

FOR SALE/LEASE

4732 SUGAR GROVE BOULEVARD



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STAFFORD, TX 77477

PROPERTY HIGHLIGHTS:

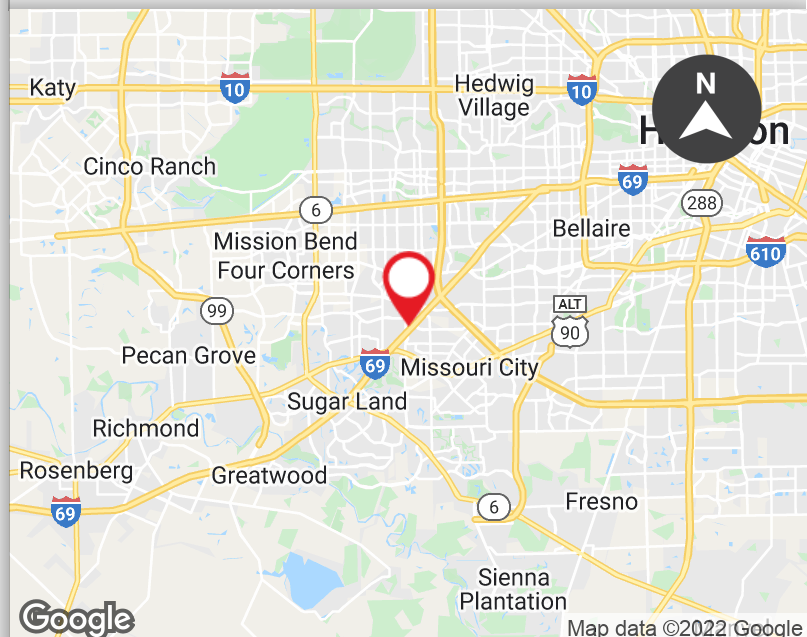
- 1,250 SF units
- Up to 5,000 SF contiguous available
- Brand new single-story office condo construction
- Build to Suit
- Easy access to I-59
- Located within ½ mile of the Grid - new mixed use development
- Permitted uses: office, medical
- Planned Completion: Q3 2022

FOR MORE INFORMATION PLEASE CONTACT:



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4732 SUGAR GROVE BOULEVARD LOCATION OVERVIEW



TRAFFIC COUNTS

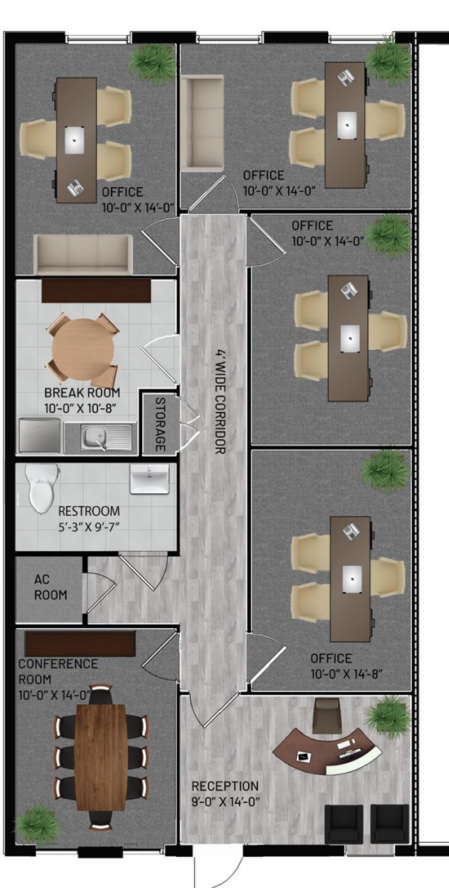
INTERSECTION	CARS PER DAY
Southwest Fwy & W Airport Blvd	184,106
Kirkwood Rd & S Kirkwood Rd N	19,405
W Airport Blvd & Frontage Rd SE	38,592
Kirkwood Rd & Bluebonnet Dr S	19,869

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Population	12,237	50,017	116,480
Total Households	4,730	17,325	39,302
Average HH Income	\$74,384	\$65,546	\$63,129

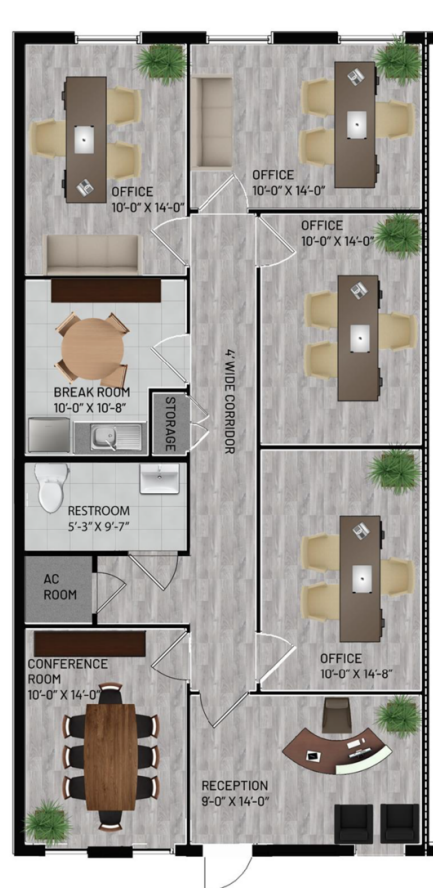
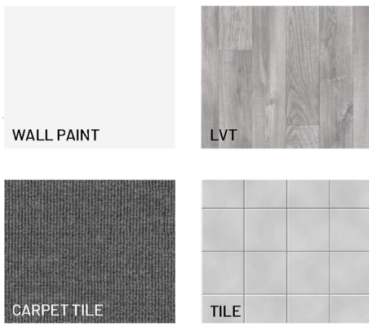
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FLOOR PLAN



FLOOR PLAN

COLOR SCHEME OPTION 1



FLOOR PLAN

COLOR SCHEME OPTION 2
UPGRADE

