

BPI

REALTY SERVICES

OAK LAKE PLAZA



**FM 1464 and W Airport Blvd
Sugar Land, TX, 77498**

**BPI Realty Services Inc
David Ferguson**

3800 SW Freeway Suite 304 | Houston, TX 77027
Office: (713) 350-2783 | Mobile: (281) 451-5125

LOCATION:

FM 1464 and W Airport Blvd, Sugar Land, TX, 77498

SIZE:

Space Available:

- 16643: 3,239 SF +/- (2nd Generation Office)
- 16661: 1,600 SF +/- (White Box)

PRICING:

\$23.00 PSF + NNN

DESCRIPTION:

- High Traffic Intersection.
- Across from Aliana Subdivision, New Master - Planned Community.
- Great Visibility.
- Excellent 2nd Generation Office Space Available.

Traffic Counts:

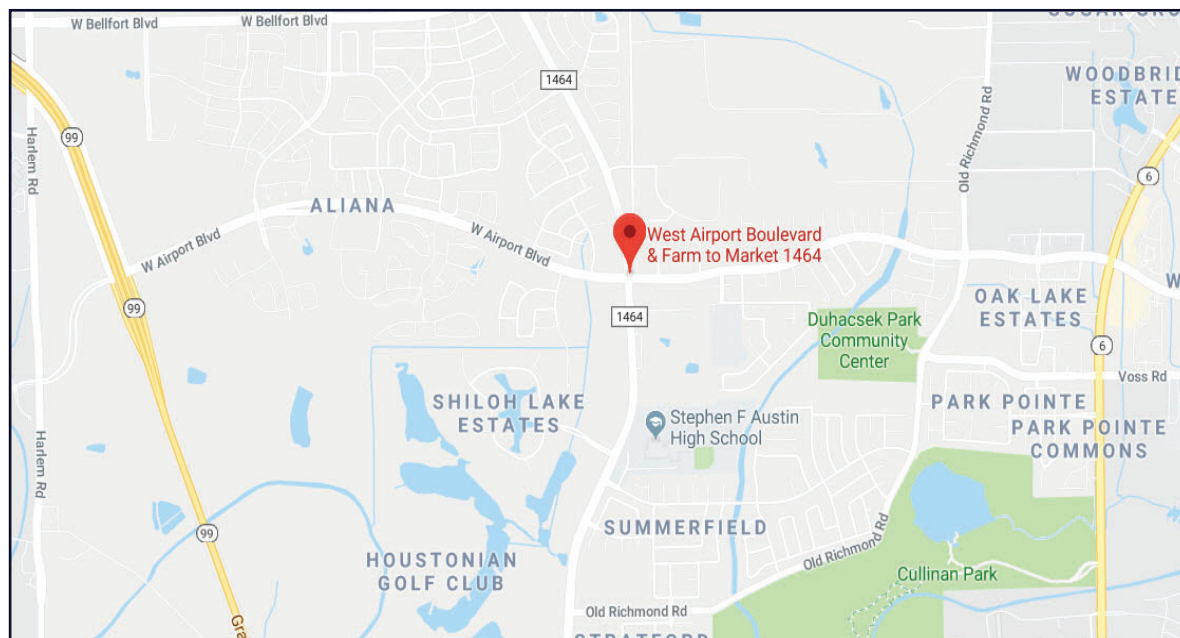
FM 1464 North: 15,800 cpd
FM 1464 South: 10,000 cpd
W Airport East: 17,920 cpd

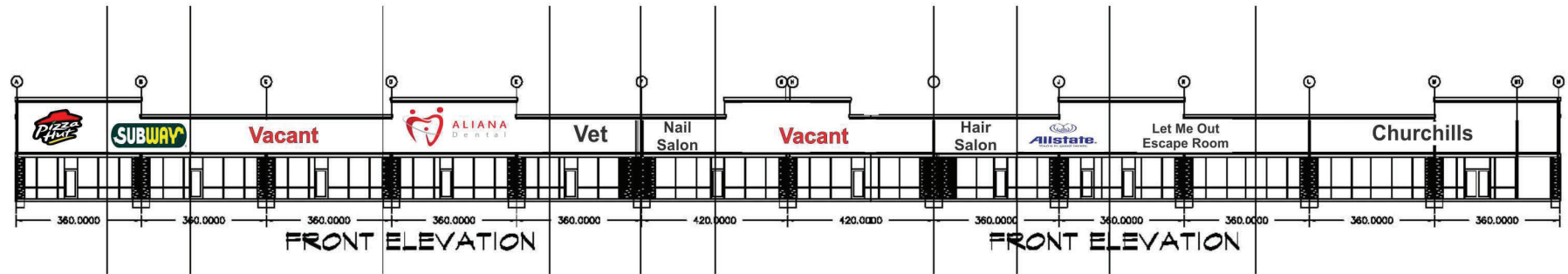
Demographics:

	1 Mile	3 Mile	5 Mile
2017 Population:	8,883	72,345	258,645
Average HH Income:	\$106,516	\$99,934	\$104,255
Median Age:	34.90	34.90	35.60

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		3,239 SF VACANT			Nail Salon	Vacant 1,600 SF	Alteration Shop	Pups and Kitts	Hair Salon			Churchills Bar & Grill
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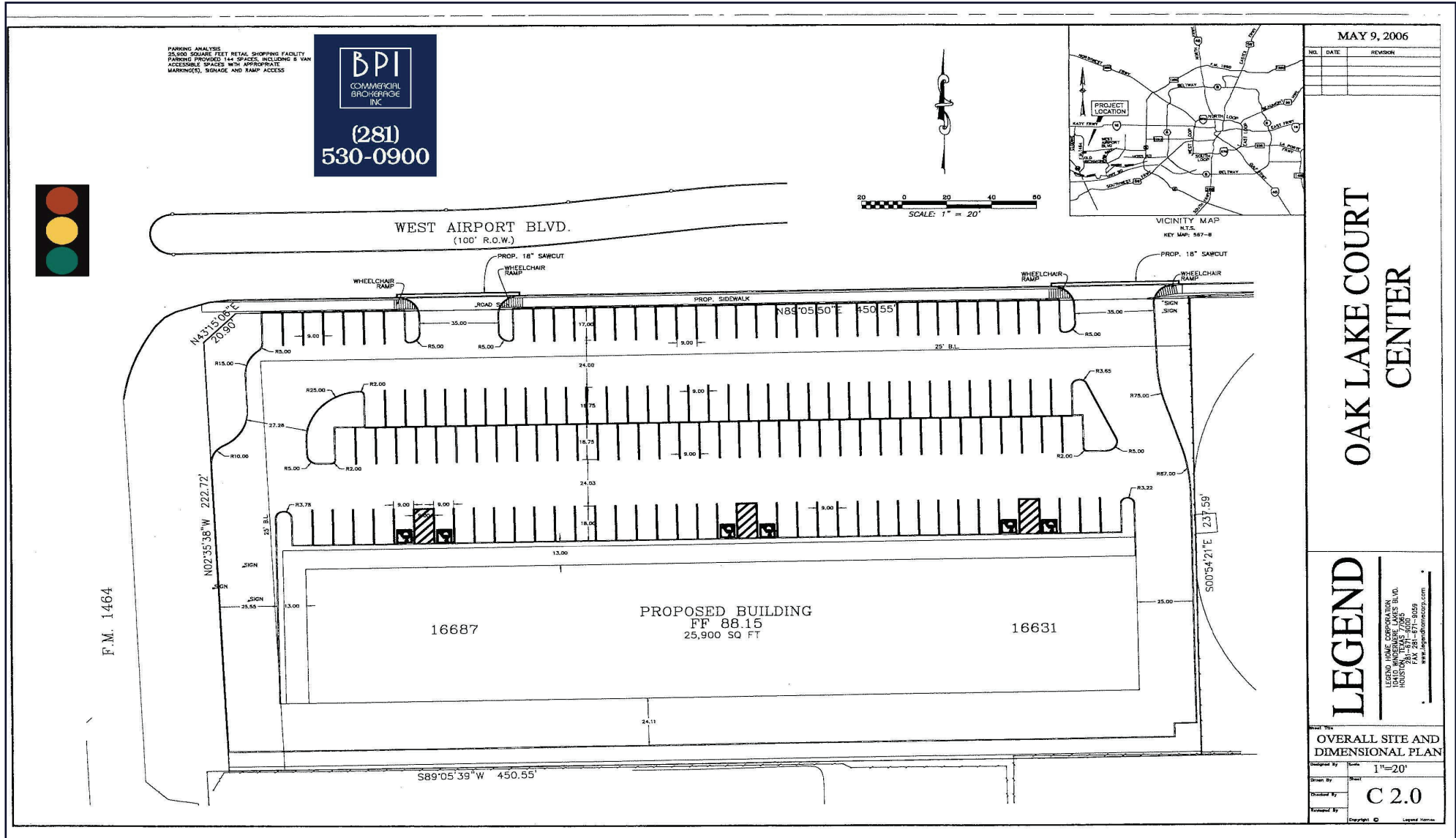
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Demographic Detail Report

Oak Lake Plaza

16635-16687 W Airport Blvd, Sugar Land, TX 77498

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **25,900 SF**

Rent/SF/Yr: -

Year Built: **2007**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	10,565		85,653		302,545	
2017 Estimate	8,883		72,345		258,645	
2010 Census	7,627		64,493		218,156	
Growth 2017 - 2022	18.94%		18.40%		16.97%	
Growth 2010 - 2017	16.47%		12.17%		18.56%	
2017 Population by Age						
Age 0 - 4	607	6.83%	4,948	6.84%	17,605	6.81%
Age 5 - 9	668	7.52%	5,524	7.64%	19,270	7.45%
Age 10 - 14	720	8.11%	5,834	8.06%	20,077	7.76%
Age 15 - 19	694	7.81%	5,475	7.57%	18,897	7.31%
Age 20 - 24	594	6.69%	4,794	6.63%	16,912	6.54%
Age 25 - 29	548	6.17%	4,546	6.28%	16,263	6.29%
Age 30 - 34	623	7.01%	5,190	7.17%	17,961	6.94%
Age 35 - 39	651	7.33%	5,529	7.64%	18,981	7.34%
Age 40 - 44	675	7.60%	5,732	7.92%	19,636	7.59%
Age 45 - 49	659	7.42%	5,339	7.38%	18,509	7.16%
Age 50 - 54	649	7.31%	4,960	6.86%	17,652	6.82%
Age 55 - 59	616	6.93%	4,634	6.41%	17,007	6.58%
Age 60 - 64	471	5.30%	3,671	5.07%	14,110	5.46%
Age 65 - 69	319	3.59%	2,611	3.61%	10,496	4.06%
Age 70 - 74	184	2.07%	1,585	2.19%	6,642	2.57%
Age 75 - 79	102	1.15%	929	1.28%	3,981	1.54%
Age 80 - 84	56	0.63%	544	0.75%	2,376	0.92%
Age 85+	46	0.52%	500	0.69%	2,269	0.88%
Age 65+	707	7.96%	6,169	8.53%	25,764	9.96%
Median Age	34.90		34.90		35.60	
Average Age	34.60		34.60		35.50	

Demographic Detail Report

Oak Lake Plaza					
16635-16687 W Airport Blvd, Sugar Land, TX 77498					
Radius	1 Mile		3 Mile		5 Mile
2017 Population By Race	8,883		72,345		258,645
White	4,607	51.86%	31,209	43.14%	126,904 49.06%
Black	1,788	20.13%	15,807	21.85%	51,041 19.73%
Am. Indian & Alaskan	45	0.51%	446	0.62%	1,722 0.67%
Asian	2,200	24.77%	22,997	31.79%	72,825 28.16%
Hawaiian & Pacific Island	3	0.03%	75	0.10%	215 0.08%
Other	241	2.71%	1,812	2.50%	5,937 2.30%
Population by Hispanic Origin	8,883		72,345		258,645
Non-Hispanic Origin	6,808	76.64%	53,983	74.62%	189,899 73.42%
Hispanic Origin	2,075	23.36%	18,362	25.38%	68,746 26.58%
2017 Median Age, Male	33.40		33.80		34.50
2017 Average Age, Male	33.80		34.00		34.70
2017 Median Age, Female	36.20		35.80		36.60
2017 Average Age, Female	35.40		35.30		36.20
2017 Population by Occupation Classification	6,747		54,944		197,917
Civilian Employed	4,713	69.85%	35,769	65.10%	128,512 64.93%
Civilian Unemployed	196	2.90%	1,708	3.11%	6,340 3.20%
Civilian Non-Labor Force	1,837	27.23%	17,457	31.77%	63,044 31.85%
Armed Forces	1	0.01%	10	0.02%	21 0.01%
Households by Marital Status					
Married	1,763		13,837		50,809
Married No Children	732		5,630		22,908
Married w/Children	1,031		8,207		27,901
2017 Population by Education	5,923		48,657		176,222
Some High School, No Diploma	449	7.58%	6,628	13.62%	25,465 14.45%
High School Grad (Incl Equivalency)	1,027	17.34%	9,165	18.84%	32,166 18.25%
Some College, No Degree	2,033	34.32%	14,558	29.92%	48,084 27.29%
Associate Degree	323	5.45%	2,887	5.93%	10,339 5.87%
Bachelor Degree	1,567	26.46%	10,487	21.55%	40,502 22.98%
Advanced Degree	524	8.85%	4,932	10.14%	19,666 11.16%

Demographic Detail Report

Oak Lake Plaza						
16635-16687 W Airport Blvd, Sugar Land, TX 77498						
Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	9,000		67,517		241,777	
Real Estate & Finance	198	2.20%	2,102	3.11%	8,563	3.54%
Professional & Management	2,756	30.62%	18,909	28.01%	71,512	29.58%
Public Administration	113	1.26%	991	1.47%	3,671	1.52%
Education & Health	1,341	14.90%	8,546	12.66%	28,592	11.83%
Services	610	6.78%	5,810	8.61%	21,397	8.85%
Information	35	0.39%	537	0.80%	2,210	0.91%
Sales	1,127	12.52%	9,426	13.96%	31,721	13.12%
Transportation	43	0.48%	439	0.65%	1,940	0.80%
Retail	636	7.07%	5,498	8.14%	17,078	7.06%
Wholesale	198	2.20%	1,234	1.83%	4,235	1.75%
Manufacturing	407	4.52%	3,049	4.52%	11,100	4.59%
Production	559	6.21%	3,888	5.76%	12,164	5.03%
Construction	258	2.87%	2,091	3.10%	9,122	3.77%
Utilities	250	2.78%	1,346	1.99%	5,471	2.26%
Agriculture & Mining	219	2.43%	1,076	1.59%	4,578	1.89%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	88	0.04%
Other Services	250	2.78%	2,575	3.81%	8,335	3.45%
2017 Worker Travel Time to Job	4,604		34,704		123,513	
<30 Minutes	2,151	46.72%	14,943	43.06%	53,483	43.30%
30-60 Minutes	1,661	36.08%	16,198	46.67%	56,390	45.66%
60+ Minutes	792	17.20%	3,563	10.27%	13,640	11.04%
2010 Households by HH Size	2,351		18,653		66,256	
1-Person Households	304	12.93%	2,286	12.26%	9,188	13.87%
2-Person Households	582	24.76%	4,337	23.25%	16,944	25.57%
3-Person Households	486	20.67%	3,651	19.57%	12,980	19.59%
4-Person Households	524	22.29%	4,146	22.23%	13,757	20.76%
5-Person Households	264	11.23%	2,340	12.54%	7,455	11.25%
6-Person Households	117	4.98%	1,087	5.83%	3,445	5.20%
7 or more Person Households	74	3.15%	806	4.32%	2,487	3.75%
2017 Average Household Size	3.20		3.40		3.20	
Households						
2022 Projection	3,287		25,221		93,607	
2017 Estimate	2,762		21,259		79,821	
2010 Census	2,351		18,653		66,256	
Growth 2017 - 2022	19.01%		18.64%		17.27%	
Growth 2010 - 2017	17.48%		13.97%		20.47%	

Demographic Detail Report

Oak Lake Plaza				
16635-16687 W Airport Blvd, Sugar Land, TX 77498				
Radius	1 Mile		3 Mile	
2017 Households by HH Income	2,764		21,258	
<\$25,000	285	10.31%	1,922	9.04%
\$25,000 - \$50,000	324	11.72%	4,219	19.85%
\$50,000 - \$75,000	472	17.08%	3,740	17.59%
\$75,000 - \$100,000	391	14.15%	2,734	12.86%
\$100,000 - \$125,000	395	14.29%	3,234	15.21%
\$125,000 - \$150,000	362	13.10%	1,776	8.35%
\$150,000 - \$200,000	336	12.16%	1,961	9.22%
\$200,000+	199	7.20%	1,672	7.87%
2017 Avg Household Income	\$106,516		\$99,934	
2017 Med Household Income	\$94,245		\$81,840	
2017 Occupied Housing	2,761		21,258	
Owner Occupied	2,283	82.69%	17,261	81.20%
Renter Occupied	478	17.31%	3,997	18.80%
2010 Housing Units	2,859		21,830	
1 Unit	2,671	93.42%	19,416	88.94%
2 - 4 Units	4	0.14%	100	0.46%
5 - 19 Units	89	3.11%	1,323	6.06%
20+ Units	95	3.32%	991	4.54%
2017 Housing Value	2,284		17,261	
<\$100,000	98	4.29%	1,507	8.73%
\$100,000 - \$200,000	1,419	62.13%	7,601	44.04%
\$200,000 - \$300,000	511	22.37%	5,056	29.29%
\$300,000 - \$400,000	92	4.03%	1,870	10.83%
\$400,000 - \$500,000	90	3.94%	498	2.89%
\$500,000 - \$1,000,000	73	3.20%	640	3.71%
\$1,000,000+	1	0.04%	89	0.52%
2017 Median Home Value	\$173,572		\$193,717	
2017 Housing Units by Yr Built	2,861		22,133	
Built 2010+	408	14.26%	2,644	11.95%
Built 2000 - 2010	838	29.29%	10,130	45.77%
Built 1990 - 1999	977	34.15%	4,057	18.33%
Built 1980 - 1989	503	17.58%	3,340	15.09%
Built 1970 - 1979	82	2.87%	1,457	6.58%
Built 1960 - 1969	37	1.29%	215	0.97%
Built 1950 - 1959	9	0.31%	132	0.60%
Built <1949	7	0.24%	158	0.71%
2017 Median Year Built	1997		2001	
			1998	



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.

