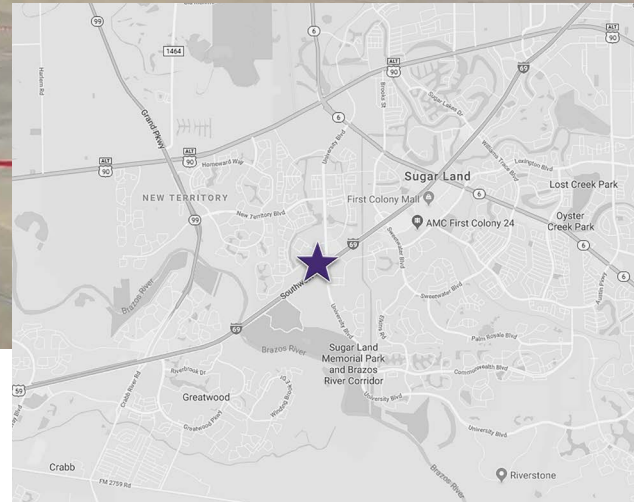




University Blvd. Retail

- 3,485 square feet fully built-out, immediately available.
- Located at the entrance of Telfair, a prestigious community with high-profile commercial development.
- High-traffic intersection with area retailers including Costco, Burlington, and Sprouts.
- Great tenant mix of medical practices, restaurants, and assorted services.



LOCATION

13425 University Blvd.
Sugar Land, TX 77479

SQUARE FOOTAGE AVAILABLE

3,485 Square Feet

Contact Parker Frede

713.523.2929

pfrede@newregionalplanning.com

Contact Blake Tartt III

713.523.2929

btartt@newregionalplanning.com

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3,485 Square Feet

13425 University Blvd.

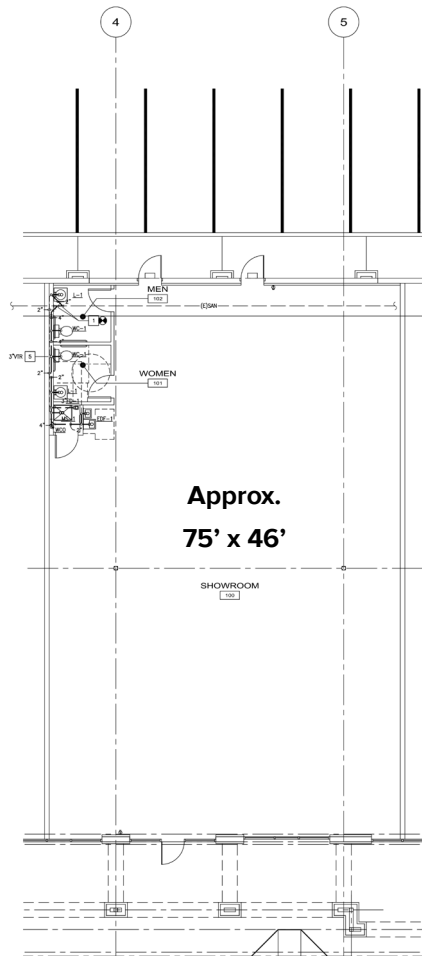
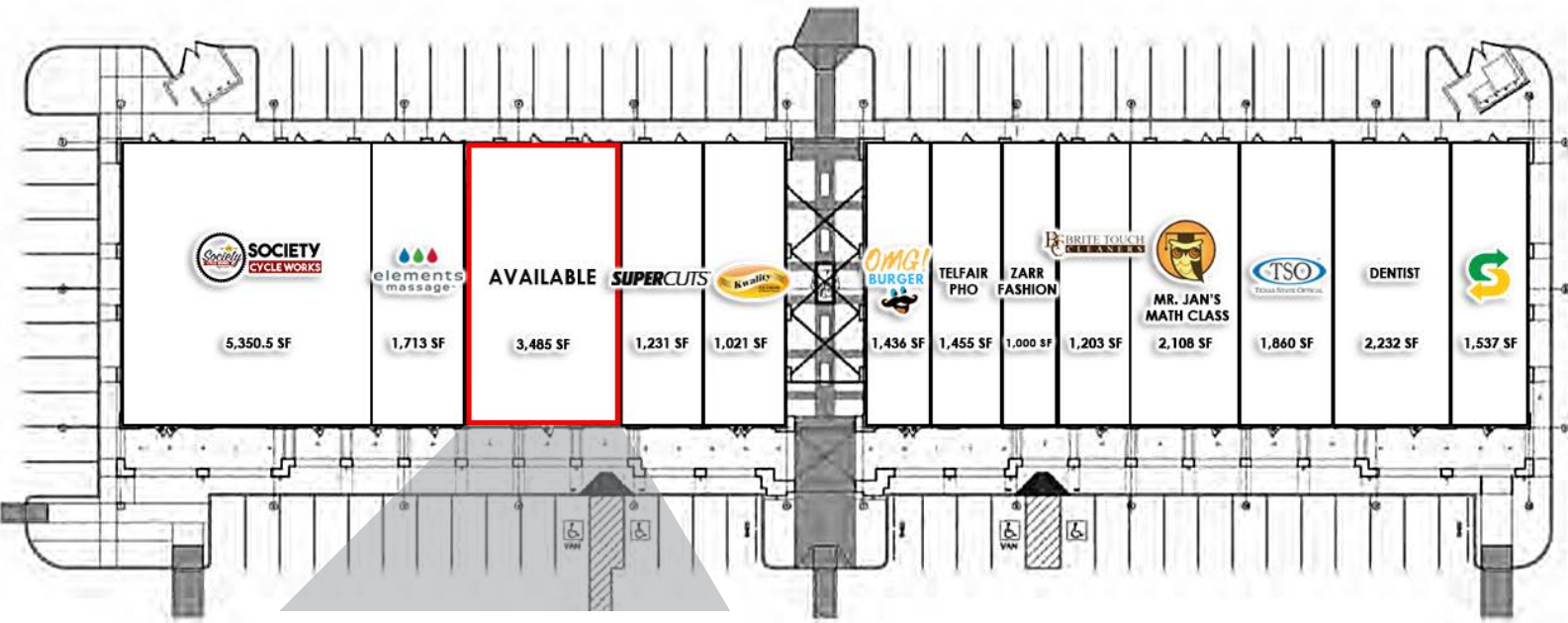


FOR MORE INFORMATION, PLEASE CONTACT

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BLAKE TARTT III | btartt@newregionalplanning.com | newregionalplanning.com | 713.523.2929

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	1 mile	3 miles	5 miles
Population			
2000 Population	2,458	51,504	114,376
2010 Population	5,198	68,917	159,116
2019 Population	6,272	80,223	190,767
2024 Population	7,498	89,892	213,662
2019 Male Population	48.9%	49.3%	49.5%
2019 Female Population	51.1%	50.7%	50.5%
2019 Median Age	37.6	40.2	39.2
2019 Total Daytime Population	5,789	84,486	181,235
Workers	2,488	41,665	82,681
Residents	3,301	42,821	98,554
Race and Ethnicity			
2019 White Alone	20.5%	36.2%	38.2%
2019 Black Alone	4.1%	8.3%	12.8%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.3%
2019 Asian Alone	70.2%	49.2%	41.0%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Other Race	1.6%	2.2%	3.8%
2019 Two or More Races	3.4%	3.9%	3.9%
2019 Hispanic Origin (Any Race)	6.2%	10.4%	14.8%
Households			
2019 Wealth Index	245	214	188
2000 Households	726	15,764	35,488
2010 Households	1,547	22,374	51,987
2019 Total Households	1,873	26,266	63,074
2024 Total Households	2,237	29,460	70,820
2000-2010 Annual Rate	7.86%	3.56%	3.89%
2010-2019 Annual Rate	2.09%	1.75%	2.11%
2019-2024 Annual Rate	3.62%	2.32%	2.34%
2019 Average Household Size	3.35	3.03	2.97
Median Household Income			
2019 Median Household Income	\$159,937	\$118,573	\$106,524
2024 Median Household Income	\$165,262	\$122,855	\$111,822
2019-2024 Annual Rate	0.66%	0.71%	0.98%
Average Household Income			
2019 Average Household Income	\$190,084	\$156,115	\$138,183
2024 Average Household Income	\$201,806	\$164,614	\$148,284
2019-2024 Annual Rate	1.20%	1.07%	1.42%
Per Capita Income			
2019 Per Capita Income	\$57,381	\$51,531	\$45,520
2024 Per Capita Income	\$60,927	\$54,361	\$48,883
2019-2024 Annual Rate	1.21%	1.08%	1.44%

KEY FACTS

145,635

Population



3.6

Average
Household Size

30.8

Median Age

\$79,973

Median Household
Income

4.9%

Unemployment
Rate

14%

No High
School
Diploma

24%

High School
Graduate

31%

Some College



31%

Bachelor's/Grad/Prof
Degree

EDUCATION

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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.

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

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