



GRAND PARKWAY PROFESSIONAL CENTER | FOR LEASE

Renovation to be Completed

in Q3 2026

Grand Parkway Professional Center

10,820 SF AVAILABLE

17310-17320 W Grand Pkwy S, Sugar Land, TX 77479

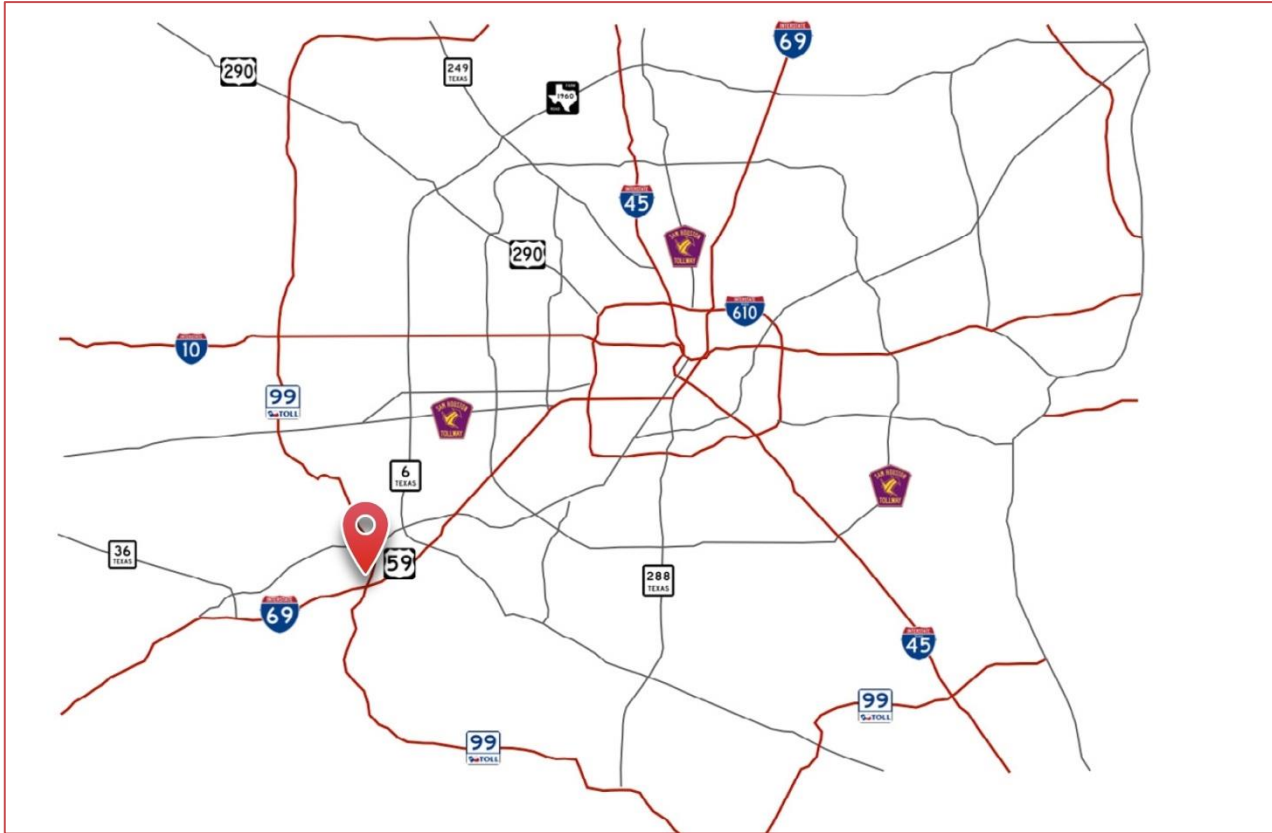
Ronald Patrice | Broker

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KM Realty

5555 San Felipe, Suite 510, Houston, Texas 77506

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LOCATION

17310–17320 W Grand Pkwy S,
Sugar Land, TX 77479



AVAILABLE

10,820 SF in total



RATE

Please call for pricing



TRAFFIC COUNTS (TXDOT)

34,214 VPD 87,205 VPD
W Grand Pkwy S I-69



PROPERTY INFORMATION

- **High Visibility & Traffic:** Excellent exposure with over 34,000 daily vehicles on West Grand Parkway South and 87,000+ on I-69.
- **Affluent Consumer Base:** Located in a wealthy demographic with an average household income exceeding \$152,000 within a one-mile radius.
- **Strong Retail Synergy:** Situated in a vibrant, H-E-B-anchored trade area near major national brands like Starbucks, Chick-fil-A, and Tesla.
- **Modernized Facilities:** The property will offer an updated aesthetic and experience, with renovations scheduled to be completed in the third quarter of 2026.
- **Ample Accessibility:** The site is designed for convenience, featuring 214 dedicated parking spaces to easily accommodate both staff and high customer volumes.

Visitor data from Placer.ai

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	9,600	63,423	151,347
AVG HH INCOME	\$152,917	\$154,386	\$156,059

AREA RETAILERS

H-E-B, Domino's Pizza, Burger King, Toyota, Tesla, Gringo's Mexican Kitchen, Starbucks, Chipotle, MOD Pizza, Chick-fil-A, Saltgrass Steak House, Urban Bird Hot Chicken, Whataburger, Smoothie King, First Watch, Baskin Robbins, Walgreens, Dollar Tree, Star Furniture, Freddy's Frozen Custard & Steakburgers, Döner & Gyros, CarMax, etc.

C O - T E N A N T S

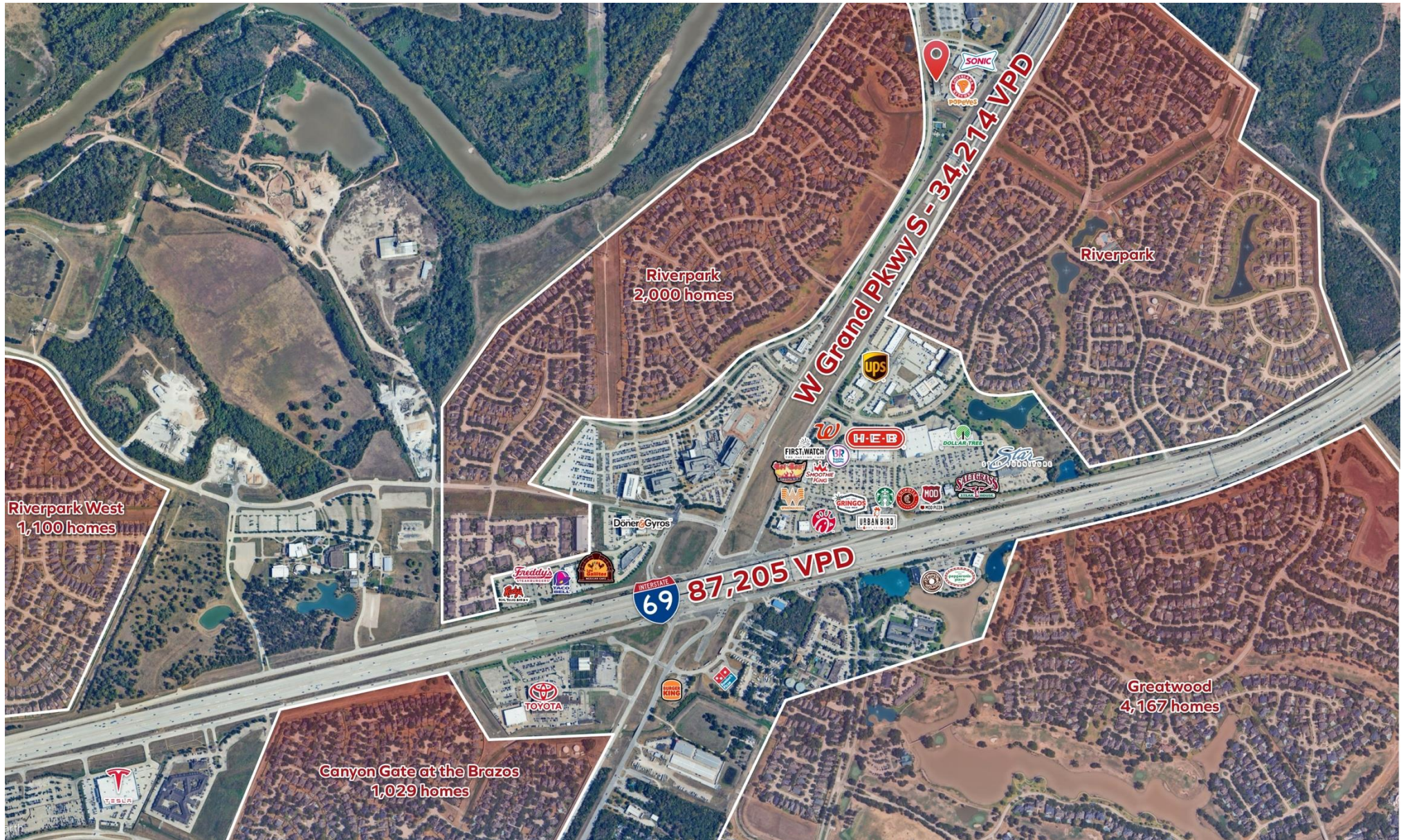
Encounter Church, Billy's Donuts, Blue Rose Nail & Spa, Pet Imaging Sugar Land, River Park Dental Center, Nuthatch Montessori School, etc.



The **Grand Parkway Professional Center**, located at 17310–17320 W Grand Pkwy S in Sugar Land, Texas, is a prime commercial leasing opportunity situated at a highly visible intersection. Benefiting from **34,214 vehicles per day on West Grand Parkway South** and **87,205 vehicles daily on Interstate 69**, the property offers exceptional exposure to local commuters and regional visitors. The center spans 36,430 total square feet with **8,270 square feet currently available for lease**, featuring ample parking and modernized facilities with renovations slated for completion in the third quarter of 2026.

Businesses establishing themselves here will join a diverse roster of **established co-tenants** and benefit from a **vibrant surrounding trade area** anchored by H-E-B and major national brands like Starbucks, Chick-fil-A, and Tesla. Furthermore, the property is uniquely positioned to tap into a highly affluent, densely populated consumer base. Within a five-mile radius, the thriving local market boasts a population of 151,347 residents with an exceptional average household income exceeding \$156,000, making this location an ideal destination for growing operations.





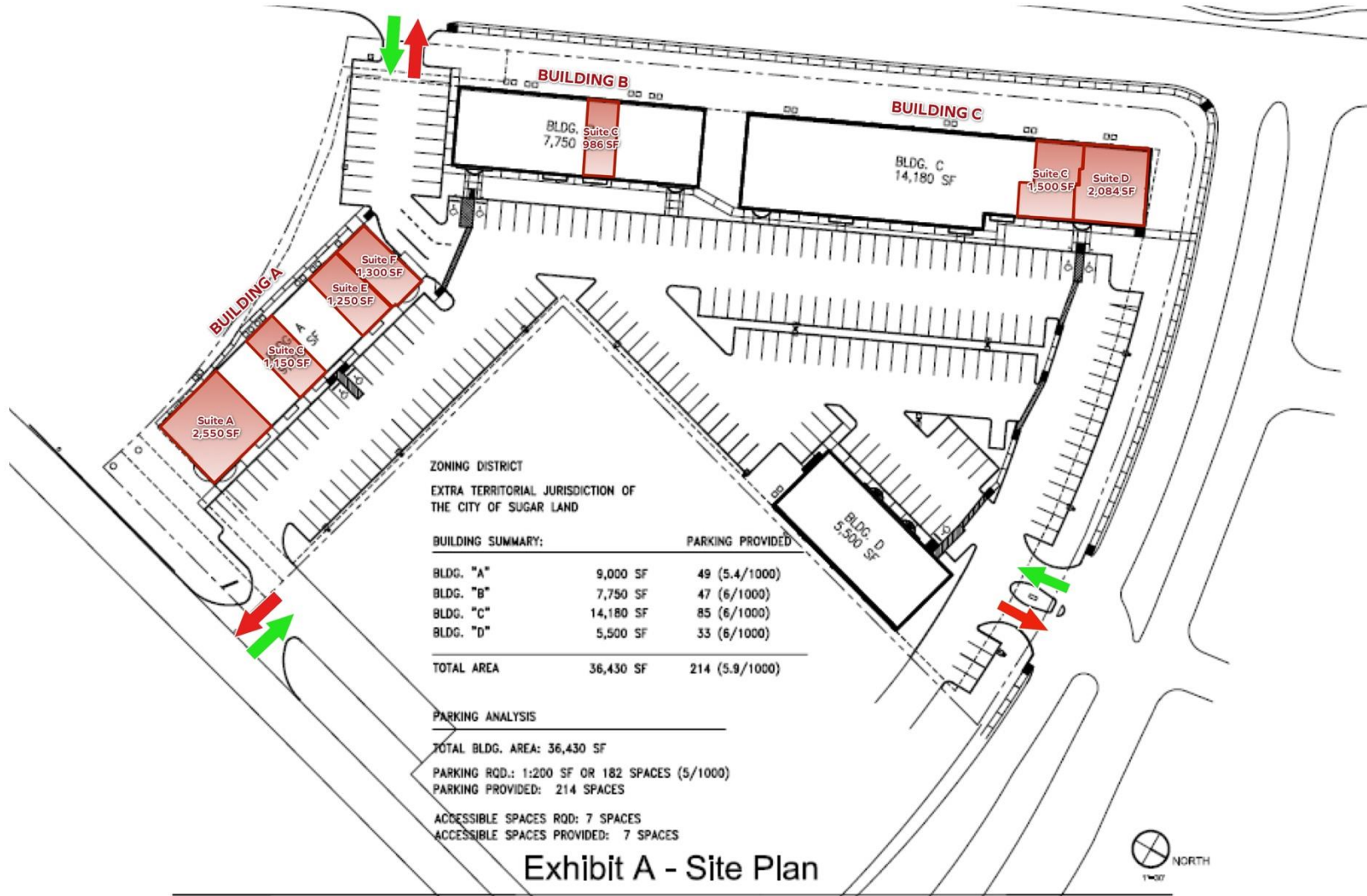


Exhibit A - Site Plan



The Wingfield/Sears Group, Inc.
ARCHITECTS INTERIOR DESIGNERS

Grand Parkway, Sugar Land, TX

SITE PLAN

20 OCTOBER 2024
10 NOV. 2024

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
Ronald Patrice	780842	ronald@kmrealty.net	713.275.2616
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

BUYER/TENANT/SELLER/LANDLORD INITIALS

DATE