

# 4732 SUGAR GROVE BOULEVARD

STAFFORD, TX 77477



## AVAILABLE SPACES

<b><u>Unit 102 &amp; 103</u></b>	1,250 SF each or 2,500 combined	Shell	Sale or Lease
<b><u>Unit 202</u></b>	1,250 SF	Built-out	Under Contract
<b><u>Unit 403</u></b>	2,500 SF	High-end upscale office buildout	Sale

## HIGHLIGHTS

- Brand-new modern office condos for sale and lease
- Seconds from US-59 and 3 minutes from Sam Houston Beltway
- Located within 1/2 mile of The Grid, a 192-acre mixed-use development with 350,000 SF of retail, dining, and entertainment
- Gated after-hours security access, the only project in the area offering this feature
- Brand-new single-story office condo construction
- Ideal uses: professional or medical office, spa, hair salon, light services
- Units available move-in ready or in shell condition with custom buildout options
- For sale or lease options available

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## RETAIL MAP



**THE GRID: A 192-acre master-planned mixed-use development featuring 350,000 SF of retail, dining, and entertainment, along with 2,400 residences.**



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## AERIAL



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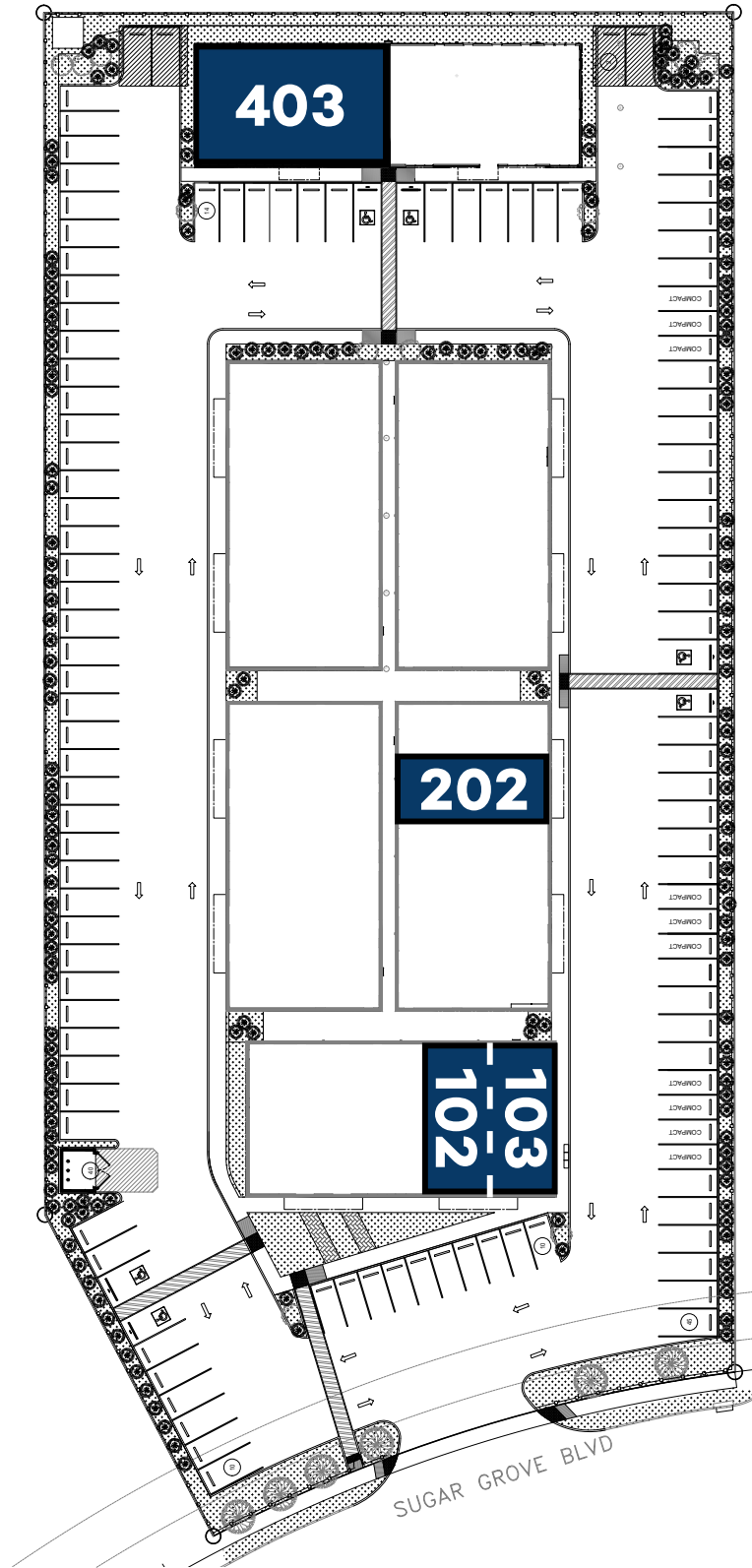
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## SITE PLAN

Unit 403: 2,500 SF

Unit 202: 1,250 SF

Unit 102/103: 1,250 or 2,500 SF  
(combinable)



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## UNDER CONTRACT: UNIT 202

1,250 SF (Built-out)

- Move-in ready office condo built out per Color Scheme Option 1.
- No buildout timeline, no construction hassle, just move in.
- Reception area
- 4 private offices
- Conference room
- Breakroom with modern built-in kitchenette
- Data/storage room
- Private restroom

## FLOOR PLAN



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## FOR SALE: UNIT 403

### 2,500 SF (High-end upscale office buildout)

- The most premium unit in the project.
- A fully built-out, upscale office suite with sophisticated finishes throughout.
- Reception area
- 6 Private offices with sliding doors that open to create larger, flexible workspaces
- Large conference room with a dedicated private restroom, so visiting clients never need to enter the back office
- Second private restroom within the main office suite, also finished to an upscale standard
- Full kitchen with high-end finishes
- Open workspace area

## FLOOR PLAN



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## FOR SALE: UNIT 403

2,500 SF (High-end upscale office buildout)

### PHOTOS



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## SALE/LEASE: UNIT 102 AND 103

1,250 - 2,500 SF (Shell Condition)

- Flexible units with prime street-front visibility directly on Sugar Grove Blvd.
- Available individually or combined.
- 1,250 SF each or up to 2,500 SF combined
- Shell condition, customize the interior to suit your needs
- Direct street frontage on Sugar Grove Blvd with strong signage exposure to passing traffic

## FLOOR PLAN





## 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.

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

\_\_\_\_\_  
Date