

# RETAIL CENTER FOR LEASE

SIZE: 4,300 Square feet  
(Divisible)

DELIVERY: Est. Q1 2022



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**Telfair Plaza - Hwy 90**  
137 Citadel Way, Sugar Land, TX 77498

## AVAILABLE SPACE

4,300 Square feet (Divisible) (Grey Shell)

## BASE RENTAL RATE

\$29 Per Square Foot Per Year

## NNN (CAM, PROPERTY TAXES & INSURANCE)

\$9.00 Per Square Foot/Year (Estimated)

## TI ALLOWANCE

Negotiable

## DELIVERY (TENTATIVE)

1st Quarter of 2022, Under construction now

## CENTER SIZE

6,400 Square Feet

## ZONING

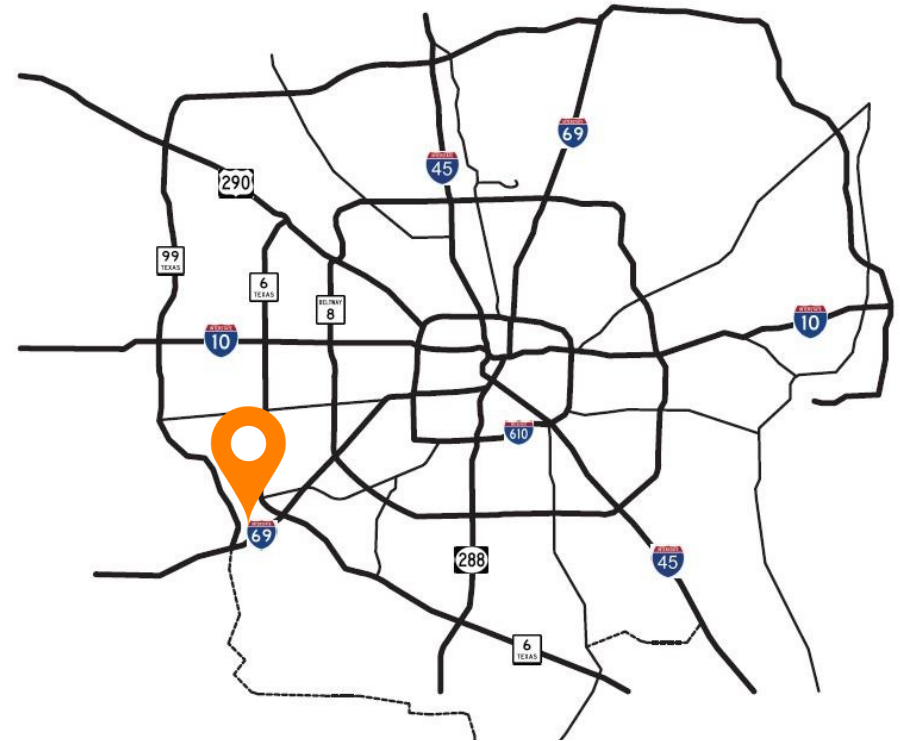
PD Ordinance 2076, a few deed restrictions

## DEED RESTRICTED AGAINST

Grocery store, pharmacy, Tex-Mex or fried chicken restaurant, pediatric dentist (Pediatric surgery and orthodontics OK)

## PERMITTING THROUGH

City of Sugar Land



## LOCATION

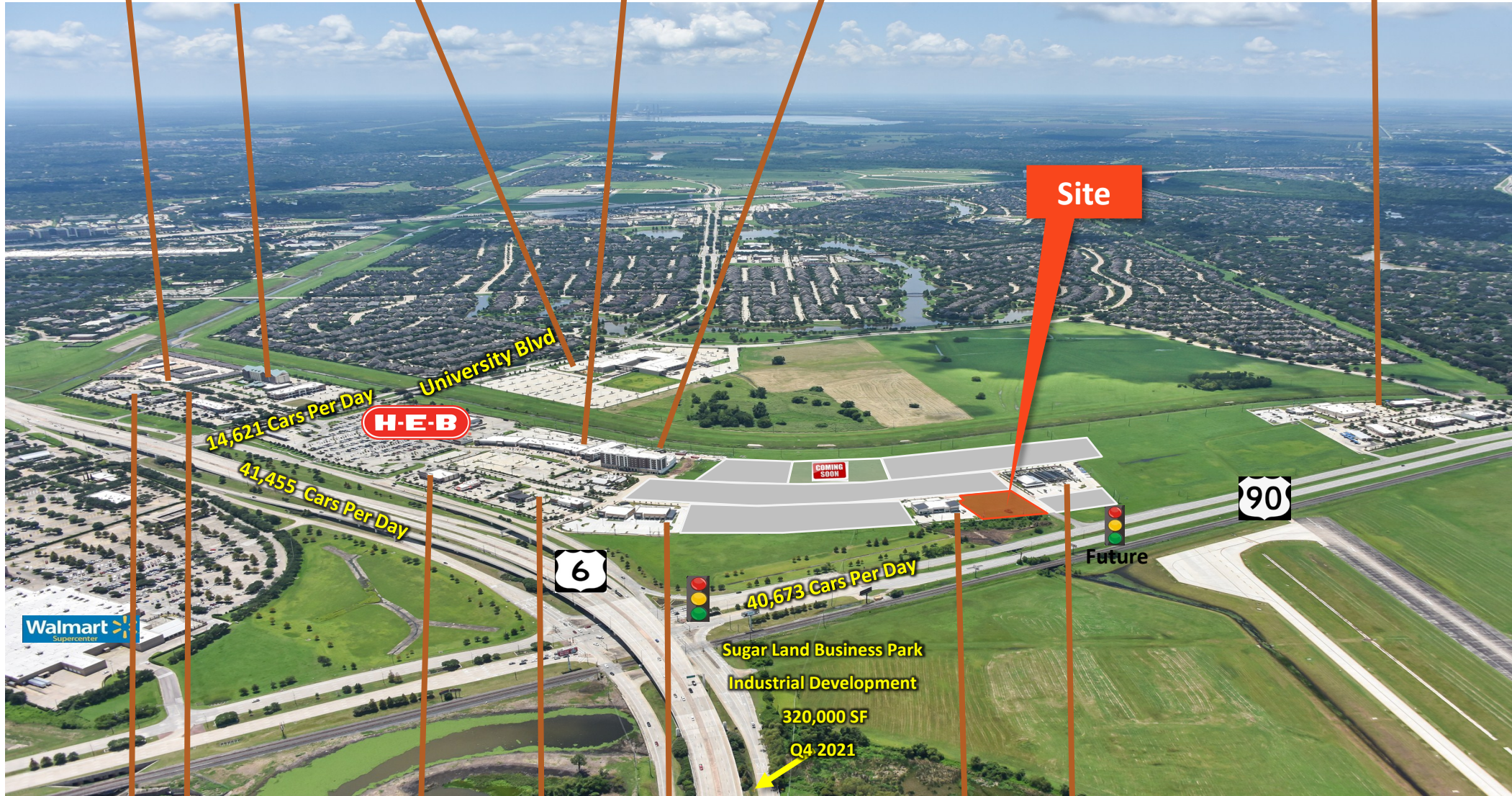
- Traffic Counts: 53,964 Cars/Day on State Highway 6 (SitesUSA 2020)
- Located at the soon to be a 4-way fully signalized intersection
- Major anchors at this interchange of Hwy 6 & 90: Walmart, Sam's Club, and HEB
- At the entrance to a mixed-use development—The Crossing at Telfair
- Regional Sugar Land Airport across the highway
- Easy access to/from major highways: Grand Parkway, Hwy 6, I-59, & Beltway 8
- Major medical systems within 3 miles: MD Anderson, Methodist, St Luke's, Oak Bend, and others



Telfair Office Park  
(70 office condos)  
Under Development



Fort Bend ISD  
Career and Technical  
Education Center  
(Estimated: 2,000 students/



Site

University Blvd



14,621 Cars Per Day  
41,455 Cars Per Day



40,673 Cars Per Day

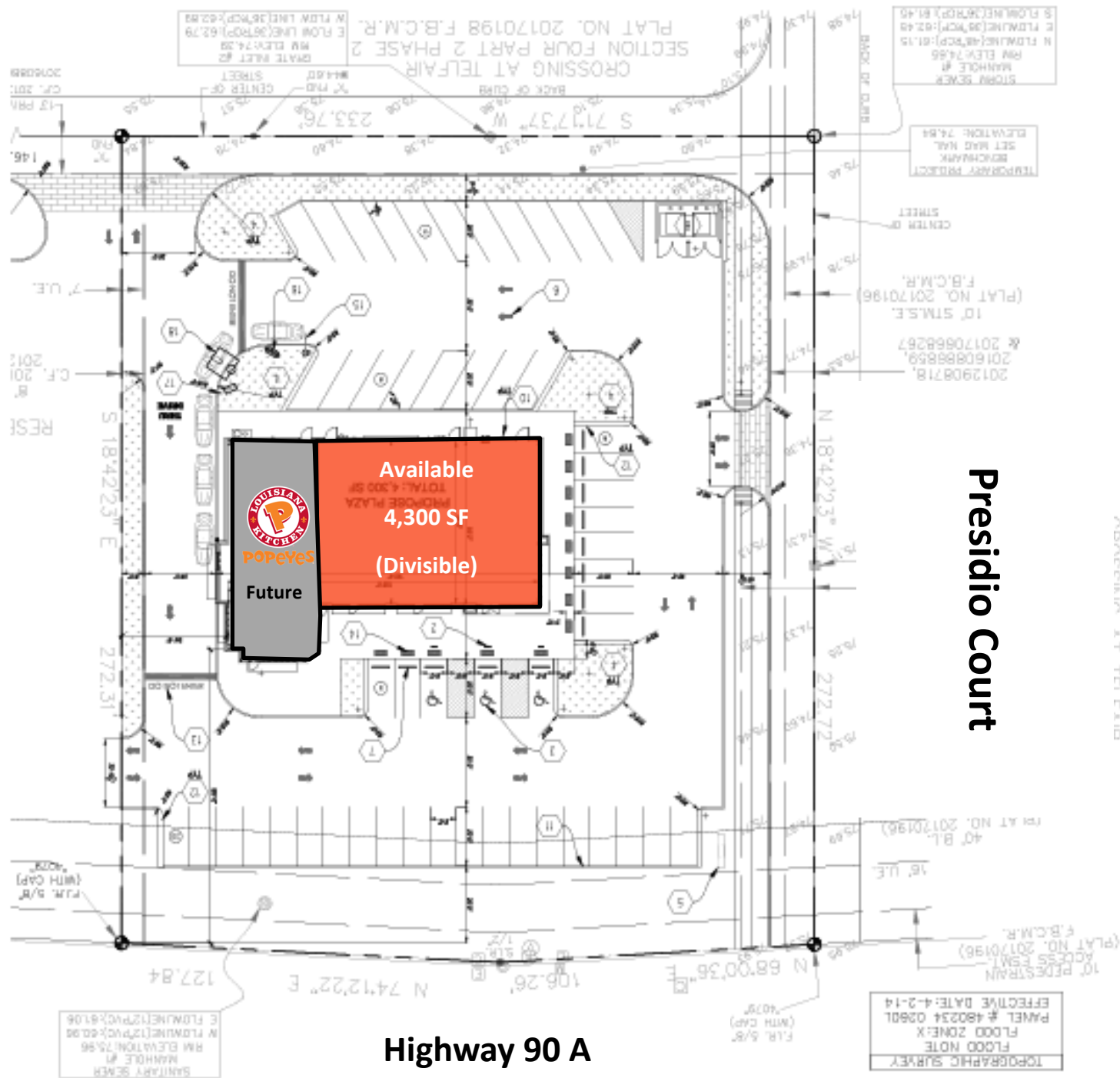
Sugar Land Business Park  
Industrial Development  
320,000 SF  
Q4 2021



Future

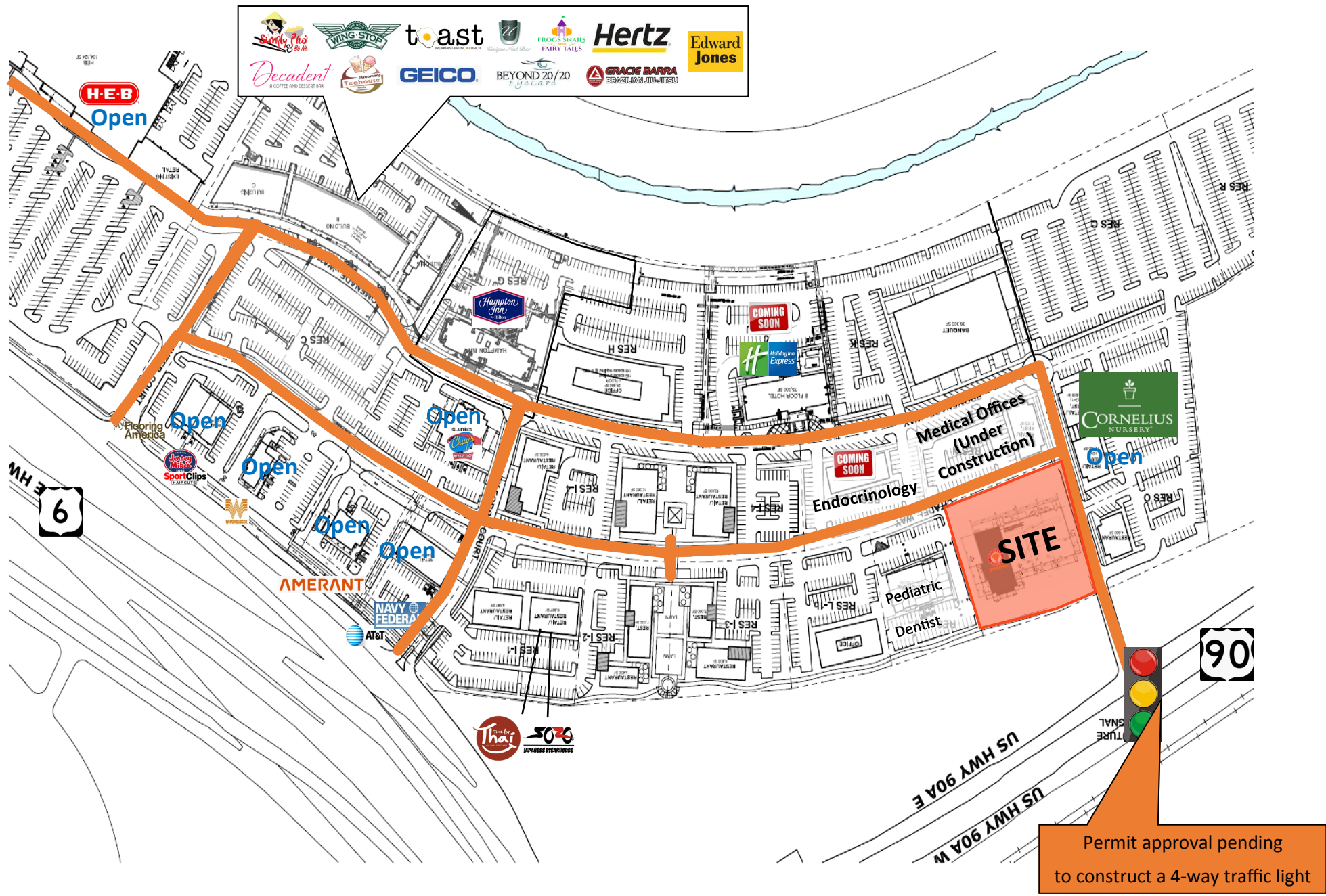






Highway 90 A

Presidio Court



# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.6108/-95.6496

RS1

**Citadel Way**

**Sugar Land, TX 77479**

**1 mi radius    3 mi radius    5 mi radius**

	1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>			
2021 Estimated Population	4,989	83,297	233,479
2026 Projected Population	5,698	90,569	253,280
2010 Census Population	2,992	70,600	201,679
2000 Census Population	1,856	52,258	148,870
Projected Annual Growth 2021 to 2026	2.8%	1.7%	1.7%
Historical Annual Growth 2000 to 2021	8.0%	2.8%	2.7%
2021 Median Age	40.5	40.1	38.4
<b>HOUSEHOLDS</b>			
2021 Estimated Households	1,631	28,343	77,721
2026 Projected Households	1,860	30,691	83,896
2010 Census Households	907	23,341	65,334
2000 Census Households	570	16,513	46,574
Projected Annual Growth 2021 to 2026	2.8%	1.7%	1.6%
Historical Annual Growth 2000 to 2021	8.9%	3.4%	3.2%
<b>RACE AND ETHNICITY</b>			
2021 Estimated White	42.3%	39.3%	38.2%
2021 Estimated Black or African American	11.9%	12.5%	16.3%
2021 Estimated Asian or Pacific Islander	39.2%	41.1%	36.9%
2021 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.3%
2021 Estimated Other Races	6.5%	6.9%	8.4%
2021 Estimated Hispanic	13.9%	15.0%	18.6%
<b>INCOME</b>			
2021 Estimated Average Household Income	\$173,166	\$148,655	\$134,255
2021 Estimated Median Household Income	\$128,231	\$110,647	\$105,203
2021 Estimated Per Capita Income	\$56,923	\$50,748	\$44,872
<b>EDUCATION (AGE 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	3.8%	3.3%	4.7%
2021 Estimated Some High School (Grade Level 9 to 11)	2.9%	3.3%	3.9%
2021 Estimated High School Graduate	15.5%	14.9%	16.5%
2021 Estimated Some College	10.1%	16.0%	17.1%
2021 Estimated Associates Degree Only	4.3%	6.3%	7.3%
2021 Estimated Bachelors Degree Only	31.9%	32.0%	30.6%
2021 Estimated Graduate Degree	31.5%	24.2%	19.9%
<b>BUSINESS</b>			
2021 Estimated Total Businesses	419	6,023	12,429
2021 Estimated Total Employees	3,256	49,834	99,596
2021 Estimated Employee Population per Business	7.8	8.3	8.0
2021 Estimated Residential Population per Business	11.9	13.8	18.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to 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 prospective buyers, tenants, sellers and landlords.

<b>ADDRESS Commercial</b>	<b>9005944/</b>	<b>info@addresscre.com</b>	<b>713-817-5030</b>
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Inna Radford</b>	<b>625625</b>	<b>Inna@addresscre.com</b>	<b>713-817-5030-</b>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<b>Tan Le</b>	<b>697556</b>	<b>tan@addresscre.com</b>	<b>832-228-8866</b>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_