

PRICE REDUCED
\$2,395,000.00



BUILDING SIZE 9,000 SF	LEASED ~82%	LAND AREA ± 0.90 AC	YEAR BUILT 2006	COUNTY FORT BEND
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PROPERTY DETAILS

Address	3030 Edgewater Drive, Sugar Land 77478
Building	Two-story office, constructed 2006
Building Size	9,000 SF
Land Area	± 0.90 Acres
Occupancy	~82% leased (7,412 SF)
Available	1,588 SF
Parking	44 total spaces (2 ADA-accessible)
Floodplain	Not in 100-year or 500-year floodplain

UTILITIES & SYSTEMS

Electric	Cirro Energy
Water	City of Sugar Land
HVAC	4 units (one new installed Feb. 2026)
Security	Camera system & pre-wiring above ceiling
Internet	Available (currently serviced by tenant)

POTENTIAL USES

Medical Office	Professional Office
Therapy Services	User-Investor

LOCATION & ACCESS

- Fort Bend County — one of the nation's fastest-growing counties
- Adjacent to Sugar Land Professional Plaza — an established medical corridor with 12+ healthcare providers
- Adjacent to Highlands Elementary School
- ± 0.4 miles from Highway 6
- ± 0.9 miles from U.S. Highway 59

BUILDING HIGHLIGHTS

- Original roof with completed repairs
- Four ADA-compliant restrooms
- Five entry points for flexible access
- Attic storage space
- Fully sprinklered

NEARBY SCHOOLS

Highlands Elementary School Adjacent to property	7/10
Dulles High School ± 2.9 miles (~9 minute drive)	7/10
Dulles Middle School ± 3.3 miles (~8 minute drive)	8/10



PROPERTY GALLERY

EXTERIOR



Two-Story Office Building with Frontage on Edgewater Drive



Five Entry Points for Flexible Access



Ample On-Site Parking with 44 Spaces (2 ADA-accessible)

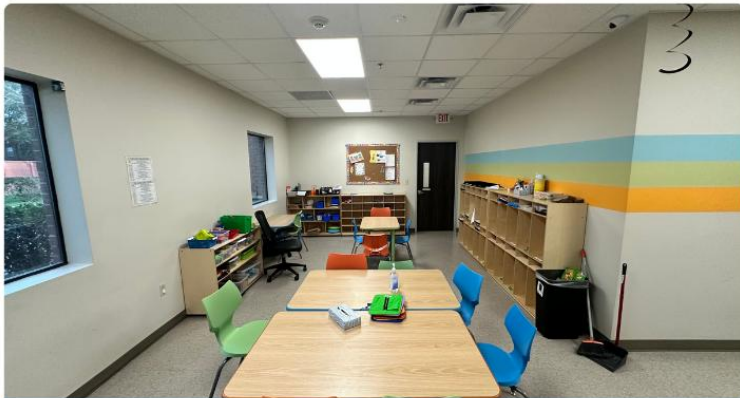


PROPERTY GALLERY

INTERIOR



Expansive Open Floor Plan



Flexible Office Layout Suitable for a Variety of Users



Behavioral Health-Ready Classroom with Observation Mirror



Professional Entry and Reception Area



Four ADA-compliant restrooms



Attic Storage Space



PROPERTY GALLERY

AERIAL MAPS



Adjacent to Sugar Land Professional Plaza — an established medical corridor with 12+ healthcare providers

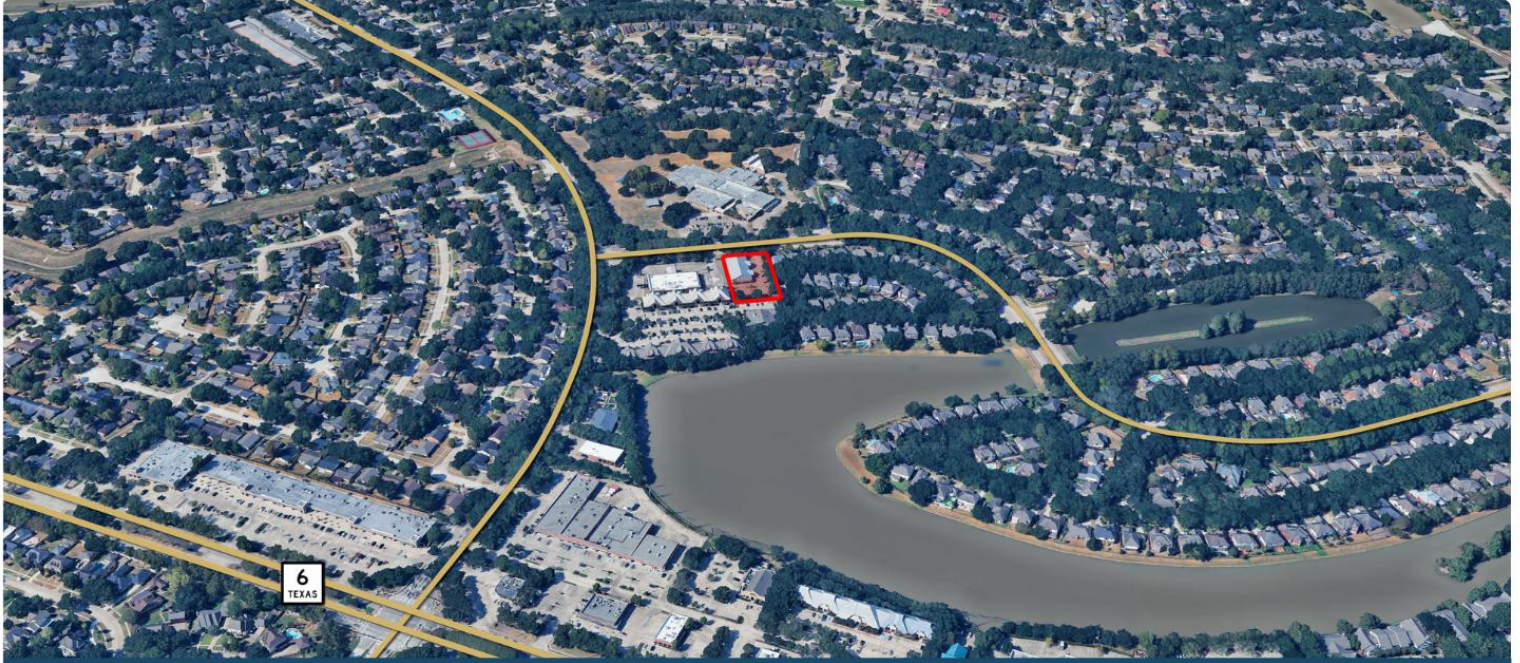


Adjacent to Highlands Elementary School

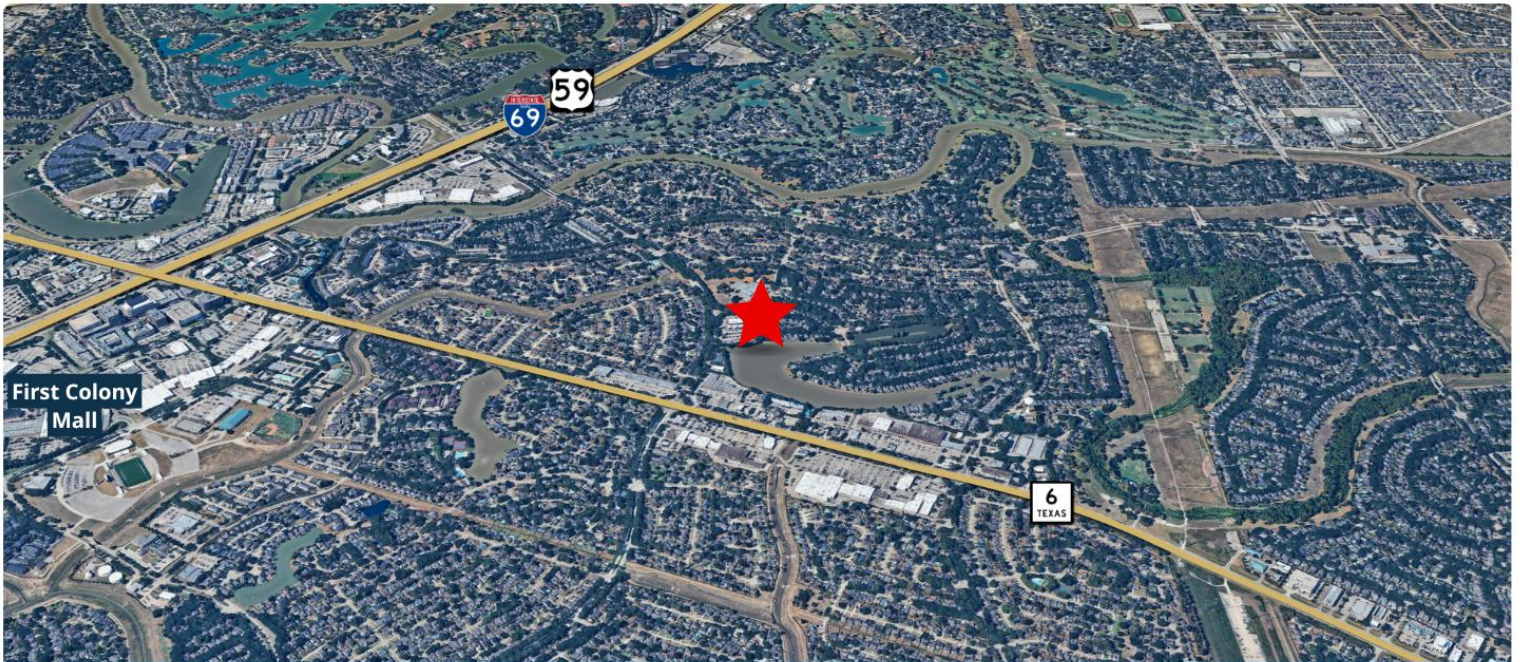


PROPERTY GALLERY

AERIAL MAPS



± 0.4 miles from Highway 6



± 0.9 miles from U.S. Highway 59

