



20333

Southwest Frwy -
Grand Parkway
Sugar Land, TX 77479

INVESTMENT OPPORTUNITY

Tara Oliver
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20333
SW FRWY



PROPERTY SPECIFICATIONS

Rentable Area	11,177 SF
Land Area	1.59 Acres
Property Address	20333 SW Frwy Sugarland, TX 77479
Year Built/Renovated	1997 /2010

OFFERING

Sale Price	\$3,700,000.00
CAP Rate	6.33
Net Operating Income	\$235,000
Occupancy	91.2%
Price per square foot	\$331.00

DEMOGRAPHICS

Population (2029 projection)	2 miles	41,456
	5 miles	181,660
	10 miles	717,170
Average Household Income	2 miles	\$ 13,792
	5 miles	\$ 60,528
	10 miles	\$234,981

Traffic Counts (2025)

Crabb River Rd / SW Frwy NE	27,609
SW Frwy Frontage Rd / Crabb River Rd E	9,546

FOR MORE INFORMATION

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20333 SW FRWY



20333 SW Freeway is strategically positioned along the highly trafficked Southwest Freeway (I-69/US-59) corridor in the heart of Sugar Land, one of the most desirable and fastest-growing suburban markets within the Houston MSA.



The property offers exceptional visibility and accessibility with immediate freeway frontage and convenient access to Texas State Highway 99 (Grand Parkway) and major thoroughfares serving Fort Bend County high visibility from HWY 59 and across the street from River Park Shopping Center.



Located just minutes from Sugar Land Town Square and First Colony Mall, the site benefits from a strong retail, dining, and entertainment presence that draws consistent daytime and evening traffic. The surrounding area features dense residential communities, master-planned neighborhoods, established office developments, and major medical facilities.

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— TEXAS —
SUGAR LAND

INVESTMENT HIGHLIGHTS

Stabilized multi-tenant retail asset

- 91% Occupied.
- Multiple legacy tenants with strong financial stability.
- Granting investors timely and forecastable income.

NNN Lease Structure

- Tenants reimburse CAM, Taxes and Insurance.
- Reducing Landlord obligations and establishing a passive, low-touch investment experience.

Located in High-Demand Sugar Land, TX

- As one of the Houston region's most prosperous and fast-expanding suburbs, Sugar Land benefits from robust demographics, high income levels, and sustained retail demand.

Professionally Managed Asset

- With professional management in place, operations remain efficient, expenses are optimized, and ownership stands hands-off.



Investment Opportunity | Offering Memorandum

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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 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. **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.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date