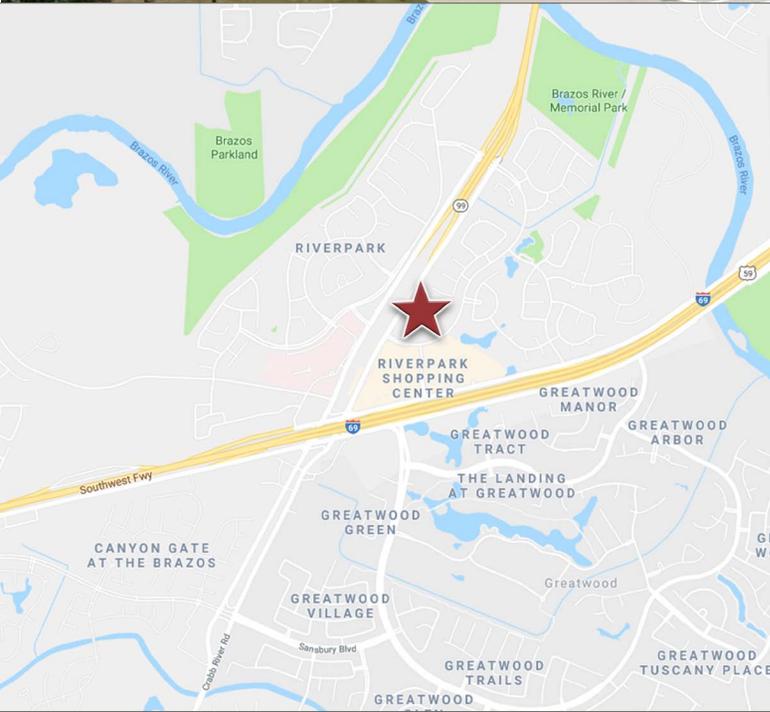


FOR SALE

RIVERPARK MEDICAL BUILDING

17227 W. GRAND PARKWAY SOUTH, SUGAR LAND, TX 77479



PROPERTY FEATURES

- Property is +/- 1 acre
- Building is 6,725 SF built in 2019
- 3,884 SF is built out as a medical clinic with exam rooms
- Clinic operated by owner of building
- Remaining 2,841 SF is cold dark shell
- Located across from River Park Shopping Center anchored by HEB, LA Fitness & Star Furniture
- Great frontage off Grand Parkway
- High income area with solid growth

FOR INQUIRIES CONTACT
281.489.8800

ANNIE HEINBUCH
annie@cunninghamtx.com

PRESTON CUNNINGHAM
preston@cunninghamtx.com



RIVERPARK MEDICAL BUILDING PROPERTY INFORMATION

LOCATION

NEQ OF GRAND PKWY & US 59
SUGAR LAND, TEXAS 77479

AVAILABLE

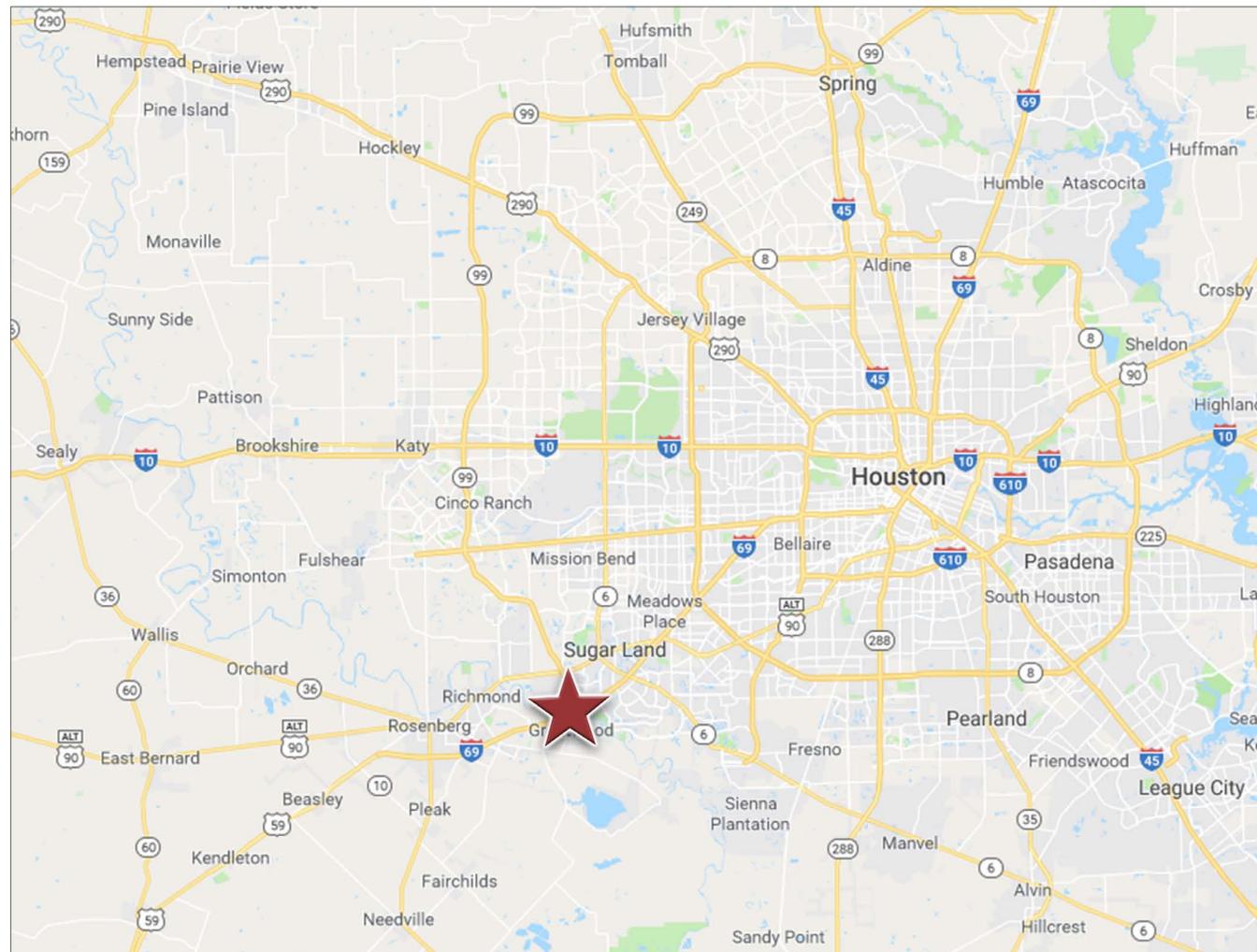
6,725 SF BUILDING

SALE PRICE

CALL FOR PRICING

TRAFFIC GENERATORS

HEB • MEMORIAL HERMANN
HOSPITAL • LA FITNESS • PETCO
BUC-EES • DOLLAR TREE • COSTCO
WALGREENS • BURLINGTON
UNIVERSITY OF HOUSTON • TEXAS
INSTRUMENTS • SPROUTS • CVS
RANDALL'S • OAKBEND MEDICAL
CENTER • STAR FURNITURE



2019 DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	7,400	58,861	153,043	285,444
DAYTIME POPULATION	7,612	39,915	133,818	249,335
AVERAGE HH INCOME	\$132,368	\$144,626	\$136,568	\$127,896



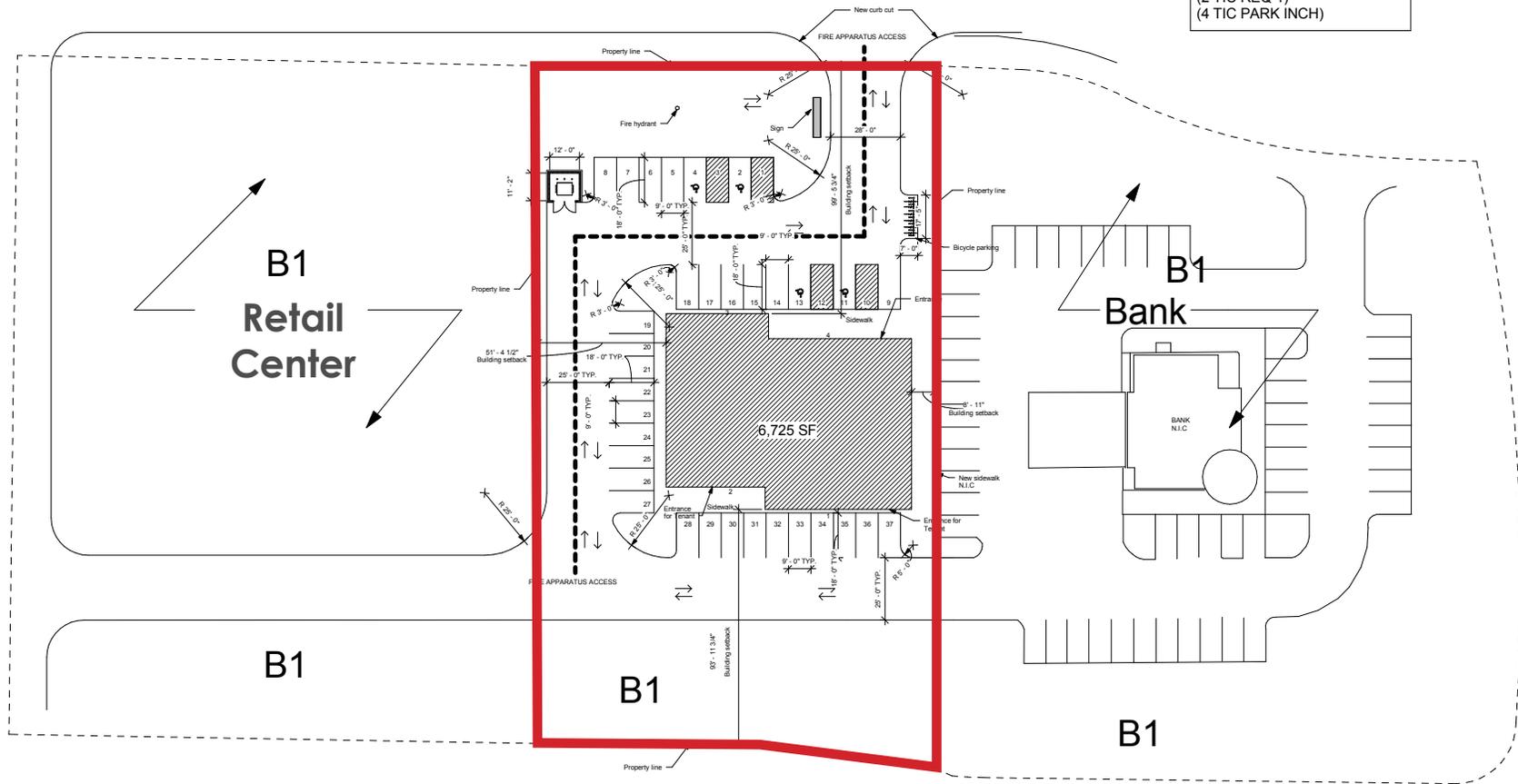
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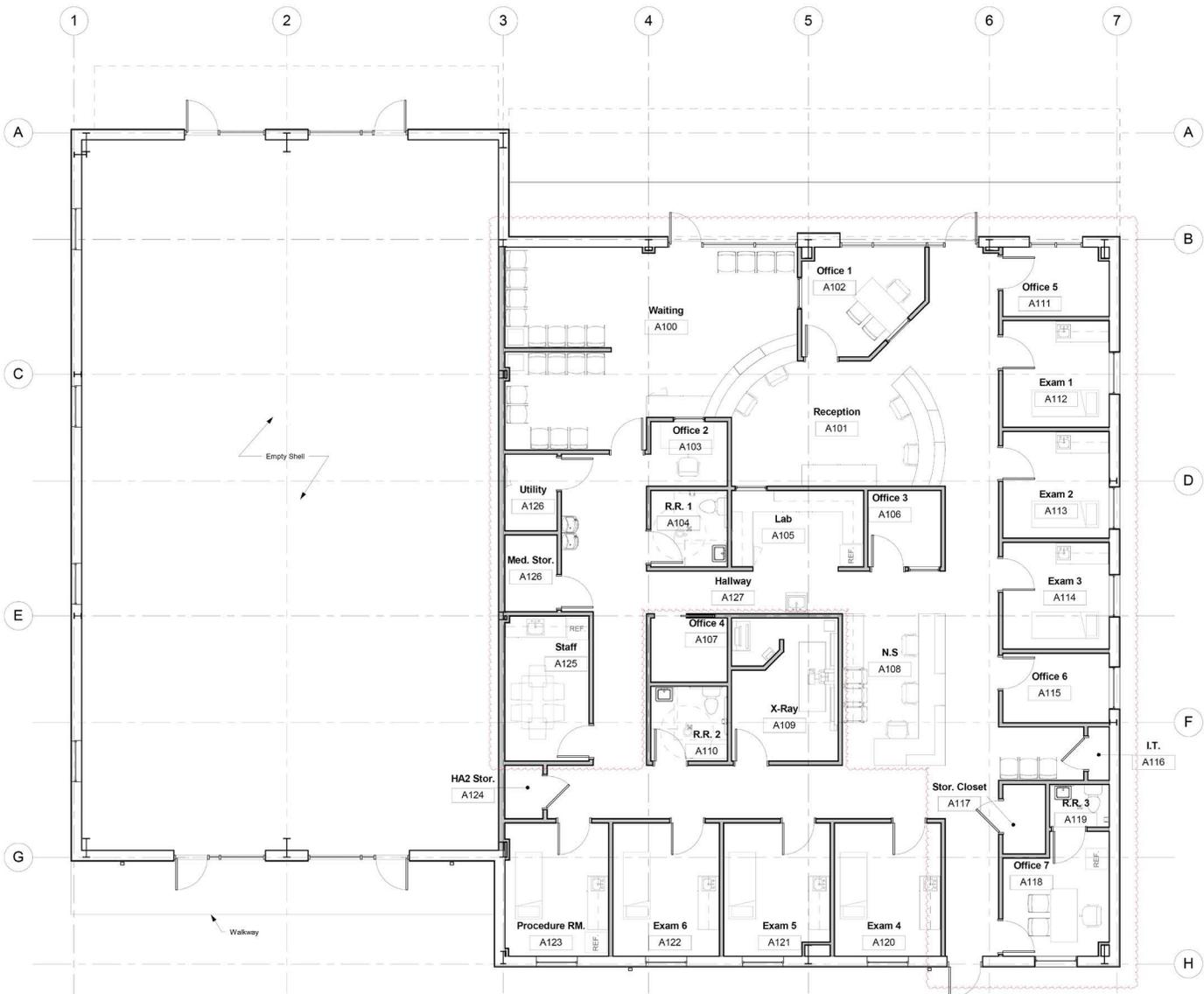
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RIVERPARK MEDICAL BUILDING SITE PLAN

PARKING
6,725 Gross SF. 5 Parking spaces per 1000 SF.
6,725 / 200 = 34 34 Required 37 Provided (2 TIC REQ 1) (4 TIC PARK INCH)



RIVERPARK MEDICAL BUILDING FLOOR PLAN



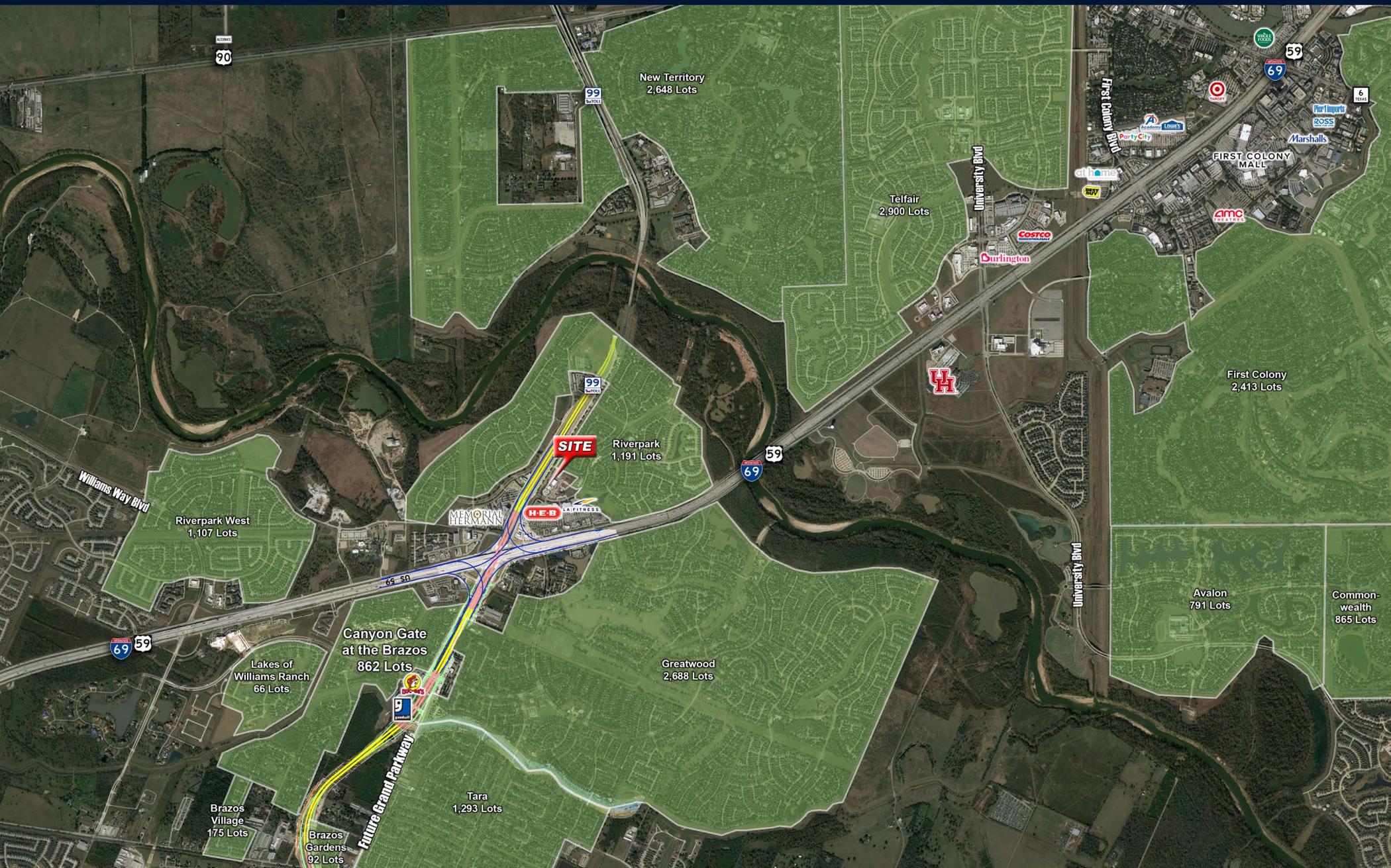
RIVERPARK MEDICAL BUILDING OBLIQUE AERIAL



RIVERPARK MEDICAL BUILDING RETAIL AERIAL



RIVERPARK MEDICAL BUILDING RESIDENTIAL AERIAL





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.

Preston Cunningham Ventures LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

John Preston Cunningham III

Designated Broker of Firm

Annie Heinbuch

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

0590777

License No.

0505246

License No.

683518

License No.

License No.

preston@cunninghamtx.com

Email

preston@cunninghamtx.com

Email

annie@cunninghamtx.com

Email

Email

281-489-8800

Phone

281-489-8800

Phone

281-489-8800

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov