

# University Blvd. Professional II

- New construction 2-story building located in Telfair, an upscale community with over 2,000 homes.
- Excellent access to Southwest Freeway and the Grand Parkway.
- Strong co-tenancy with all types of medical users.
- University Boulevard is the main thoroughfare for the area.

## LOCATION

Sugar Land, Texas 77479

## BUILDING TYPE

Medical/Professional

## SQUARE FOOTAGE AVAILABLE

41,000 SF - Up to 20,500 SF each floor

---

## Contact Parker Frede

713.523.2929

[pfrede@newregionalplanning.com](mailto:pfrede@newregionalplanning.com)

## Contact Blake Tartt III

713.523.2929

[btartt@newregionalplanning.com](mailto:btartt@newregionalplanning.com)






# University Blvd. Professional II



Sugar Land, Texas 77479



## Demographics

-  **POPULATION**  
198,096 (5 mi)
-  **HOUSEHOLDS**  
65,537 (5 mi)
-  **AVERAGE HH INCOME**  
\$140,493 (5 mi)

## Traffic Counts

-  **UNIVERSITY BLVD.**  
N of I-69  
21,505 vpd  
S of I-69  
17,629 vpd
-  **I-69**  
W of University Blvd.  
142,671 vpd  
E of University Blvd.  
175,967 vpd

For more information, visit [newregionalplanning.com/](http://newregionalplanning.com/)

FOR MORE INFORMATION, PLEASE CONTACT

PARKER FREDE | [pfrede@newregionalplanning.com](mailto:pfrede@newregionalplanning.com) | [newregionalplanning.com](http://newregionalplanning.com) | 713.523.2929

BLAKE TARTT III | [btartt@newregionalplanning.com](mailto:btartt@newregionalplanning.com) | [newregionalplanning.com](http://newregionalplanning.com) | 713.523.2929

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) relying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.





**Randalls Center**

- Randalls
- KUMON
- PREMIER DENTAL CARE
- GNC
- CHASE
- SPECS
- PERFECT VISION
- SUBWAY

**University Professional**

- Telfair
- Oral Surgery
- Sugarland Physicians
- Christy Orthodontics
- 5 Star Dentistry
- Dry Eye Center
- Fusion Learning Center

**University Retail**

- SOCIETY CYCLEWORKS
- elements massage
- TSO TEXAS STATE OPTICAL
- SUPERCUTS
- Floor Champions
- BRITE TOUCH
- Kwality Ice Cream
- OMG! BURGER

**Wescott Retail**

- MIRCHI PERI PERI
- State Farm
- Nexus Nails
- DESIGN STUDIO
- at home
- BEST BUY
- Capital Bank
- Wescott Pad Site

**Lowes**

- Academy SPORTS & OUTDOORS
- DOLLAR TREE
- PETSMART
- JO-ANN
- ASHLEY FURNITURE

**First Colony Mall**

- Dillard's
- macys
- JCPenney
- AMC THEATRES
- BARNES & NOBLE BOOKSELLERS
- FOREVER 21
- Apple
- POTTERY BARN
- Talbots
- chico's
- WHITE BLACK
- WILLIAMS-SONOMA

**Market at Town Center**

- rack
- HomeGoods
- Pier 1 Imports
- OLD NAVY
- LANE BRYANT
- DAVID'S BRIDAL
- Z GALLERIE
- LOFT
- charlie
- Sur la table
- ROSS DRESS FOR LESS
- Marshall's
- DSW
- ULTA
- DAVID'S BRIDAL

FOR MORE INFORMATION, PLEASE CONTACT

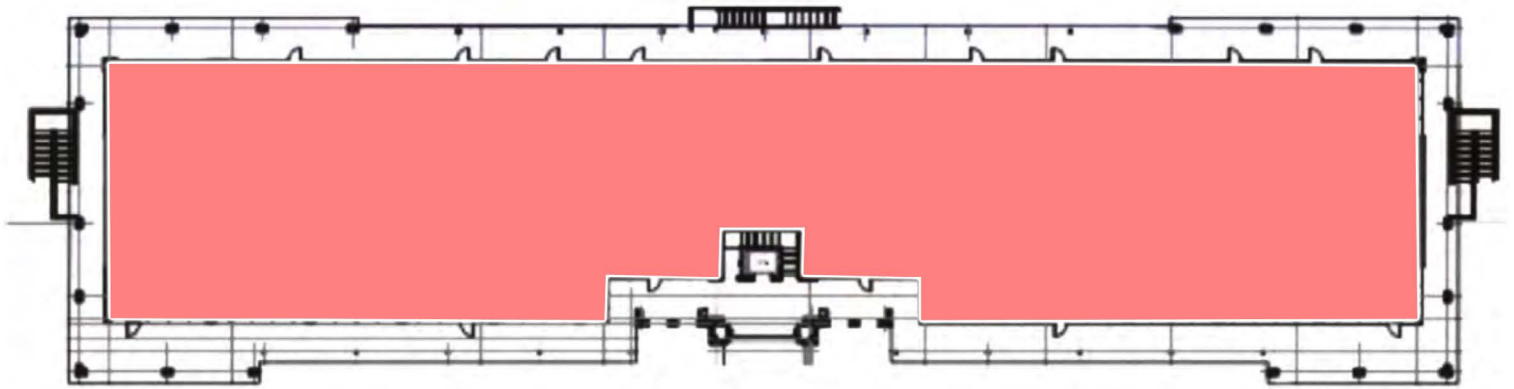
PARKER FREDE | pfrede@newregionalplanning.com | newregionalplanning.com | 713.523.2929  
 BLAKE TARTT III | btartt@newregionalplanning.com | newregionalplanning.com | 713.523.2929

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) relying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.

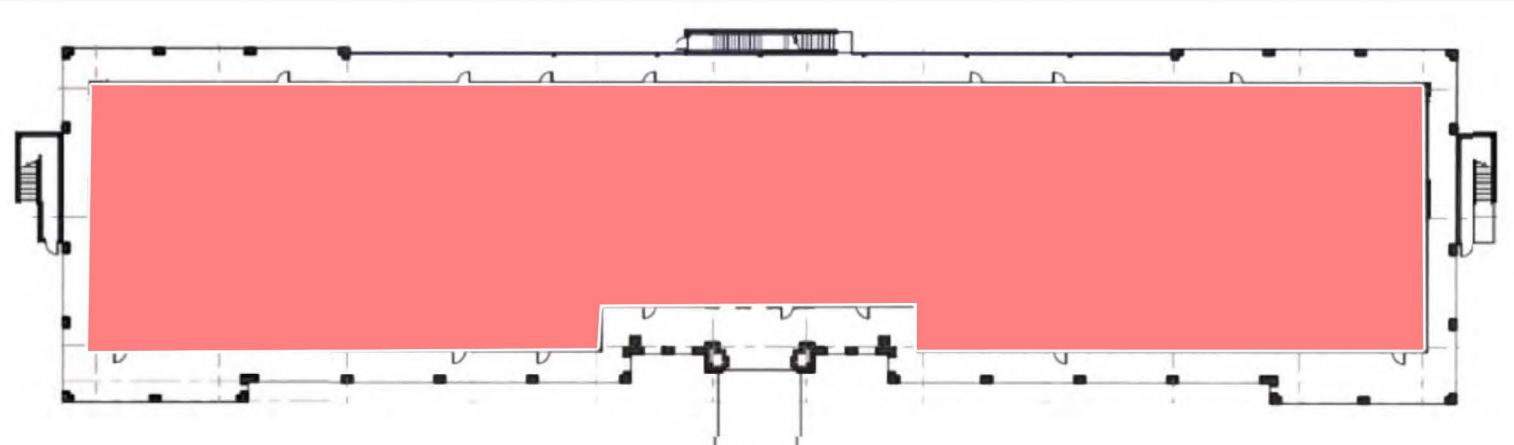


*Shell Space Available  
Up to 20,500 SF Each Floor*

*Second Floor*



*First Floor*



FOR MORE INFORMATION, PLEASE CONTACT

PARKER FREDE | [pfrede@newregionalplanning.com](mailto:pfrede@newregionalplanning.com) | [newregionalplanning.com](http://newregionalplanning.com) | 713.523.2929

BLAKE TARTT III | [btartt@newregionalplanning.com](mailto:btartt@newregionalplanning.com) | [newregionalplanning.com](http://newregionalplanning.com) | 713.523.2929

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,582	50,883	118,713
2010 Population	6,400	69,224	165,596
2020 Population	9,897	82,331	198,096
2025 Population	12,462	95,065	225,323
2020 Male Population	49.2%	49.4%	49.5%
2020 Female Population	50.8%	50.6%	50.5%
2020 Median Age	36.0	40.0	38.9
2020 Total Daytime Population	10,036	87,712	197,036
Workers	4,622	42,403	90,872
Residents	5,414	45,309	106,164
<b>Race and Ethnicity</b>			
2020 White Alone	20.5%	38.5%	40.6%
2020 Black Alone	3.6%	8.6%	12.0%
2020 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2020 Asian Alone	70.5%	46.4%	39.5%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	1.6%	2.5%	3.8%
2020 Two or More Races	3.6%	3.7%	3.7%
2020 Hispanic Origin (Any Race)	6.0%	10.6%	14.3%
<b>Households</b>			
2020 Wealth Index	241	213	186
2000 Households	734	15,622	37,026
2010 Households	1,851	22,434	54,120
2020 Total Households	2,866	26,945	65,537
2025 Total Households	3,605	31,120	74,681
2000-2010 Annual Rate	9.69%	3.69%	3.87%
2010-2020 Annual Rate	4.36%	1.80%	1.88%
2020-2025 Annual Rate	4.69%	2.92%	2.65%
2020 Average Household Size	3.45	3.03	2.97
<b>Median Household Income</b>			
2020 Median Household Income	\$170,205	\$120,382	\$106,052
2025 Median Household Income	\$180,542	\$125,228	\$110,081
2020-2025 Annual Rate	1.19%	0.79%	0.75%
<b>Average Household Income</b>			
2020 Average Household Income	\$198,426	\$158,199	\$140,493
2025 Average Household Income	\$214,753	\$168,397	\$149,819
2020-2025 Annual Rate	1.59%	1.26%	1.29%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$58,695	\$52,146	\$46,352
2025 Per Capita Income	\$63,404	\$55,517	\$49,488
2020-2025 Annual Rate	1.56%	1.26%	1.32%

KEY FACTS

EDUCATION

198,096

Population

38.9

Median Age

7.5%

Unemployment Rate

7%

No High School Diploma



14%

High School Graduate



22%

Some College



57%

Bachelor's/Grad/Pr of Degree



3.0

Average Household Size

\$106,052

Median Household Income

FOR MORE INFORMATION, PLEASE CONTACT

PARKER FREDE | pfrede@newregionalplanning.com | newregionalplanning.com | 713.523.2929

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

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.



# 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](http://www.trec.texas.gov)

IABS 1-0