



Colliers

Accelerating success.

FOR SALE

Sugar Creek Place II

14140 Southwest Freeway
Sugar Land, TX 77478

Excellent User Opportunity

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Executive Summary

Colliers is pleased to present to qualified investors the exclusive opportunity to acquire Sugar Creek Place II, a 68,165-square-foot, four-story Class B office asset located at 14140 Southwest Freeway in the highly regarded and award-winning community of Sugar Land, Texas. Constructed in 2001, the property has been well maintained and offers a functional, institutional-quality design suited to a diverse tenant base.

The asset is complemented by a four-level structured parking garage providing 270 spaces, with direct access to each floor—an increasingly sought-after amenity that enhances tenant convenience and retention. In addition to supporting leasing competitiveness, the parking structure presents a potential ancillary revenue stream for ownership.

Sugar Creek Place II represents a compelling value-add investment opportunity, offering investors the ability to capitalize on leasing momentum, operational efficiencies, and strategic enhancements to drive income growth and long-term asset appreciation.



Investment Highlights:

- Top two (2) floors available for user
- 38,000 SF of contiguous space
- Above average parking ratio
- ±1.66 acres of land
- Excellent visibility and direct access to Highway 59 serving ±186,103 cars per day
- Covered 4-story structured parking garage
- Situated within close proximity to a wide array of nearby amenities

SALES PRICE

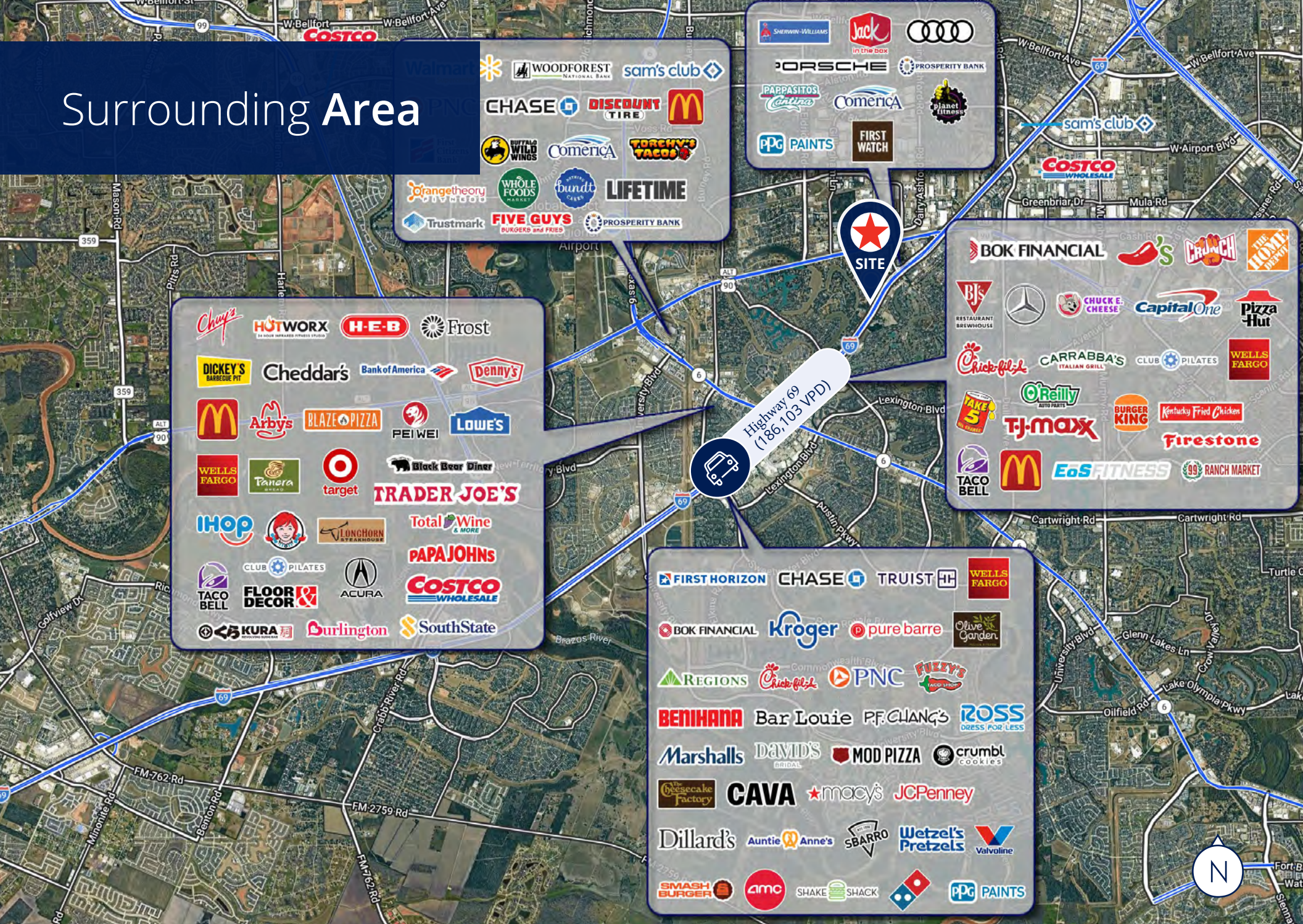
Contact Broker

Quick
Links

 View Map

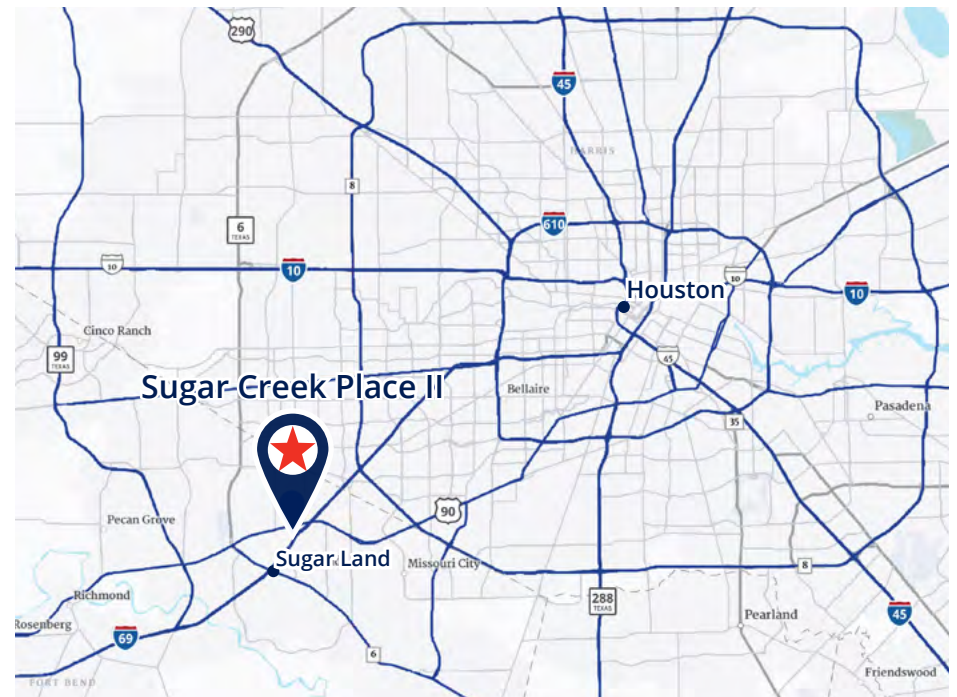
 Visit Website

Surrounding Area



Asset Profile

Project Name	Sugar Creek Place II
Address	14140 Southwest Fwy Sugar Land, TX 77478
County	Fort Bend
Asset Type	Low-rise office building
Asset Class	B
Submarket	E Fort Bend/Sugar Land
NRA	±68,165 SF
Land Area	±1.66 acres
Year Built / Renovated	2001
# of Stories	4
Occupancy	29%
Parking Ratio	4.0/1,000 SF
Parking Spaces	270 covered spaces
Parcel	7555-00-000-0045-907

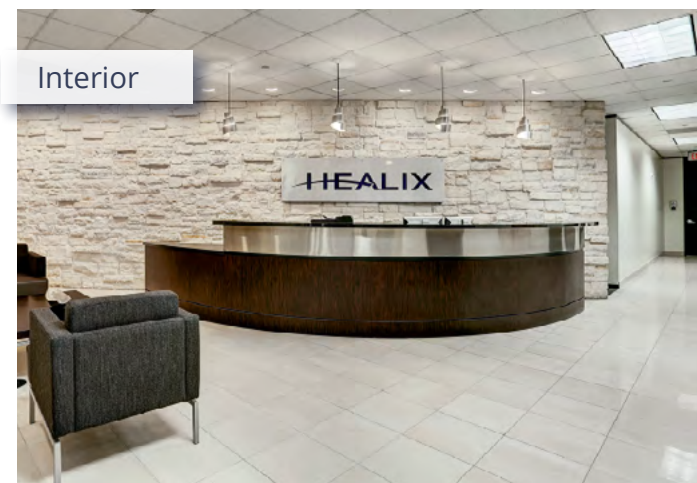




Building Exterior



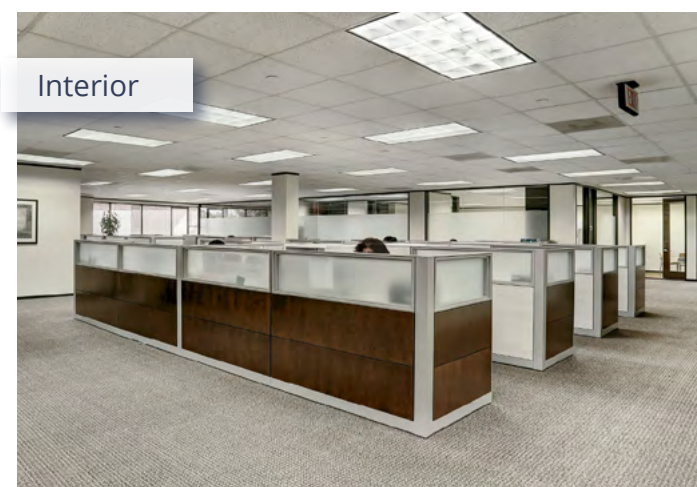
Interior



Interior

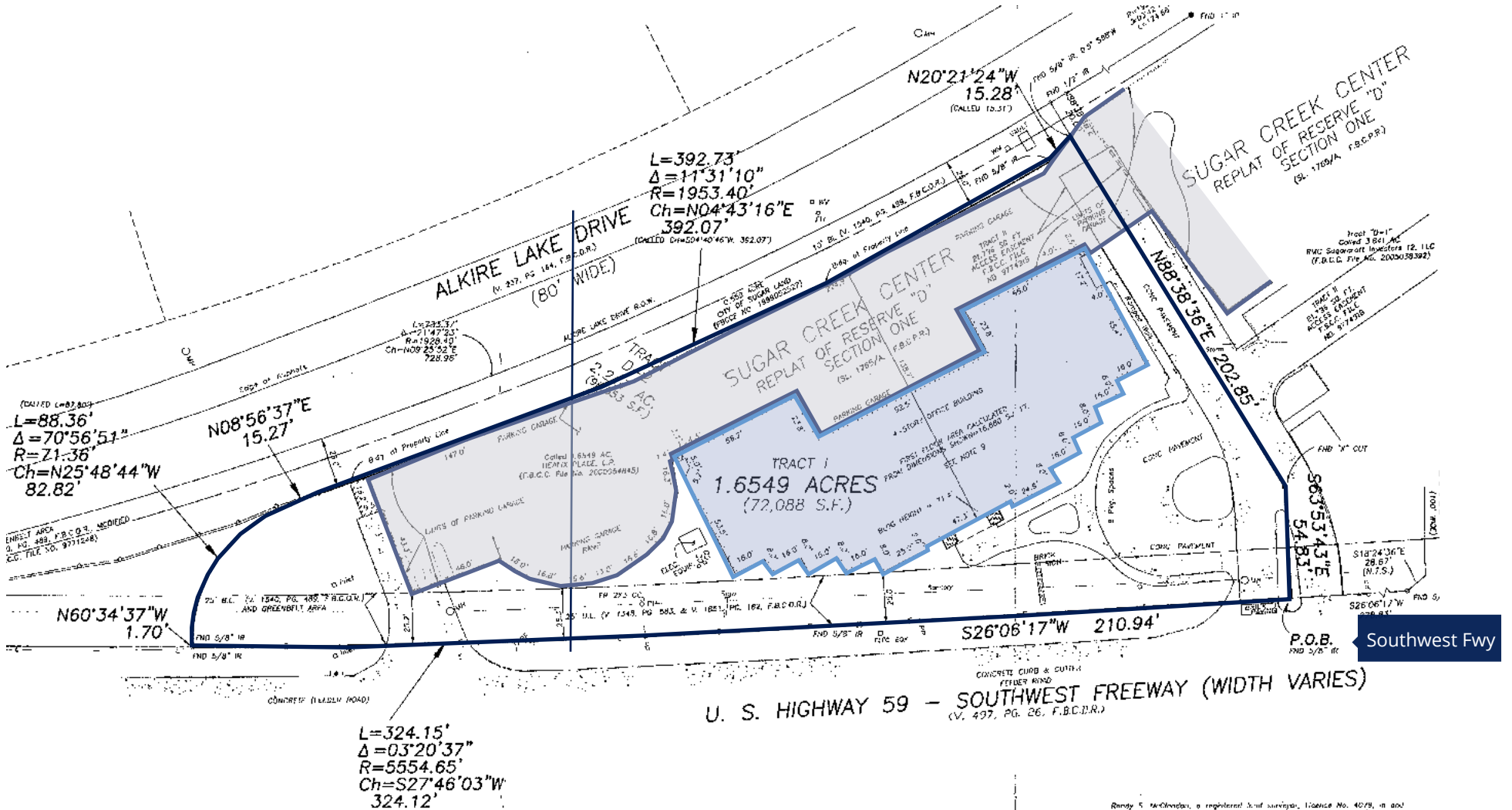


Main Entrance



Interior

Property Survey



Demographic Detail

POPULATION

	1 Mile	3 Miles	5 Miles
2025 Population	4,229	85,875	281,326
2010 Population	4,516	82,533	261,903
Projected Population (2030)	4,492	92,363	296,866
Annual Growth (2025 to 2030)	1.21%	1.47%	1.08%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 Households	1,769	33,199	98,034
2010 Households	1,786	30,121	86,343
Projected HH (2030)	1,905	36,399	105,397
Annual Growth (2024 to 2029)	1.49%	1.86%	1.46%

HOUSEHOLDS BY INCOME

	1 Mile	3 Miles	5 Miles
Median Household Income	\$141,796	\$97,050	\$88,764
Projected Median HH Income (2030)	\$154,953	\$105,592	\$100,016
Annual Growth (2025 to 2030)	1.79%	1.70%	2.42%
Average Household Income	\$201,241	\$133,923	\$125,856
Projected Avg HH Income (2030)	\$211,165	\$142,479	\$136,783
Annual Growth (2025 to 2030)	0.97%	1.39%	1.68%
Per Capita Income	\$83,477	\$52,050	\$43,774
Projected Per Capita Income (2030)	\$88,826	\$56,789	\$48,468
Annual Growth (2025 to 2030)	1.25%	1.76%	2.06%

5 MILE RADIUS



281,326

Population



98,034

Households



\$125,856

Average Household Income



39.3

Median Age

Investment Opportunity



Sugar Creek Place II

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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