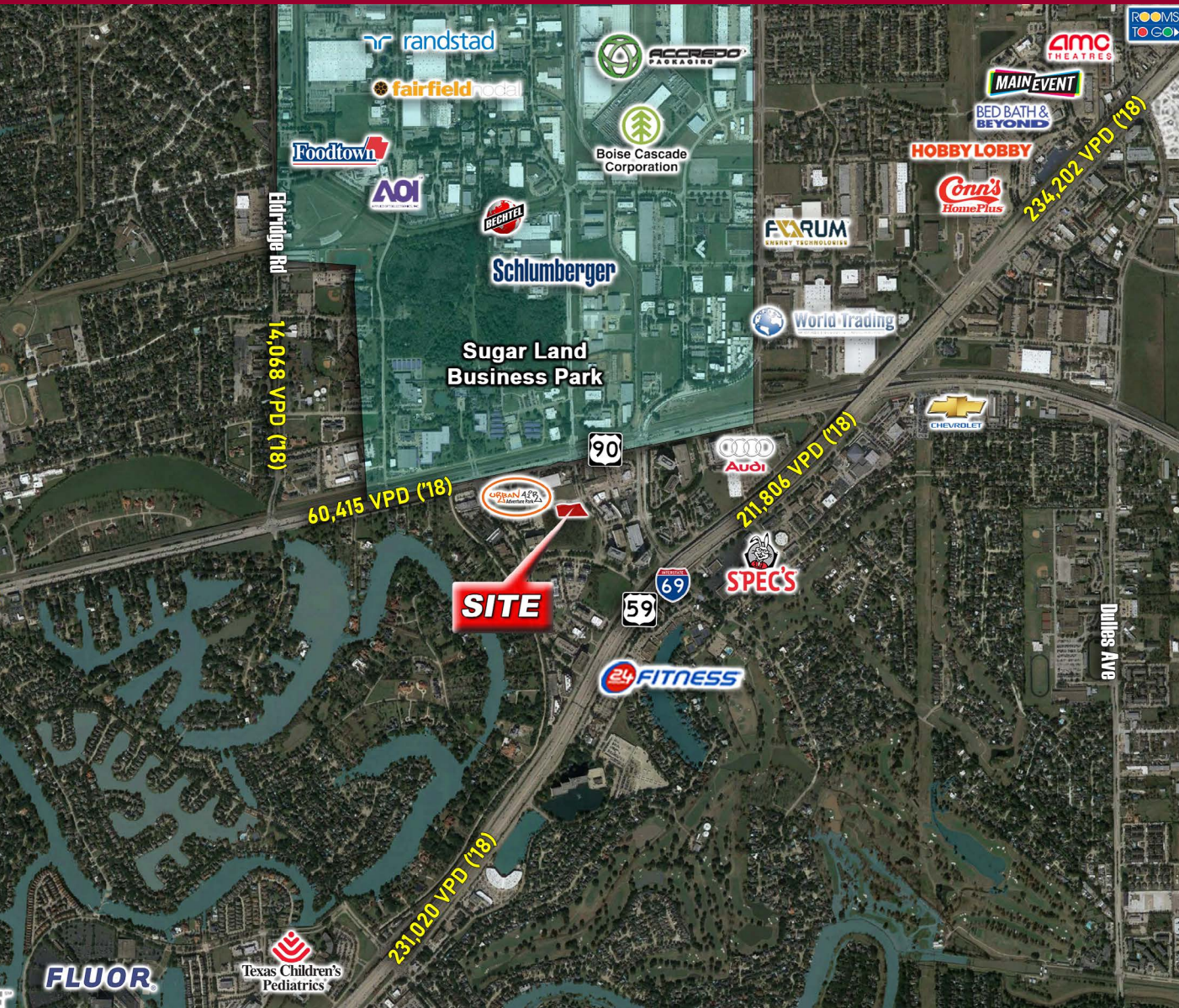




Century Square

1.48 AC For Sale | Sugar Land, Texas



SIZE: 1.48 AC

PRICE: \$18.00 PSF or
\$1,160,439

LOCATION: SWQ of US Hwy 90 &
Century Square Blvd in
Sugar Land, Texas

USE: Office or Commercial

PROPERTY HIGHLIGHTS:

- Utilities available through the City of Sugar Land
- Not in the flood plain
- Regional detention provided
- Great visibility from Highway 90
- Minutes from US 59
- 4 miles to Beltway 8
- More than 60,000 vehicles per day on Highway 90
- Zoned Business Office (B-O)
- Surface parking

For more information, contact:

KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

CLAY ROPER, CCIM, SIOR | 281.664.6632 | CRoper@CaldwellCos.com

DANIEL GRECO, CCIM | 281.664.6629 | DGreco@CaldwellCos.com

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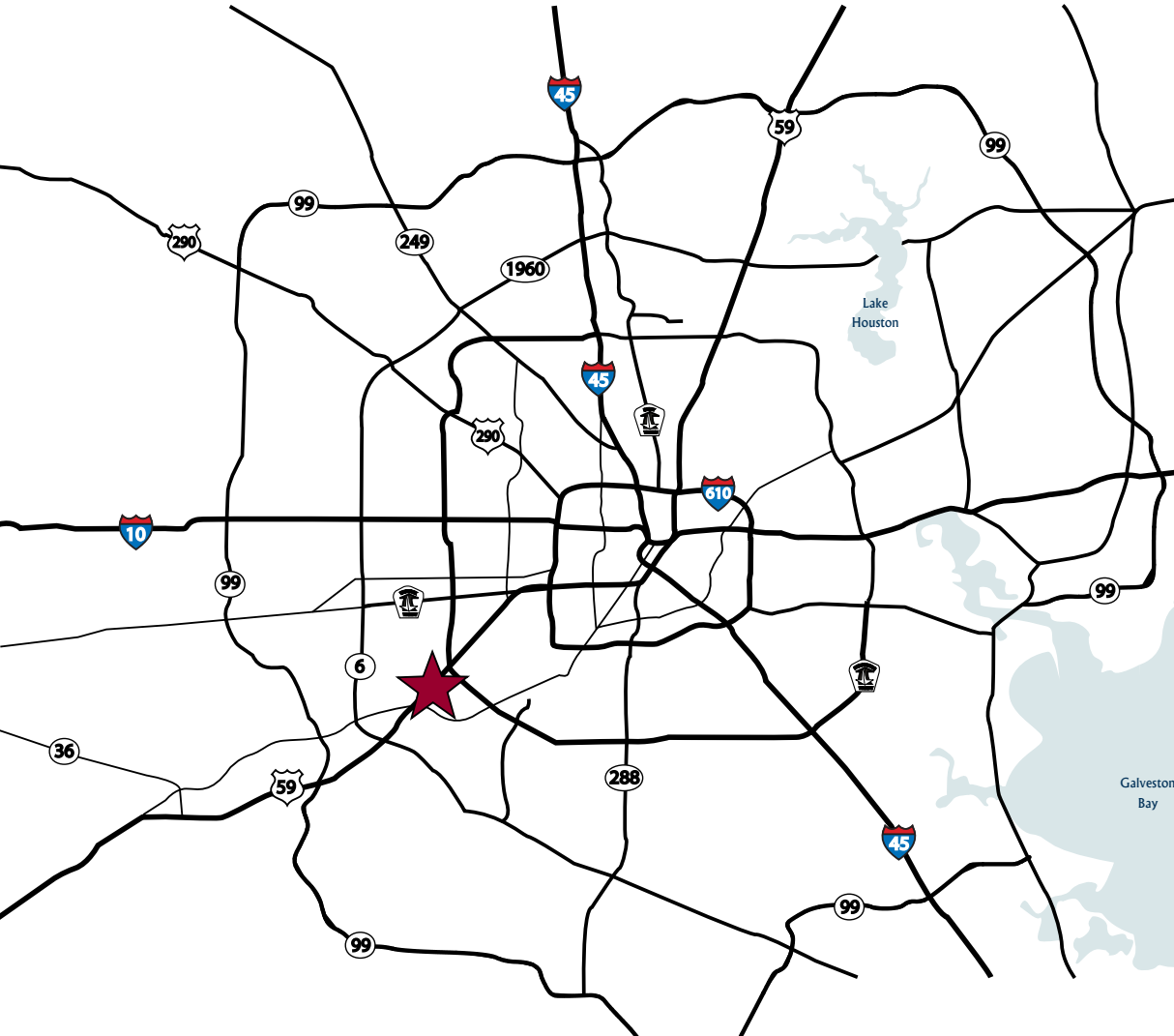
Doing it right. Right now.®

713-690-0000 | CaldwellCos.com



Century Square

1.48 AC For Sale | Sugar Land, Texas



LOCATION:

SWQ of US Hwy 90 & Century Square Blvd
Sugar Land, Texas 77478

TAXES:

Fort Bend ISD	\$1.32
Fort Bend Co Gen	\$0.45
Fort Bend Drainage	\$0.02
City of Sugar Land	\$0.32
Total Taxes	\$2.11

TRAFFIC COUNTS:

US Highway 90: 60,415 VPD (TXDOT 2018)
US Highway 59: 211,806 (TXDOT 2018)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2019 Population	3,930	100,965	319,941
Daytime Population	20,391	134,784	312,409
Avg. HH Income	\$147,647	\$101,061	\$97,490

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1.48 AC For Sale | Sugar Land, Texas



Storage Choice
Sugar Land

Houston
Swim Club
Sugar Land
Creative Minds
Child Development

Radiant Creations
Salon Suites

Red Oak Grill
Sugar Creek
Cleaners

Shea Essence
Day Spa

Thayer
O'Neal
CPAs

Telios

The Muller
Law Group, PLLC

SOLD

SITE
1.42 AC

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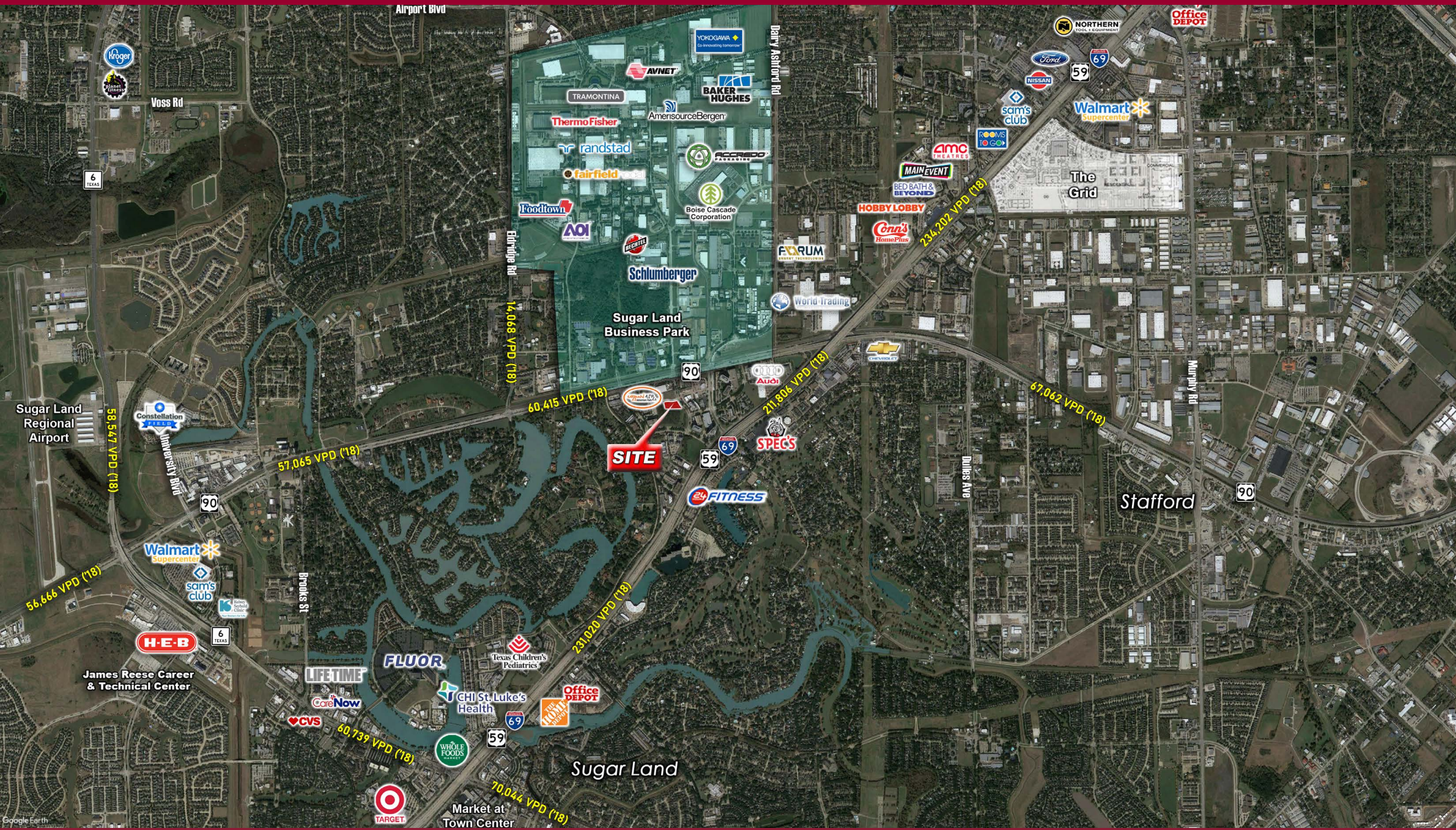
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 **CALDWELL**
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Century Square

1.48 AC For Sale | Sugar Land, Texas



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 buy 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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
IABS 1-0

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