

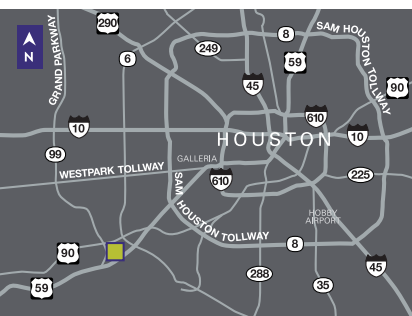
▶ NEW TERRITORY PAD

5880 New Territory Blvd in Sugar Land, Texas 77479



FORMER BANK PAD FOR SALE IN SUGAR LAND

FOR MORE INFORMATION VISIT FRPLTD.COM



	VEHICLES PER DAY
Grand Parkway north of New Territory Blvd	39,224
Grand Parkway south of New Territory Blvd	35,289
New Territory Blvd east of Grand Parkway	11,629
Homeward Way south of New Territory Blvd	3,319

	AVERAGE INCOME
1 Mile	\$205,438
3 Miles	\$204,615
5 Miles	\$173,593

	POPULATION
1 Mile	11,276
3 Miles	59,806
5 Miles	188,633



Julia Alston

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FOR SALE • 1.2781-ACRE PAD SITE WITH 3,654 SF FORMER BANK BUILDING



Tenant List

Tenant	Address	SF/Acres
1 <input type="checkbox"/> AVAILABLE	5880 New Territory Blvd	±1.3 Acres

■ Available
 ■ Lease Pending
 ■ Executed



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/new-territory-pad

Lat/Lon: 29.5889/-95.6769

New Territory Center Pad	1 mi radius	3 mi radius	5 mi radius
Sugarland, TX 77479			
Population			
2023 Estimated Population	11,276	59,806	188,633
2028 Projected Population	12,149	67,321	220,164
2020 Census Population	11,813	58,444	178,623
2010 Census Population	11,935	49,450	144,713
Projected Annual Growth 2023 to 2028	1.5%	2.5%	3.3%
Historical Annual Growth 2010 to 2023	-0.4%	1.6%	2.3%
2023 Median Age	39.7	38.8	39.5
Households			
2023 Estimated Households	3,661	19,123	62,519
2028 Projected Households	3,984	21,758	73,784
2020 Census Households	3,671	18,501	58,321
2010 Census Households	3,588	15,190	46,934
Projected Annual Growth 2023 to 2028	1.8%	2.8%	3.6%
Historical Annual Growth 2010 to 2023	0.2%	2.0%	2.6%
Race and Ethnicity			
2023 Estimated White	36.2%	32.0%	37.4%
2023 Estimated Black or African American	9.9%	12.8%	15.5%
2023 Estimated Asian or Pacific Islander	43.4%	44.4%	33.2%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2023 Estimated Other Races	10.2%	10.5%	13.5%
2023 Estimated Hispanic	11.4%	12.1%	16.1%
Income			
2023 Estimated Average Household Income	\$205,438	\$204,615	\$173,593
2023 Estimated Median Household Income	\$140,741	\$157,128	\$135,974
2023 Estimated Per Capita Income	\$66,700	\$65,448	\$57,763
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.2%	3.6%	3.7%
2023 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.3%	2.6%
2023 Estimated High School Graduate	10.5%	11.7%	15.5%
2023 Estimated Some College	11.9%	12.9%	15.5%
2023 Estimated Associates Degree Only	6.0%	5.6%	6.5%
2023 Estimated Bachelors Degree Only	34.2%	35.6%	32.5%
2023 Estimated Graduate Degree	30.8%	28.3%	23.7%
Business			
2023 Estimated Total Businesses	716	4,514	11,578
2023 Estimated Total Employees	2,889	22,465	74,876
2023 Estimated Employee Population per Business	4.0	5.0	6.5
2023 Estimated Residential Population per Business	15.8	13.2	16.3



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INFORMATION ABOUT BROKERAGE SERVICES

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.



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