

1,158 SF AVAILABLE

MOSELEY

COMMERCIAL
REAL ESTATE

18318 UNIVERSITY BLVD., SUGAR LAND, TX 77479



www.mcrehouston.com
(713) 522-4646

1,158 SF
FOR LEASE

PROPERTY INFORMATION

MOSELEY | COMMERCIAL
REAL ESTATE

| TRAFFIC COUNTS | CPD |
|-----------------------------------|--------|
| UNIVERSITY BLVD. AT LJ PARKWAY | 12,798 |
| UNIVERSITY BLVD. AT OILFIELD ROAD | 18,933 |

LOCATION

18318 UNIVERSITY BLVD.
SUGAR LAND, TX 77479



PROPERTY NOTES

- 1,158 SF RETAIL SPACE
- MONUMENT SIGNAGE
- ACROSS FROM THE CLUB AT RIVERSTONE
- MINUTES FROM HIGHWAY 6 & US 69
- ON THE "GOING TO WORK" SIDE
- AFFLUENT MARKET
- EXCELLENT INGRESS & EGRESS

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 9,301 | 68,284 | 169,301 |
| AVG. HH INCOME | \$252,277 | \$197,808 | \$165,114 |
| DAYTIME POPULATION | 1,544 | 20,411 | 65,860 |
| HOUSEHOLD | 2,738 | 22,074 | 57,278 |

NEIGHBORS



PACIFIC
DENTAL SERVICES®



MOSELEY

COMMERCIAL
REAL ESTATE

UNIVERSITY BOULEVARD

WINDING WATERS LANE



| SUITE | TENANT | SF |
|-------|-------------------------------|-------|
| 100 | CODE NINJAS | 1,805 |
| 200 | AVAILABLE | 1,158 |
| 300 | ORTHODONTIST | 1,841 |
| 500 | LUXE DENTAL ARTS | 2,625 |
| 600 | FORTISSMO YAMAHA MUSIC SCHOOL | 1,500 |
| 700 | REVIVE DAY SPA | 3,375 |



EMAIL US

BEA NARANJO

BEA@MCREHOUSTON.COM

CALL US

713-522-4646

VISIT US

WWW.MCREHOUSTON.COM

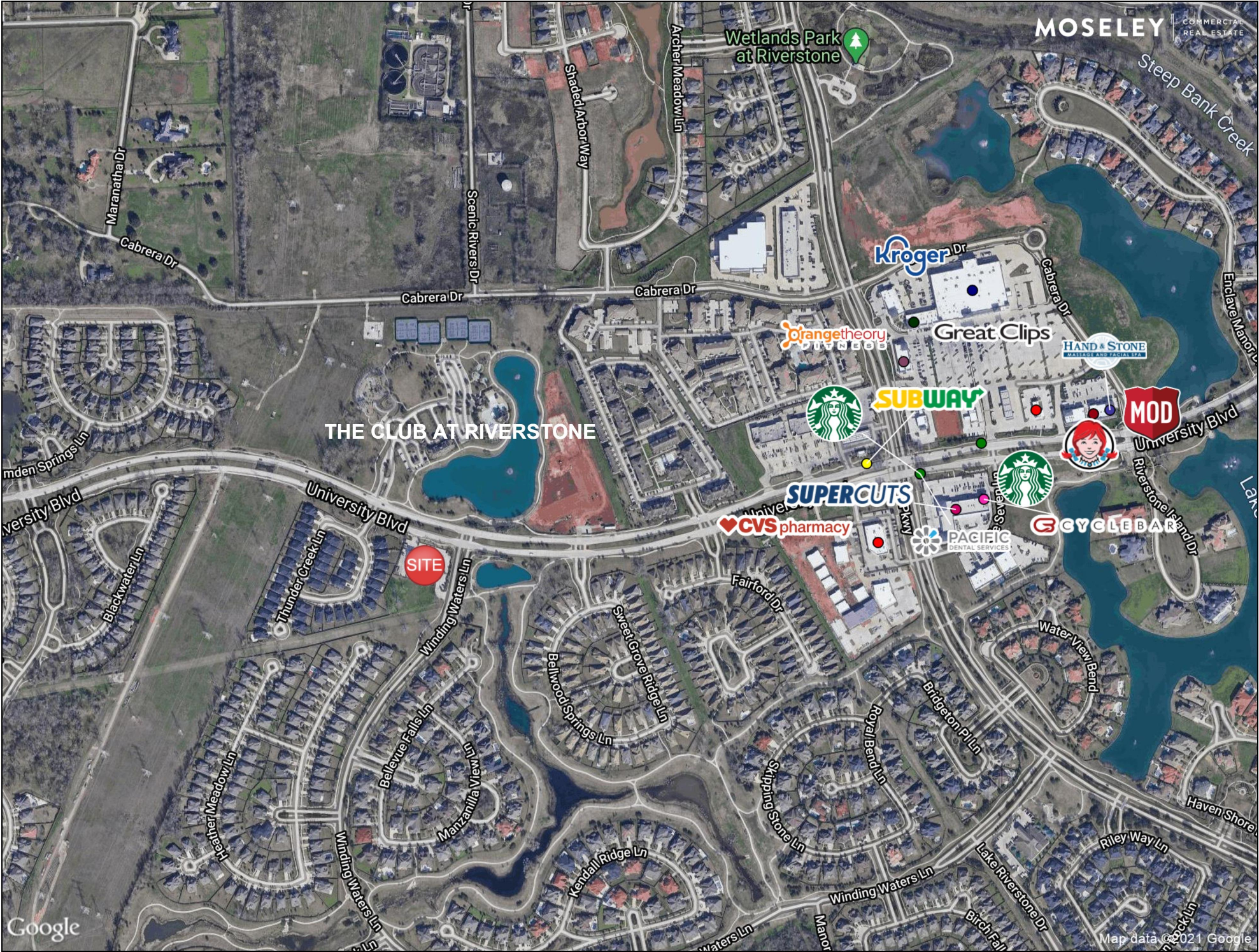
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COMMERCIAL REAL ESTATE



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Lat: 29.54893 Long: -95.59007 Zoom: 1.27 mi

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

MOSELEY

COMMERCIAL REAL ESTATE

Moseley Commercial Real Estate, Inc.

Lat/Lon: 29.5476/-95.5935

RF1

18318 University Blvd

Sugar Land, TX 77479

1 mi radius 3 mi radius 5 mi radius

| POPULATION | 2020 Estimated Population | 9,301 | 68,284 | 169,301 |
|-------------------------|--|-----------|-----------|-----------|
| | 2025 Projected Population | 10,728 | 79,070 | 196,558 |
| | 2010 Census Population | 1,773 | 44,579 | 130,065 |
| | 2000 Census Population | 825 | 34,468 | 97,921 |
| | Projected Annual Growth 2020 to 2025 | 3.1% | 3.2% | 3.2% |
| | Historical Annual Growth 2000 to 2020 | 51.4% | 4.9% | 3.6% |
| HOUSEHOLDS | 2020 Estimated Households | 2,738 | 22,074 | 57,278 |
| | 2025 Projected Households | 3,134 | 25,381 | 66,057 |
| | 2010 Census Households | 528 | 14,454 | 44,153 |
| | 2000 Census Households | 226 | 10,445 | 31,565 |
| | Projected Annual Growth 2020 to 2025 | 2.9% | 3.0% | 3.1% |
| | Historical Annual Growth 2000 to 2020 | 55.5% | 5.6% | 4.1% |
| AGE | 2020 Est. Population Under 10 Years | 14.0% | 12.1% | 12.1% |
| | 2020 Est. Population 10 to 19 Years | 16.2% | 15.6% | 14.6% |
| | 2020 Est. Population 20 to 29 Years | 7.5% | 9.6% | 10.8% |
| | 2020 Est. Population 30 to 44 Years | 20.0% | 18.6% | 19.2% |
| | 2020 Est. Population 45 to 59 Years | 22.2% | 23.5% | 22.0% |
| | 2020 Est. Population 60 to 74 Years | 14.3% | 15.6% | 16.2% |
| | 2020 Est. Population 75 Years or Over | 5.7% | 5.1% | 5.2% |
| | 2020 Est. Median Age | 39.5 | 40.4 | 39.7 |
| MARITAL STATUS & GENDER | 2020 Est. Male Population | 49.4% | 48.8% | 48.5% |
| | 2020 Est. Female Population | 50.6% | 51.2% | 51.5% |
| | 2020 Est. Never Married | 20.1% | 24.1% | 26.4% |
| | 2020 Est. Now Married | 71.1% | 63.5% | 57.9% |
| | 2020 Est. Separated or Divorced | 6.8% | 9.7% | 12.0% |
| | 2020 Est. Widowed | 2.0% | 2.7% | 3.7% |
| INCOME | 2020 Est. HH Income \$200,000 or More | 40.1% | 30.9% | 24.2% |
| | 2020 Est. HH Income \$150,000 to \$199,999 | 16.0% | 14.2% | 11.9% |
| | 2020 Est. HH Income \$100,000 to \$149,999 | 16.7% | 21.6% | 20.4% |
| | 2020 Est. HH Income \$75,000 to \$99,999 | 6.3% | 10.0% | 12.2% |
| | 2020 Est. HH Income \$50,000 to \$74,999 | 7.9% | 9.9% | 12.9% |
| | 2020 Est. HH Income \$35,000 to \$49,999 | 2.8% | 4.3% | 6.8% |
| | 2020 Est. HH Income \$25,000 to \$34,999 | 3.6% | 3.3% | 4.2% |
| | 2020 Est. HH Income \$15,000 to \$24,999 | 2.2% | 2.4% | 2.9% |
| | 2020 Est. HH Income Under \$15,000 | 4.4% | 3.5% | 4.6% |
| | 2020 Est. Average Household Income | \$252,277 | \$197,808 | \$165,114 |
| | 2020 Est. Median Household Income | \$170,261 | \$147,874 | \$125,839 |
| | 2020 Est. Per Capita Income | \$74,268 | \$63,944 | \$55,879 |
| | 2020 Est. Total Businesses | 348 | 3,207 | 9,097 |
| | 2020 Est. Total Employees | 1,544 | 20,411 | 65,860 |

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Sugar Land, TX 77479

1 mi radius 3 mi radius 5 mi radius

| RACE | 2020 Est. White | 53.1% | 47.0% | 42.0% |
|-----------------------------------|--|-----------|-----------|-----------|
| | 2020 Est. Black | 7.5% | 11.0% | 18.4% |
| | 2020 Est. Asian or Pacific Islander | 34.8% | 36.8% | 32.6% |
| | 2020 Est. American Indian or Alaska Native | 0.2% | 0.2% | 0.3% |
| | 2020 Est. Other Races | 4.3% | 5.0% | 6.6% |
| HISPANIC | 2020 Est. Hispanic Population | 1,177 | 9,248 | 27,130 |
| | 2020 Est. Hispanic Population | 12.7% | 13.5% | 16.0% |
| | 2025 Proj. Hispanic Population | 12.2% | 13.0% | 15.5% |
| | 2010 Hispanic Population | 6.8% | 9.3% | 13.5% |
| EDUCATION (Adults 25 or Older) | 2020 Est. Adult Population (25 Years or Over) | 6,111 | 45,902 | 114,648 |
| | 2020 Est. Elementary (Grade Level 0 to 8) | 2.8% | 2.2% | 3.0% |
| | 2020 Est. Some High School (Grade Level 9 to 11) | 3.0% | 3.0% | 3.2% |
| | 2020 Est. High School Graduate | 8.8% | 10.2% | 13.1% |
| | 2020 Est. Some College | 10.2% | 12.7% | 14.9% |
| | 2020 Est. Associate Degree Only | 5.2% | 6.6% | 7.4% |
| | 2020 Est. Bachelor Degree Only | 36.6% | 37.1% | 34.8% |
| | 2020 Est. Graduate Degree | 33.4% | 28.3% | 23.7% |
| HOUSING | 2020 Est. Total Housing Units | 2,789 | 22,437 | 58,647 |
| | 2020 Est. Owner-Occupied | 92.1% | 87.8% | 79.0% |
| | 2020 Est. Renter-Occupied | 6.1% | 10.5% | 18.6% |
| | 2020 Est. Vacant Housing | 1.8% | 1.6% | 2.3% |
| HOMES BUILT BY YEAR | 2020 Homes Built 2010 or later | 45.7% | 25.1% | 18.1% |
| | 2020 Homes Built 2000 to 2009 | 22.5% | 20.5% | 21.9% |
| | 2020 Homes Built 1990 to 1999 | 19.0% | 22.2% | 23.6% |
| | 2020 Homes Built 1980 to 1989 | 6.0% | 19.7% | 17.6% |
| | 2020 Homes Built 1970 to 1979 | 2.4% | 7.8% | 12.0% |
| | 2020 Homes Built 1960 to 1969 | 0.5% | 1.0% | 1.8% |
| | 2020 Homes Built 1950 to 1959 | 1.3% | 1.3% | 1.6% |
| | 2020 Homes Built Before 1949 | 0.8% | 0.8% | 1.1% |
| HOME VALUES | 2020 Home Value \$1,000,000 or More | 4.4% | 4.2% | 2.4% |
| | 2020 Home Value \$500,000 to \$999,999 | 33.2% | 21.2% | 15.2% |
| | 2020 Home Value \$400,000 to \$499,999 | 29.8% | 16.7% | 14.0% |
| | 2020 Home Value \$300,000 to \$399,999 | 21.3% | 20.9% | 21.3% |
| | 2020 Home Value \$200,000 to \$299,999 | 9.0% | 26.5% | 27.4% |
| | 2020 Home Value \$150,000 to \$199,999 | 0.2% | 6.4% | 10.2% |
| | 2020 Home Value \$100,000 to \$149,999 | 0.2% | 1.8% | 5.3% |
| | 2020 Home Value \$50,000 to \$99,999 | 0.2% | 0.9% | 2.1% |
| | 2020 Home Value \$25,000 to \$49,999 | 1.8% | 0.9% | 0.9% |
| | 2020 Home Value Under \$25,000 | - | 0.4% | 1.2% |
| | 2020 Median Home Value | \$178,623 | \$246,576 | \$239,416 |
| | 2020 Median Rent | \$1,972 | \$1,591 | \$1,385 |

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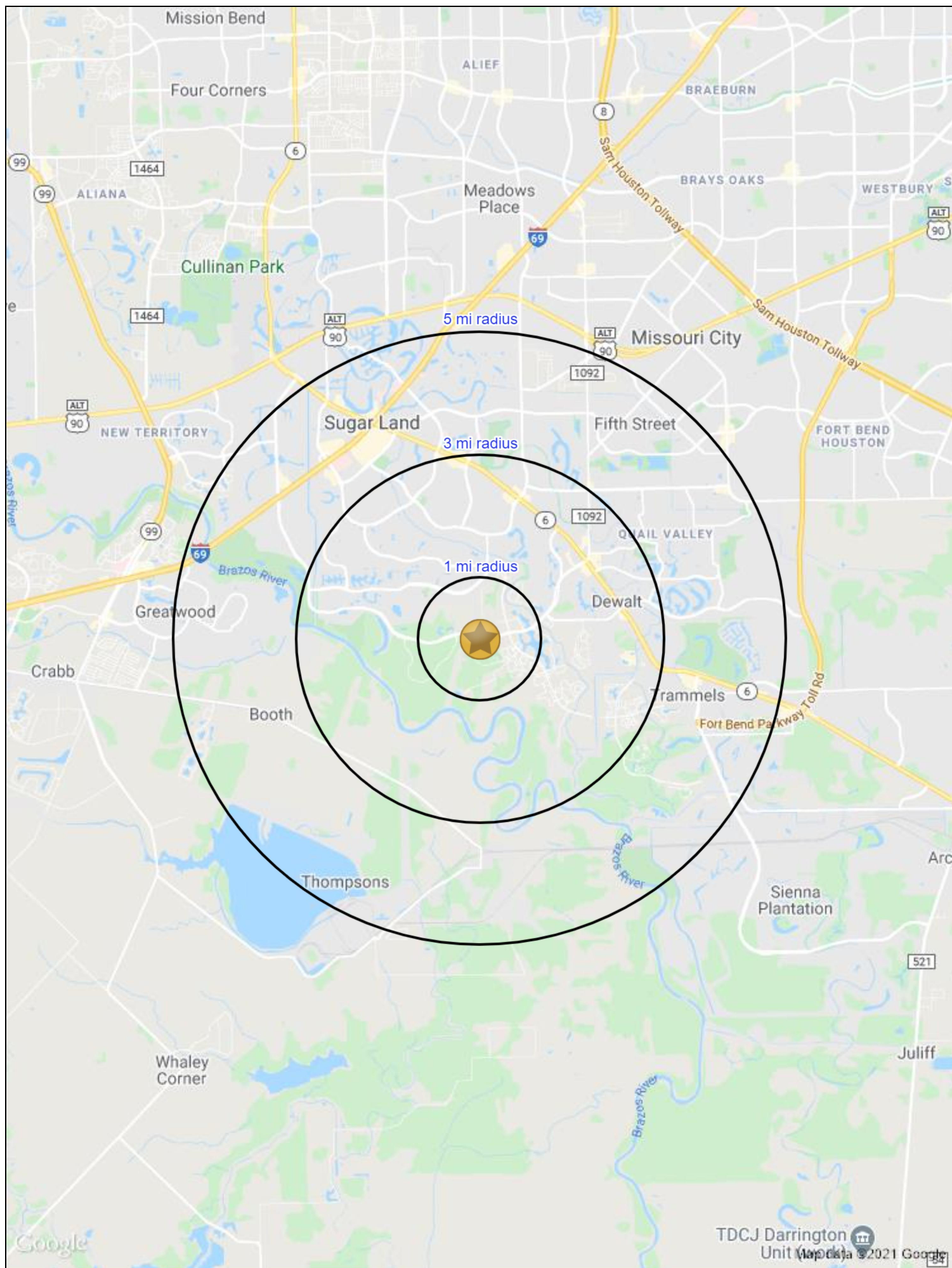
18318 University Blvd

Sugar Land, TX 77479

1 mi radius 3 mi radius 5 mi radius

| LABOR FORCE | 2020 Est. Labor Population Age 16 Years or Over | 6,989 | 53,270 | 133,319 |
|------------------------|--|------------|------------|------------|
| | 2020 Est. Civilian Employed | 57.8% | 58.6% | 60.5% |
| | 2020 Est. Civilian Unemployed | 6.1% | 5.9% | 5.8% |
| | 2020 Est. in Armed Forces | - | - | - |
| | 2020 Est. not in Labor Force | 36.2% | 35.5% | 33.6% |
| | 2020 Labor Force Males | 48.5% | 48.2% | 47.8% |
| | 2020 Labor Force Females | 51.5% | 51.8% | 52.2% |
| OCCUPATION | 2020 Occupation: Population Age 16 Years or Over | 4,039 | 31,199 | 80,716 |
| | 2020 Mgmt, Business, & Financial Operations | 26.8% | 25.3% | 23.3% |
| | 2020 Professional, Related | 39.5% | 35.7% | 32.3% |
| | 2020 Service | 5.9% | 9.4% | 11.8% |
| | 2020 Sales, Office | 19.7% | 21.3% | 21.7% |
| | 2020 Farming, Fishing, Forestry | - | - | - |
| | 2020 Construction, Extraction, Maintenance | 2.7% | 2.9% | 3.7% |
| | 2020 Production, Transport, Material Moving | 5.3% | 5.3% | 7.2% |
| | 2020 White Collar Workers | 86.1% | 82.4% | 77.3% |
| | 2020 Blue Collar Workers | 13.9% | 17.6% | 22.7% |
| TRANSPORTATION TO WORK | 2020 Drive to Work Alone | 75.2% | 78.9% | 80.1% |
| | 2020 Drive to Work in Carpool | 9.6% | 9.2% | 9.6% |
| | 2020 Travel to Work by Public Transportation | 2.5% | 2.0% | 1.8% |
| | 2020 Drive to Work on Motorcycle | - | - | - |
| | 2020 Walk or Bicycle to Work | 0.6% | 0.3% | 0.4% |
| | 2020 Other Means | 0.5% | 0.7% | 0.8% |
| | 2020 Work at Home | 11.6% | 8.8% | 7.2% |
| TRAVEL TIME | 2020 Travel to Work in 14 Minutes or Less | 12.6% | 14.3% | 16.9% |
| | 2020 Travel to Work in 15 to 29 Minutes | 20.1% | 25.0% | 28.7% |
| | 2020 Travel to Work in 30 to 59 Minutes | 46.1% | 46.5% | 46.0% |
| | 2020 Travel to Work in 60 Minutes or More | 12.3% | 11.4% | 10.2% |
| | 2020 Average Travel Time to Work | 33.1 | 31.6 | 29.9 |
| CONSUMER EXPENDITURE | 2020 Est. Total Household Expenditure | \$402.97 M | \$2.63 B | \$5.87 B |
| | 2020 Est. Apparel | \$14.9 M | \$96.23 M | \$213.39 M |
| | 2020 Est. Contributions, Gifts | \$26.97 M | \$171.62 M | \$373.84 M |
| | 2020 Est. Education, Reading | \$16.67 M | \$104.21 M | \$223.37 M |
| | 2020 Est. Entertainment | \$24.07 M | \$155.79 M | \$345.01 M |
| | 2020 Est. Food, Beverages, Tobacco | \$59.01 M | \$387.28 M | \$872.55 M |
| | 2020 Est. Furnishings, Equipment | \$14.74 M | \$95.74 M | \$212.5 M |
| | 2020 Est. Health Care, Insurance | \$34.68 M | \$228.85 M | \$516.7 M |
| | 2020 Est. Household Operations, Shelter, Utilities | \$127.06 M | \$829.25 M | \$1.86 B |
| | 2020 Est. Miscellaneous Expenses | \$7.72 M | \$50.23 M | \$111.99 M |
| | 2020 Est. Personal Care | \$5.37 M | \$35.07 M | \$78.45 M |
| | 2020 Est. Transportation | \$71.79 M | \$471.29 M | \$1.06 B |

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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.

11-2-2015



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.

| | | | |
|--|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| _____ 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