

# GREATWOOD PROFESSIONAL CENTER

7002 Riverbrook  
Sugar Land, TX 77479

Suburban Southwest Houston

OFFICE COMPLEX  
FOR SALE

**\$3,800,000**

7.58% CAP RATE



**18,260 SF BUILDING – 100% LEASED**



## HIGHLIGHTS

- 18,260 SF TOTAL ON 1.76 +/- ACRES
- 10 MEDICAL / PROFESSIONAL TENANTS:
  - + PROFESSIONAL COUNSELING
  - + MEMBER ONLY FITNESS CENTER
  - + HOMEOWNER ASSN. SERVICES
  - + INTEGRATIVE MEDICINE CLINIC
  - + CHILDREN & FAMILY THERAPY
  - + PROFESSIONAL IT & AUTOMATION
  - + FAMILY THERAPY (2)
  - + PSYCHIATRIC SERVICES
  - + INSURANCE AGENCY
- 3 TENANTS IN PLACE 10+ YEARS, AND 2 TENANTS FOR 5-7 YEARS
- BUILT IN 2000; NEW ROOF 2019
- CONCRETE, WELL-LIT PARKING 64 SPACES, 3.5:1,000SF RATIO

**EXCLUSIVELY LISTED BY MARTY MCADAMS & VALERIE STAPLES**

April 29, 2026

MCADAMS ASSOCIATES BROKERAGE

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# GREATWOOD PROFESSIONAL CENTER SURROUNDED BY HIGH QUALITY HOMES, RETAIL & MEDICAL



# GREATWOOD PROFESSIONAL CENTER



ENTRANCE MONUMENT SIGN



SPACIOUS, ALL CONCRETE WELL-LIT PARKING



FRONT OF CENTER



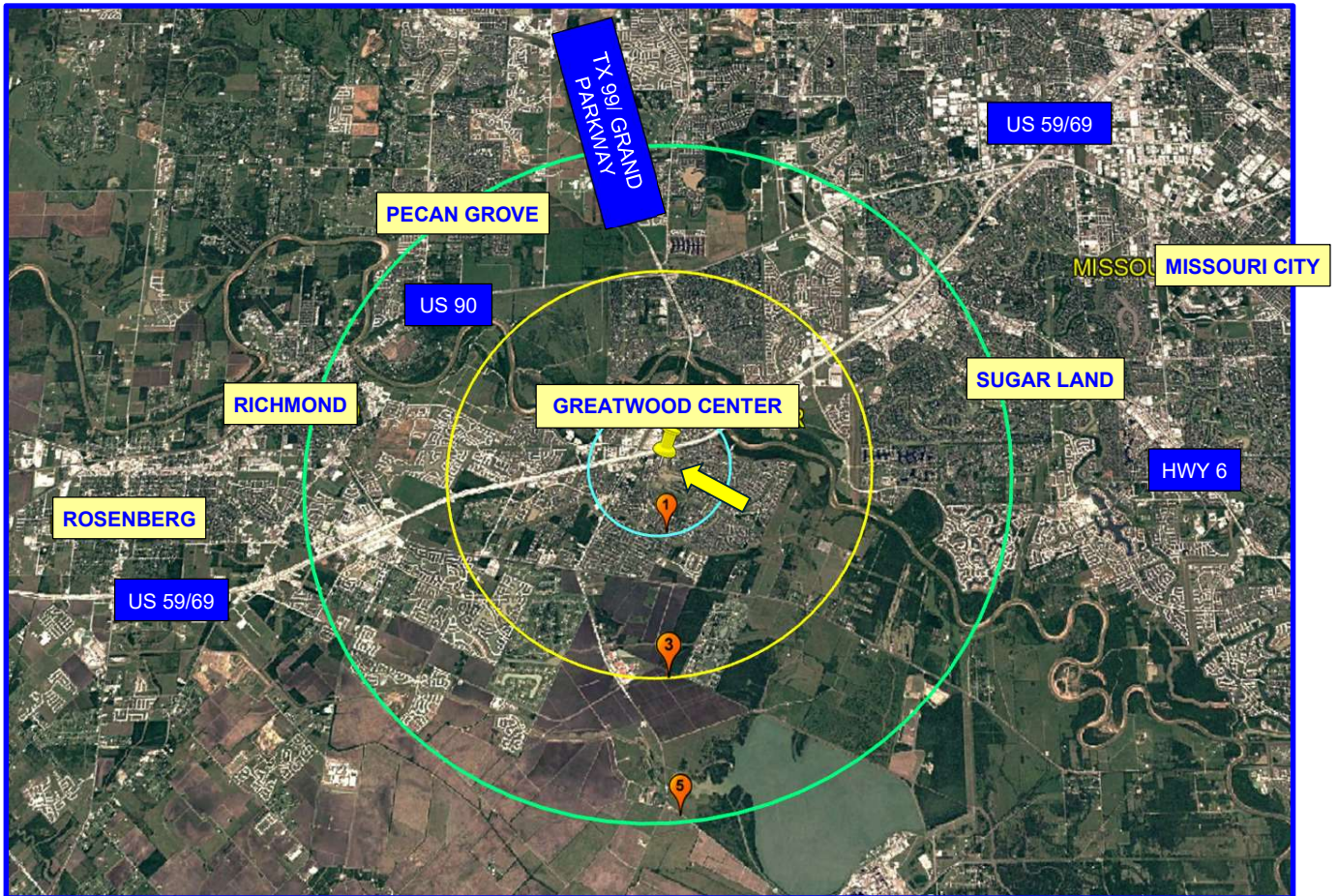
BACK OF CENTER



GREATWOOD GOLF COURSE VIEWS FROM BACK WINDOWS



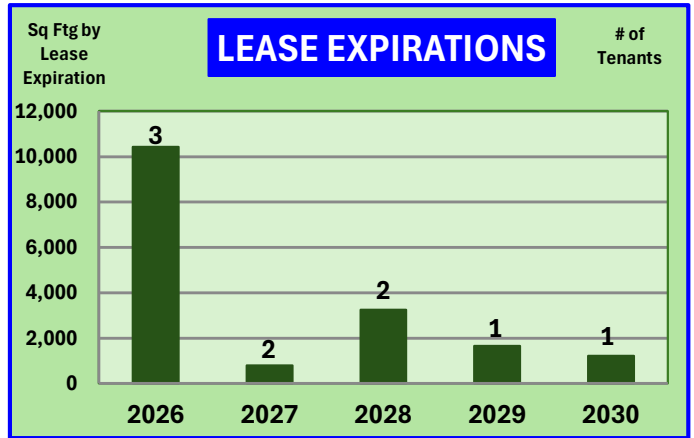
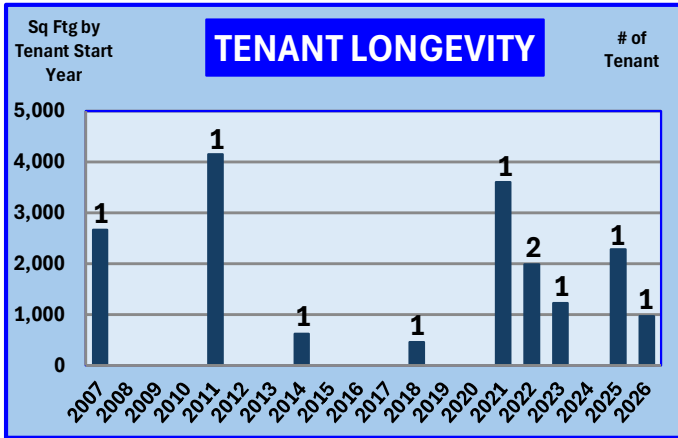
# GREATWOOD PROFESSIONAL CENTER IN HEART OF AFFLUENT POPULATION GROWTH



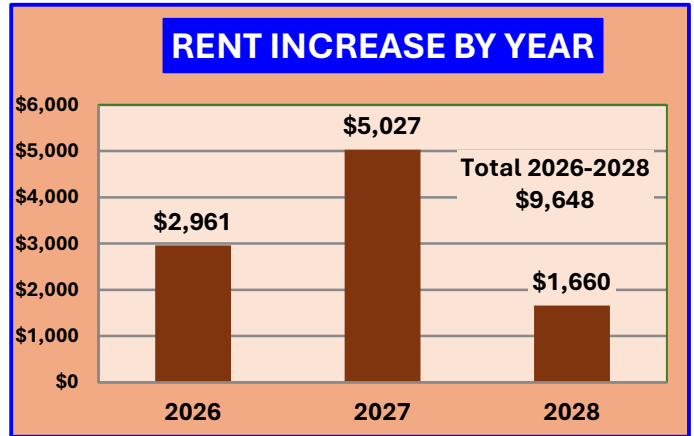
<b>RADIUS FROM: 7002 Riverbrook Sugar Land, TX 77479</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
2025 Population	11,406	65,945	163,003
2010-2025 Population Growth	21%	36%	49%
2025 Population Density per Sq. Mile	3,490	2,150	1,052
2025 Households	3,886	22,949	55,312
2025 Total Families	3,276	18,120	44,487
2025 Families as % of HH	84%	79%	80%
2025 Median HH Income	\$154,813	\$127,584	\$123,003
2025 Average HH Income	\$164,392	\$157,621	\$154,494
2025 Owner Occupied Homes	3,371	19,124	45,080
2025 Owner Occupied Homes %	87%	83%	82%
2025 Renter Occupied Housing %	13%	17%	18%
2025 Owner Home Value Median	\$366,939	\$366,458	\$371,315
2025 % Homes Built Since 2000	58%	70%	69%
2025 % HH Moved in 2000 or later	92%	96%	95%
2025 Daytime Population	11,635	59,763	144,778
Pop. > 25 Y.O. Bachelor's Degree +	69%	61%	57%
White Collar Jobs %	88%	80%	80%

- **Greatwood at crossroads of two major highways:**
  - + US 59 / I-69 (Southwest Fwy) The major SW Houston route
  - + TX 99, Grand Parkway Gateway to all points north; and expanding to the south.
  - + Region is home to major medical and retail
  - + Rapid residential growth entire southwest area
- **Greatwood in 3 Miles**
  - + 65,000+ Population
  - + 22,000+ Households
  - + 79% Families in households
  - + 36% 15-year population growth
- **Top-tier incomes**
  - + \$127,000+ Median
  - + \$157,000+ Average
- **Highly educated/ Good Jobs**
  - + Over 61% bachelor's degree or higher for 25+ year-olds
  - + 80% White collar jobs

# GREATWOOD PROFESSIONAL CENTER TENANT LEASE TERMS



- 100% LEASED – 10 TENANTS
- LEASES ARE 2-5 YEARS
- 5 TENANTS HAVE RENEWED MULTIPLE TIMES WITH RENT INCREASES
- ALL 2026-27 EXPIRATIONS ARE LONG-TERM TENANTS WITH MULTI-RENEWAL HISTORY
- \$9,648 PER YEAR IN TOTAL TERM RENT INCREASES



Ste 100 Greater Houston Counseling  
Ste 200 Legacy Fitness



Ste 500 Montage HOA Services  
Ste 700 You Only Younger



Ste 800 Guideline Management Svcs  
Executive Suites 900A-F



Back of Greatwood Center  
Viewed from Golf Course

# GREATWOOD PROFESSIONAL CENTER IN HEART OF AFFLUENT POPULATION GROWTH



STE 100	<b><u>GREATER HOUSTON COUNSELING CENTER</u></b> Tenant since 2022. Licensed counseling and therapy services for adults, children, and families. Current term runs through November 2029.
1,660 SF	
STE 200	<b><u>GREATWOOD TRAINING CENTER (LEGACY FITNESS)</u></b> Tenant since 2007. GTC Fitness has created a successful personal & group training environment. Fully equipped. Business sold in 2024 to an experienced operator & lease extended through August 2026. Renewal negotiations in progress.
2,671 SF	
STE 500	<b><u>MONTAGE COMMUNITY SERVICES</u></b> Tenant since 2021. A privately owned and operated homeowner association management company offering personal & individual management care to local HOA communities. Current term runs through November 2026.
3,600 SF	
STE 700	<b><u>YOU ONLY YOUNGER</u></b> Tenant since 2011. One of Sugar Land's most established, licensed med spas offering minimally invasive, non-surgical aesthetic services. Current term runs through December 2026.
4,153 SF	
STE 800	<b><u>GUIDELINE MANAGEMENT SERVICES</u></b> Tenant since 2025. Provides expert-driven project, client, and asset management services across a wide range of projects. Current term runs through June 2028.
2,054 SF	
STE 900 A	<b><u>NORMA JO BACKS, PhD &amp; ROMILIA RAMIREZ, PhD</u></b> Executive Suite Tenant since 2014. Dr. Backs teamed with Dr. Ramirez in 2018. Licensed family & behavior therapists. Current term is month to month.
627 SF	
STE 900 B	<b><u>CREDIBLE COVERAGE</u></b> Executive Suite Tenant since March 2026. Insurance agency specializing in health insurance and retirement planning for seniors. Current term runs through May 2028.
971 SF	
STE 900 C	<b><u>TESIS IT &amp; AUTOMATION, USA</u></b> Executive Suite Tenant since 2018. Local office of 20-year, international industrial and energy automation, and IT services provider. Current term runs through December 2027.
460 SF	
STE 900 D	<b><u>SMALL STEPS THERAPY</u></b> Executive Suite Tenant since 2022. Private play therapy clinic utilizing play as a means to help children express their feelings more easily through toys instead of words. Clinical Certified Sand Tray Therapist. Current term runs through March 2027.
329 SF	
STE 900 F	<b><u>INSYNCH HEALTH PLLC</u></b> Executive Suite Tenant since 2023. Psychiatric clinic offer services for Behavioral Health, Substance Abuse, Coordination of Care and Clinical Research. Current term runs through May 2030.
1,915 SF	

**DETAILED RENT ROLL PAGE 11**

# GREATWOOD PROFESSIONAL CENTER PROFORMA P&L FYB 1/1/26

GREATWOOD PROFESSIONAL CENTER PROFORMA P&L January 1, 2026	2026 100% LEASED based on 2025 EXPENSES		COMMENTS
<i>SF PERCENT LEASED</i>	<b>100.0%</b>	%	
<i>SF LEASED NNN LEASES</i>	<b>14,366</b>	<b>78.7%</b>	5 NNN LEASED SUITES
<i>SF LEASED EXECUTIVE SUITES</i>	<b>3,894</b>	<b>21.3%</b>	5 EXECUTIVE SUITES
<i>TOTAL CENTER LEASED NRA SF</i>	<b>18,260</b>	<b>100.0%</b>	18,260 SF CENTER
<b>INCOME:</b>		\$/SF	
Total Base Rent-NNN Leases	<b>\$249,192</b>	<b>\$17.35</b>	
Executive Suite Income	<b>\$93,862</b>	<b>\$24.10</b>	EXEC SUITES: GROSS + EXPENSE OVER BASE YR ALLOWANCE
Income from 2026 Rent Increase	<b>\$789</b>	<b>\$0.04</b>	ADDITIONAL RENT FROM MID-YEAR SCHEDULED RENT INCREASES
<b>Total Rent Income</b>	<b>\$343,843</b>	<b>\$18.83</b>	
Total Expense Recoveries- NNN Leases (CAM)	<b>\$116,364</b>	<b>\$8.10</b>	NNN LEASE EXPENSE RECOVERIES AT \$8.10/SF
Expense Recoveries-Exec Suites (CAM) over base allowance	<b>\$5,687</b>	<b>\$1.46</b>	EXEC LEASE EXPENSE RECOVERIES IN HIGHER GROSS RENTS WITH YEAR-END TRUE-UP
<b>Total Expense Recoveries</b>	<b>\$122,051</b>	<b>\$6.68</b>	ACTUAL RECOVERY IS HIGHER BECAUSE MOST EXEC LEASE RECOVERY IS IN GROSS RENTS
<b>TOTAL OPERATING INCOME</b>	<b>\$465,894</b>	<b>\$25.51</b>	
<b>EXPENSES:</b>			2025 RECOVERABLE EXPENSE
Common Area Maintenance	<b>\$22,599</b>	<b>\$1.24</b>	
Utilities - Common Area Only	<b>\$14,501</b>	<b>\$0.79</b>	EXCLUDES EXEC SUITES ELECTRIC
Property Taxes / Protest / Assn Dues	<b>\$66,006</b>	<b>\$3.61</b>	2025 TAXES + PROTEST FEE
Insurance	<b>\$38,268</b>	<b>\$2.10</b>	POLICY RENEWED AUG 2025
Management Fee	<b>\$14,379</b>	<b>\$0.79</b>	3.5% MGMT. FEE ON TOTAL RENTS AND NNN
NNN Tenants Recoverable Expenses	<b>\$155,753</b>	<b>\$8.53</b>	RECOVERABLE EXPENSE TO NNN LEASES ONLY
Executive Suites Electricity	<b>\$8,230</b>	<b>\$0.45</b>	
Executive Suites Janitorial	<b>\$9,971</b>	<b>\$0.55</b>	
Executive Suites R&M (Incl HVAC)	<b>\$3,809</b>	<b>\$0.21</b>	
Exec Suites Specific Add'l Expenses	<b>\$22,010</b>	<b>\$1.21</b>	UTILITIES, JANITORIAL, & R&M; ONLY FOR EXEC SUITES.
<b>TOTAL EXPENSES</b>	<b>\$177,763</b>	<b>\$9.74</b>	
<i>Memo - Total Center Expenses \$/SF</i>	<b>\$9.74</b>		INCLUDES NNN AND EXEC SUITE EXPENSES
<b>NET OPERATING INCOME</b>	<b>\$288,131</b>	<b>\$15.78</b>	
<b>PRICE</b>	<b>\$3,800,000</b>		
PRICE - \$/SF	<b>\$208</b>		
<b>CAP RATE / ALL-CASH RETURN</b>	<b>7.58%</b>		

- FIVE NNN LEASE SUITES – 14,366 SF – 79% OF CENTER
- FIVE EXECUTIVE SUITES – 3,894 SF– 23% OF CENTER
- EXPIRATIONS SPREAD OVER 5 YEARS
- MOST LEASES HAVE FIRM RENT INCREASES:  
+ ADDS \$9,648 / YEAR TOTAL FUTURE INCREASES
- TENANT EXPIRATIONS HAVE RENEWED MULTIPLE TIMES

## GREATWOOD PROFESSIONAL CENTER THE INVESTMENT OPPORTUNITY

- 18,260 SF MODERN OFFICE BUILDING ON 1.76 +/- ACRES
- BUILT IN 2000. STEEL AND WOOD FRAME; BRICK FACE & WOOD TRIM
- NEW ROOF IN SUMMER 2019
- PAINTED EXTERIOR 2016. EXECUTIVE SUITE UPGRADES 2025
- LARGE, ALL CONCRETE, WELL-LIT PARKING LOT  
+ 64 SPACES; 3.5 PER 1,000 SF
- OVERLOOKS GREATWOOD GOLF COURSE FAIRWAYS AND POND
- NEW GOLF COURSE-FACING WINDOW PROTECTORS
- IN AREA OF HIGH-QUALITY OFFICES AND SENIOR LIVING
- NEAR GREATWOOD COMMUNITY ENTRANCE FROM US 59 / I 69 AT  
SOUTHWEST PORTION OF THE GRAND PARKWAY (TX 99)
- ANNEXED INTO CITY OF SUGAR LAND DECEMBER 2017

**NEW ROOF IN 2019**

- \$288,131 PROFORMA NOI JANUARY 1, 2026
- \$3,800,000 PRICE AT 7.58% CAP RATE



# IMPORTANT NOTICE

**NOTICE:** The information in this document has been obtained from sources we deem reliable. However, we make no guarantee, warranty or representation, expressed or implied, as to its accuracy or completeness. References to age, rentable areas and land areas are approximate and operating / financial projections are for example only. Buyer should investigate to verify the information and bears all risk for any inaccuracies or omissions.

**MCADAMS ASSOCIATES 2025**



**FOR INFORMATION - EXCLUSIVELY LISTED BY**

**VALERIE STAPLES & MARTY MCADAMS**

**MCADAMS ASSOCIATES BROKERAGE**

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# Information About Brokerage Services

11-2-2015

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

**Regulated by the Texas Real Estate Commission**

TAR 2501

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Marty McAdams

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IABS 1-0  
Info Broker

# GREATWOOD PROFESSIONAL CENTER CONFIDENTIAL RENT ROLL

RENT ROLLAS OF MAY 1, 2026 - 10 TENANTS																
GREATWOOD PROFESSIONAL																
SUITE	NNN LEASE TENANTS	SQ. FEET	% OF TOTAL	Rent/Mo Current	Rent/SF \$/Mo	Rent/SF \$/Yr	NNN/Mo Current	NNN/SF \$/Mo.	NNN/SF \$/Yr	TOTAL PAYMT/MO	SECURITY DEPOSIT	TENANT SINCE	LEASE ENDS	INCREASE	NEW BASE/MO	RENT INCR \$/MO
100	GREATER HOUSTON COUNSELING	1,660	9.1%	\$2,628.33	\$1.58	\$19.00	\$1,121.00	\$0.68	\$8.10	\$3,749.33	\$3,152.50	Nov-22	Nov-29	Dec-26	\$2,766.67	\$138.34
200	LEGACY FITNESS	2,671	14.6%	\$3,997.00	\$1.50	\$17.96	\$1,803.00	\$0.68	\$8.10	\$5,800.00	\$3,783.92	Sep-07	Aug-26	n/a	\$3,997.00	\$0.00
500	MONTAGE COMMUNITY SERVICES	3,600	19.7%	\$4,125.00	\$1.15	\$13.75	\$2,430.00	\$0.68	\$8.10	\$6,555.00	\$5,925.00	May-21	Nov-26	n/a	\$4,125.00	\$0.00
700	YOU ONLY YOUNGER	4,153	22.7%	\$6,402.54	\$1.54	\$18.50	\$2,803.00	\$0.67	\$8.10	\$9,205.54	\$3,818.22	Aug-11	Dec-26	n/a	\$6,402.54	\$0.00
800	GUIDELINE MANAGEMENT SVCS	2,282	12.5%	\$3,613.17	\$1.58	\$19.00	\$1,540.00	\$0.67	\$8.10	\$5,153.17	\$5,000.00	Jun-25	Jun-28	Jul-26	\$3,721.56	\$108.39
	<b>EXECUTIVE SUITES*</b>								Excess Over Base Year							
	<small>*GROSS RENT+NNN INCREASE &gt; BASE YEAR COLLECTED WITH CAM RECONCILIATION</small>															
900	EXEC SUITES COMMON AREA	280	1.5%									Expense proration attributable to this sq footage billed back proportionally to executive suite tenants				
900-A	BACKS & RAMIREZ (EXEC)	627	3.4%	\$1,076.00	\$1.72	\$20.59	\$0.00	\$0.00	\$0.00	\$1,076.00	\$1,019.00	Jun-14	M-to-M	n/a	\$1,076.00	\$0.00
	<small>GROSS + BASE YR</small>															
900-B	CREDIBLE COVERAGE (EXEC)	971	5.3%	\$2,000.00	\$2.06	\$24.72	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	Mar-26	May-28	n/a	\$2,000.00	\$0.00
	<small>GROSS + BASE YR</small>															
900-C	TESIS IT & AUTOMATION (EXEC)	460	2.5%	\$1,070.56	\$2.33	\$27.93	\$0.00	\$0.00	\$0.00	\$1,070.56	\$824.00	Apr-18	Dec-27	n/a	\$1,070.56	\$0.00
	<small>GROSS + BASE YR</small>															
900-D	SMALL STEPS THERAPY (EXEC)	329	1.8%	\$710.00	\$2.16	\$25.90	\$0.00	\$0.00	\$0.00	\$710.00	\$1,942.00	Mar-22	Mar-27	n/a	\$710.00	\$0.00
	<small>GROSS + BASE YR</small>															
900-F	INSYNCH HEALTH (EXEC)	1,227	6.7%	\$2,965.25	\$2.42	\$29.00	\$0.00	\$0.00	\$0.00	\$2,965.25	\$2,962.25	Aug-23	May-30	Jun-27	\$3,272.00	\$306.75
	<small>GROSS + BASE YR</small>															
															2026 rent increase	\$788.68

		ANNUAL RENT INCREASES BY YEAR		
		Scheduled	Step-ups	TOTAL
5	TOTAL NNN LEASED	14,366	78.7%	\$249,192
5	TOTAL EXEC SUITES LEASED	3,894	21.3%	\$93,862
10	TOTAL LEASED	18,260	100.0%	\$343,054

		ANNUAL RENT INCREASES BY YEAR		
		2026 Rent Incrs	NNN \$/SF/Yr	Security Deps
5	TOTAL NNN LEASED	\$788.68	\$8.10	\$21,680
5	TOTAL EXEC SUITES LEASED	\$0.00	n/a	\$8,747
10	TOTAL LEASED	\$788.68	\$8.10	\$30,427