

25,089 SF

BUILDING FOR SALE

1307 Soldiers Field Dr. | Sugar Land, TX 77479



Loch Cook | Vice President | 713.231.1566 | Loch.Cook@transwestern.com

Crystal Allen | Managing Director | 713.270.3360 | Crystal.Allen@transwestern.com

 **TRANSWESTERN** REAL ESTATE SERVICES

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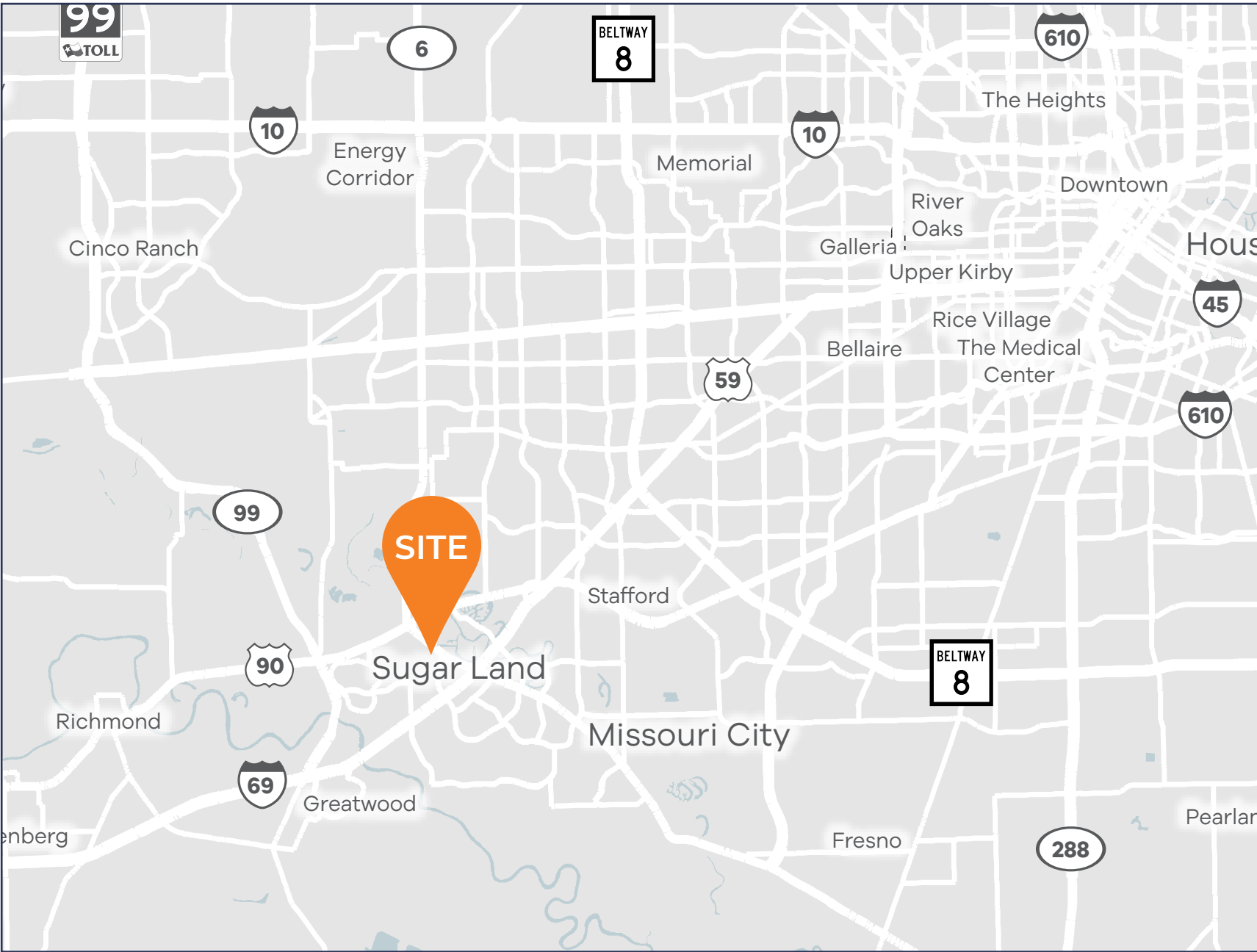
PROPERTY INFORMATION

- Building Size: 25,089 SF
- Land Area: 2.33 Acres
- Year Built: 1995 and extensively renovated in 2013
- Parking: Approximately 100 spaces. 4/1000 ratio
- Zoning: B-1, neighborhood business, City of Sugar Land
- Improvements: Steel and concrete frame with masonry veneer on concrete slab foundation. Flat elastic membrane roof
- Former TDECU service center
- Contact Broker For Pricing

DEMOGRAPHICS

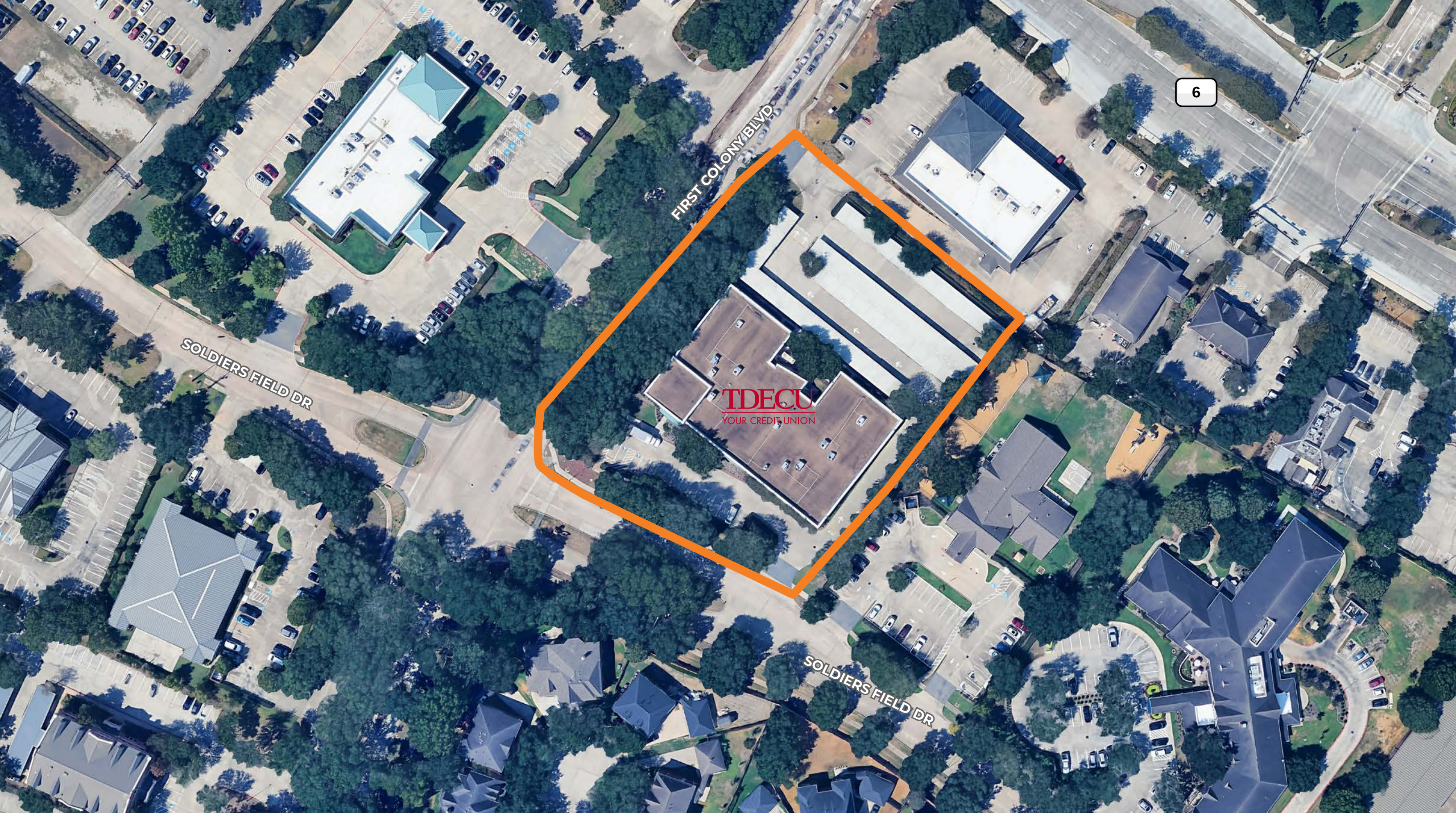
	1 mile	3 mile	5 mile
Population	9,666	79,442	232,986
Daytime Population	28,603	100,449	233,498
Average HH Income	\$104,372	\$161,240	\$137,072
Bachelor's Degree Above	53.9%	64.6%	54.8%

LOCATION



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SITE

BROOKSTREET BAR-B-Q

6

Buffalo Wild Wings
Cane's
Panda Express
Minuti Coffee
Gyu-Kaku Japanese BBQ

Five Guys
Churrascos
Torchys
pressed
Poibelly

FedEx
Whole Foods Market
Orangetheory Fitness
T-Mobile

Denny's

McDonald's

MEADOWCROFT BLVD

Lowe's
Academy Sports + Outdoors
five below
Total Wine & More
BOOT BARN
DOLLAR TREE
PET SMART
at home
Ashley Homestore

Target

69

MARKET AT TOWN CENTER
Carter's, David's Bridal, DSW, Home Goods, J. Crew, Kirkland's, Marshalls, Men's Wearhouse, Nordstrom Rack, Old Navy, pOpshlef, Ross, Saks OFF 5th

Wendy's
IHOP
PIADA
Panera
BLAZE PIZZA
TACO CABANA
LONGHORN
BECK'S PRIME

SUGAR LAND TOWN SQUARE
139 Made, Altar'd State, Ann Taylor Loft, Baby & Kid's 1st, House of Blooms, Jos A Bank, Twenty-Two Fifty Interiors, Wearhouse

la Madeleine
smash burger
BENIHANA
SHAKE SHACK

at home
The Home Decor Superstore

BEST BUY

FIRST COLONY BLVD

59

FIRST COLONY MALL
AKI Sushi, Auntie Anne's, Avocado Food, Big-otes Street Tacos, Bubble Waffle & Tea, Charley's, Cheesecake Factory, Chick-Fil-A, Chopsticks, Cinnabon, Dimassi's, Grimaldi's, Incredible Burger, Kelly's Cajun Grill, Sarku Japan, Starbucks, The Juicy Crab

FIRST COLONY MALL
Aldo, AMC, American Eagle, Apple, Banana Republic, Barnes & Noble, Bath & Body Works, Champs, Coach, Dick's, Dillard's, Foot Locker, Hollister, James Avery, JCPenny, JD, Kendra Scott, Lucchese, Lululemon, Macy's Michael Kors, Pottery Barn, Shoe Palace, Swarovski, Talbots, Zales

SUGAR LAND TOWN SQUARE
BB Italia Bistro, Baker St., Bar Louie, CAVA, Chipotle, Escalante's, Fish City Grill, Flying Saucer, German Doner Kebab, Japeneiro's Sushi Bistro, Jimmy John's, Jupiter Pizza & Waffle Co., Kilwin's, Mahesh's Kitchen, PF Chang's, Paletas Morelia, Perrys Steakhouse, Salata, Starbucks, State Fare, Sweet Paris, Swirl, Thai's Thumb, The Rouxpour, Toasted Yolk, Vino & Vinyl



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SIGNAGE AVAILABLE



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BUILDING FOR SALE

FLOOR 1

OFFICE 11'3" x 14'4"

OFFICE 11'3" x 9'11"

WORKSPACE 5'3" x 46'1"

WORKSPACE 56'9" x 85'4"

LOUNGE 20'6" x 37'1"

LOBBY 31'3" x 24'9"

CLOSET

CLOSET

HALLWAY 10'5" x 15'6"

OFFICE

HALLWAY 77'5" x 7'9"

HALLWAY 7'9" x 125'7"

WORKSPACE 10'2" x 35'3"

OFFICE

OFFICE

STORAGE

STORAGE

HALLWAY 8'9" x 26'5"

OFFICE

OFFICE 15'1" x 12'5"

OFFICE

LOBBY 18'11" x 21'1"

OFFICE 9'4" x 18'11"

ENTRY

OFFICE

OFFICE

OFFICE

TRAINING 16'5" x 27'0"

OFFICE

TRAINING 19'5" x 24'2"

OFFICE 24'1" x 36'0"

OFFICE

WORKSPACE 38'9" x 78'3"

HALL 5'5" x 26'3"

HALLWAY 118'10" x 5'0"



1307 Soldiers Field Dr.

**TRANSWESTERN
RETAIL SERVICES**

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Managing Director

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 **TRANSWESTERN** REAL ESTATE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K

