



**FLEX SPACE
FOR SALE
AT SUGARLAND
BUSINESS PARK**

**In the heart of award-
winning Sugar Land**

**INVEST IN
YOUR BUSINESS
WITH FLEX SPACE
OWNERSHIP**



West Airport Flex Park

SUGAR LAND, TEXAS

15 September, 2021

**Located at the Intersection of W Airport
Blvd and Dairy Ashford in the heart of
Sugar Land Business Park**

Within one of the fastest growing sub-markets in the United States you will find **Julie Rivers Flex Space** located in the heart of **Sugar land**. Unlike most flex spaces available, however, these flex spaces are available to own.

Julie Rivers Flex Space offers business owner the freedom of flex space ownership with the ability to make design selections and construction decisions. Many small businesses are finding flex space ownership to be a better alternative to leasing.

Julie Rivers Flex Space is a brand new business community now under construction in Sugar Land, TX. It consists of over an 8-acre development featuring separate flex spaces. Units start from 1,750 square feet that can be configured to meet larger needs up to 31,500 square feet. Units are configured as separate spaces but can be combined into larger areas as needed.

FEATURES INCLUDE:

- Sizes beginning at 1750 SQFT -31,500 SQFT
- All flex spaces are 100% build - to - suit
- Ceiling clear height of 21'
- 3 phase power
- One 12'x12' grade level door for for each unit
- LED exterior lighting

Jessica Huang
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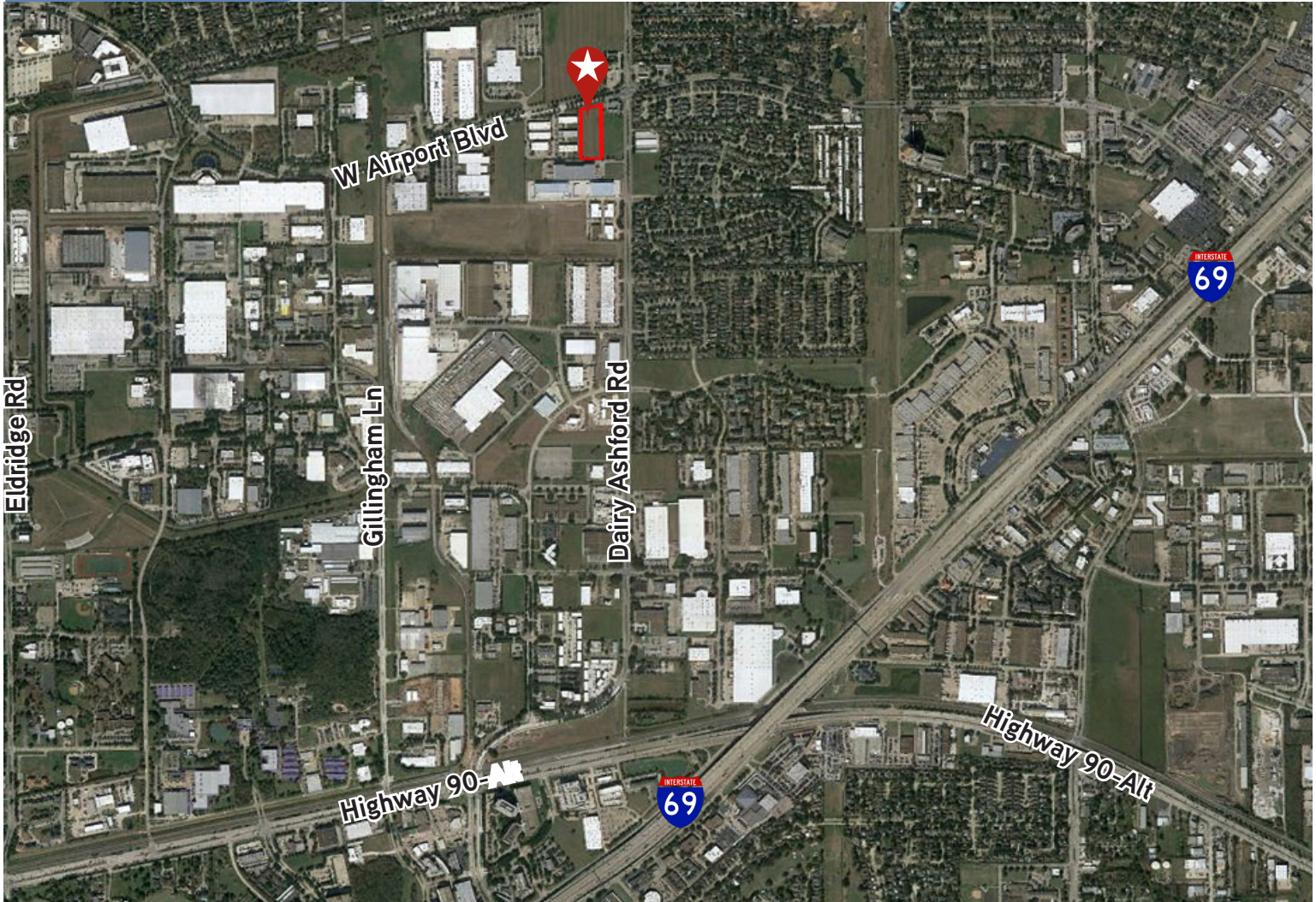
Property Address: 12425 W Airport Blvd, Sugarland, TX 77478

julieriversofficedevelopment.com



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VIEW OF SITE LOOKING WEST



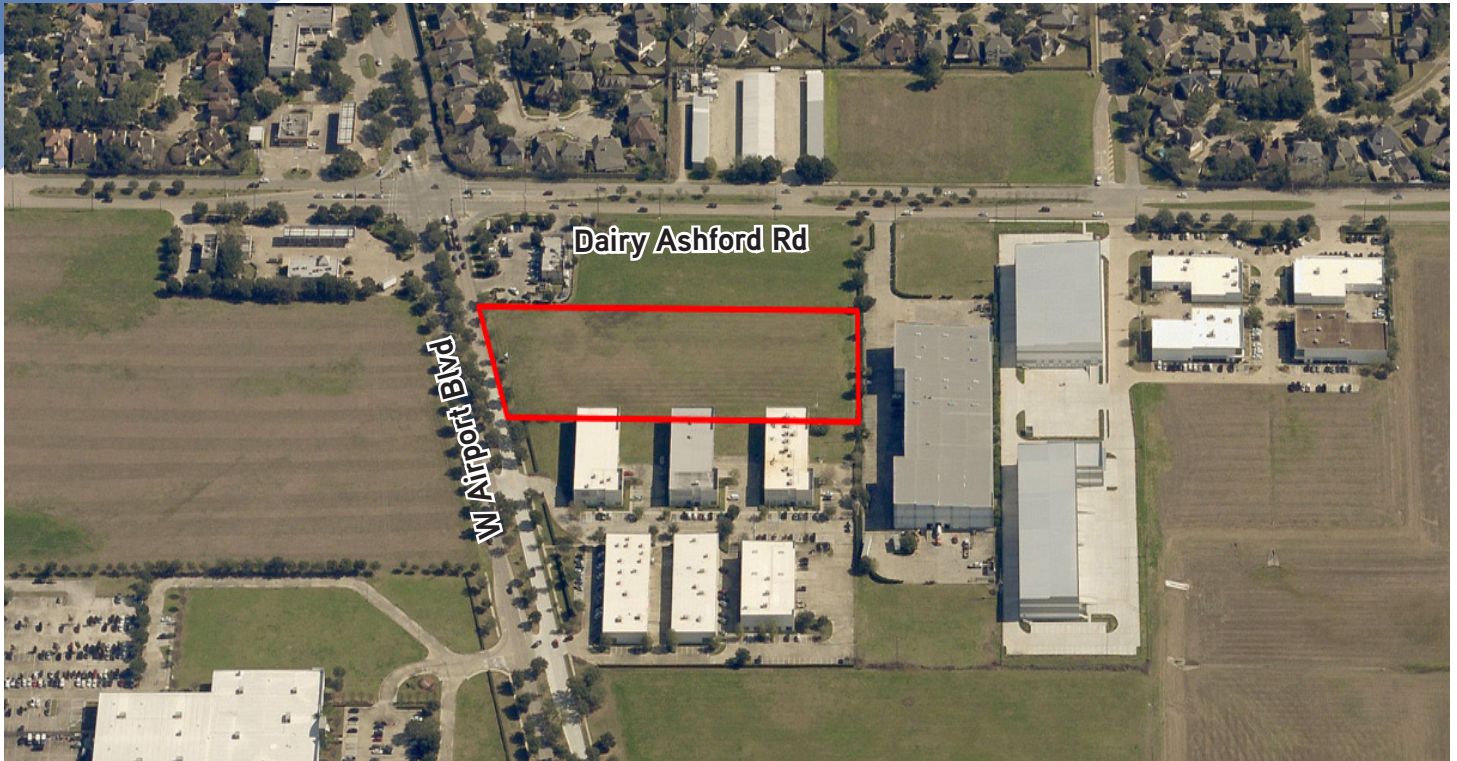
PRIME LOCATION:

This 3.8-acre tract within Sugar Land Business Park is in a convenient location affording quick access to some of Houston's major destinations, such as Hobby Airport and the Galleria.

Just west of the corner of heavily-traveled W Airport and Dairy Ashford, the site provides high visibility with 20,623 cars per day along W Airport and 20,514 cars per day south of the corner on Dairy Ashford.

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Area Demographics

- › Total population: 131,759 within a 3-mile radius; 395,814 within a 5-mile radius
- › Number of households: 43,902 within a 3-mile radius; 28,516 within a 5-mile radius
- › 28% of the families within a 1-mile radius earn an income of \$100,000 and above
- › The majority of the population within a 3-mile radius, 75.5%, are 18 years and older
- › 49% of the population within a 1-mile radius have attained undergraduate or graduate degrees.

All data is for Year 2020. Source: Esri, U.S. Census



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Area Highlights

- › 3.874-acre site can accommodate a single-user building or a small multi-building business park
- › Located in the 1,000- acre deed restricted Sugar Land Business Park
- › Tight market- only 8 buildings between 10,000 SF and 50,000 SF currently available in the Fort Bend/ Sugar Land industrial submarket
- › Site features approximately 282' of frontage on West Airport Blvd
- › Located outside the 100-year flood plain
- › Water & wastewater provided by City of Sugar Land
- › Electricity & gas provided by CenterPoint & Reliant Energy
- › Located in Municipal Utility District 21
- › Offsite detention provided by Municipal Utility District 21
- › Zoned for light industrial and/ or retail development
- › Ad valorem tax abatements may be available from the city, county and municipal utility district
- › Freeport tax exemptions may be available from the school district and municipal utility district
- › Great access to Highway 69, Beltway 8, Highway 90A & Highway 6

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Information About Brokerage Services

11-2-2015

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.

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.

Jessica Realty	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jessica Huang	0514171	jessicarealtyteam@gmail.com	(281) 793-1832
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date