

COLONY SQUARE

Sugar Land, Texas



NEC of Highway 59 & First Colony Boulevard in Sugar Land, Texas



Professionally leased by:



For leasing information, contact:

Mark Sondock,
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346.701.5701

Andrew Allemand
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TRADE AREA



POPULATION 2020

1 mile	12,266
3 mile	99,301
5 mile	243,823



ANNUAL GROWTH 2020-2025

1 mile	3.3%
3 mile	3.0%
5 mile	2.6%



HOUSEHOLDS 2020

1 mile	4,059
3 mile	33,389
5 mile	79,607



HOUSEHOLD INCOME 2020

1 mile	\$143,818
3 mile	\$150,749
5 mile	\$131,496

SITE AERIAL



SPACE AVAILABLE

5,916 SF Second Generation Medical Office

1,400 SF End Cap; 2,548 & 2,910 SF In-Line Spaces



TRAFFIC COUNTS

2020

Southwest Fwy/59	181,041 VPD
First Colony Blvd	17,208 VPD



DRIVE TIMES

ESTIMATED

Downtown Houston	21.4 mi. / 29 min.
Energy Corridor	13.6 mi. / 24 min.

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

SITE PLAN



Unit	Tenant	SF
1a	Ashley Furniture Home Store	60,695
1b	Total Wine & More	25,000
2	PetSmart	25,129
3	Dollar Tree	9,920
4	Five Below	9,925
5a	Salons by JC	10,000
5b	Party City	19,296
6	First Colony Management District	400
7	JoAnn Fabric & Crafts	27,134

Unit	Tenant	SF
8a	Gold Fish Swim School	9,890
8b	UFC Gym	20,000
9	Academy Sports + Outdoors	50,201
10	Lowe's Home Improvement Store	133,683
11	Golftec	2,428
12	Tiff's Treats	1,400
13	Simply Divine Nail Spa	1,500
14	AVAILABLE	2,910
15	Optimum Eyes Vision	2,193

Unit	Tenant	SF
16	AVAILABLE	5,916
17	Desi Couture	1,021
18	AVAILABLE	2,548
19	AVAILABLE	1,400
20	IHOP	
21	Mattress Firm	
22	Wendy's	
23	ExxonMobil	



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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 sale's 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.

Ironbridge Realty Partners, LLC

LICENSED BROKER / BROKER FIRM NAME OR PRIMARY ASSUMED BUSINESS NAME

Ralph E. Tullier, Jr.

DESIGNATED BROKER OF FIRM

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EMAIL

PHONE

SALES AGENT / ASSOCIATE'S NAME

LICENSE NO.

EMAIL

PHONE

BUYER / TENANT / SELLER / LANDLORD INITIALS

DATE

