

Sugar Grove Office Condominiums.

"A modern and sleek office space,
customized to your needs with ample
parking"



4807 Sugar Grove Blvd Stafford, TX 77477

PROPERTY HIGHLIGHTS

- ▶ **Sizes ranges from 1,225 SF to 6,125 SF.**
- ▶ **Parking ratio above 5 to the 1000 Sqft.**
- ▶ **Ideal for medical, office and professional businesses.**
- ▶ **Close proximity to Hwy 59, Hwy 90 and Beltway 8.**
- ▶ **Located between Kirkwood & Highway 59 at Sugar Grove 2 minute drive to upcoming GRID on 192 Acres with Major Shopping area and dining.**
- ▶ **Private entrances with company identity.**
- ▶ **Granite, ceramic plank-tile flooring & more.**
- ▶ **Starting at \$315 PSF Including interior finishes.**
- ▶ **Great for users and/or investors.**





**4807 Sugar Grove Blvd
Stafford, TX 77477**

AVAILABLE SPACES

1,225 SF

1,837.5 SF

2,450 SF

Contact us for more
Sqft.





DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	13,838	129,606
HOUSEHOLDS	5,525	44,021
MEDIAN AGE	36,10	35,30
GROWTH 21' - 26'	6.63%	5.34%

TRAFFIC COUNTS

COLLECTION ST	CROSS ST	TRAFFIC VOL	LAST MEA	DISTANCE
Kirkwood Rd	S Kirkwood Rd N	19,405	2018	0.25 mi
W AirPort Blvd	S Kirkwood Rd E	36,170	2018	1.29 mi
Southwest Fwy	W AirPort Blvd NE	184,106	2018	0.34 mi
W AirPort Blvd	Frontage Rd SE	38,592	2018	0.35 mi
Kirkwood Rd	S Kirkwood Rd S	13,749	2018	0.41 mi
Kirkwood Rd	Bluebonnet Dr S	19,869	2018	0.43 mi

ABOUT THE PROPERTY

- Office condominiums consist of 7 buildings with the total area of 35,516 Sqft.
- They consist of 4 or 5 plexes and can be conjoined to meet larger needs.
- The parking ratio of the site is 5 per 1000 Sqft and ideal for medical office.
- Aside of Entrance and Exit at the front, there will also be an exit on the rear for accessibility.



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Site plan



FLOOR PLAN

1,225 SQFT



APEX REALTORS
COMMERCIAL & RESIDENTIAL

Farid Chatur | 832-685-APEX(2739) | farid@apexrealtors.com

FLOOR PLAN

1,837.5 SQFT



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FLOOR PLAN

2,450 SQFT



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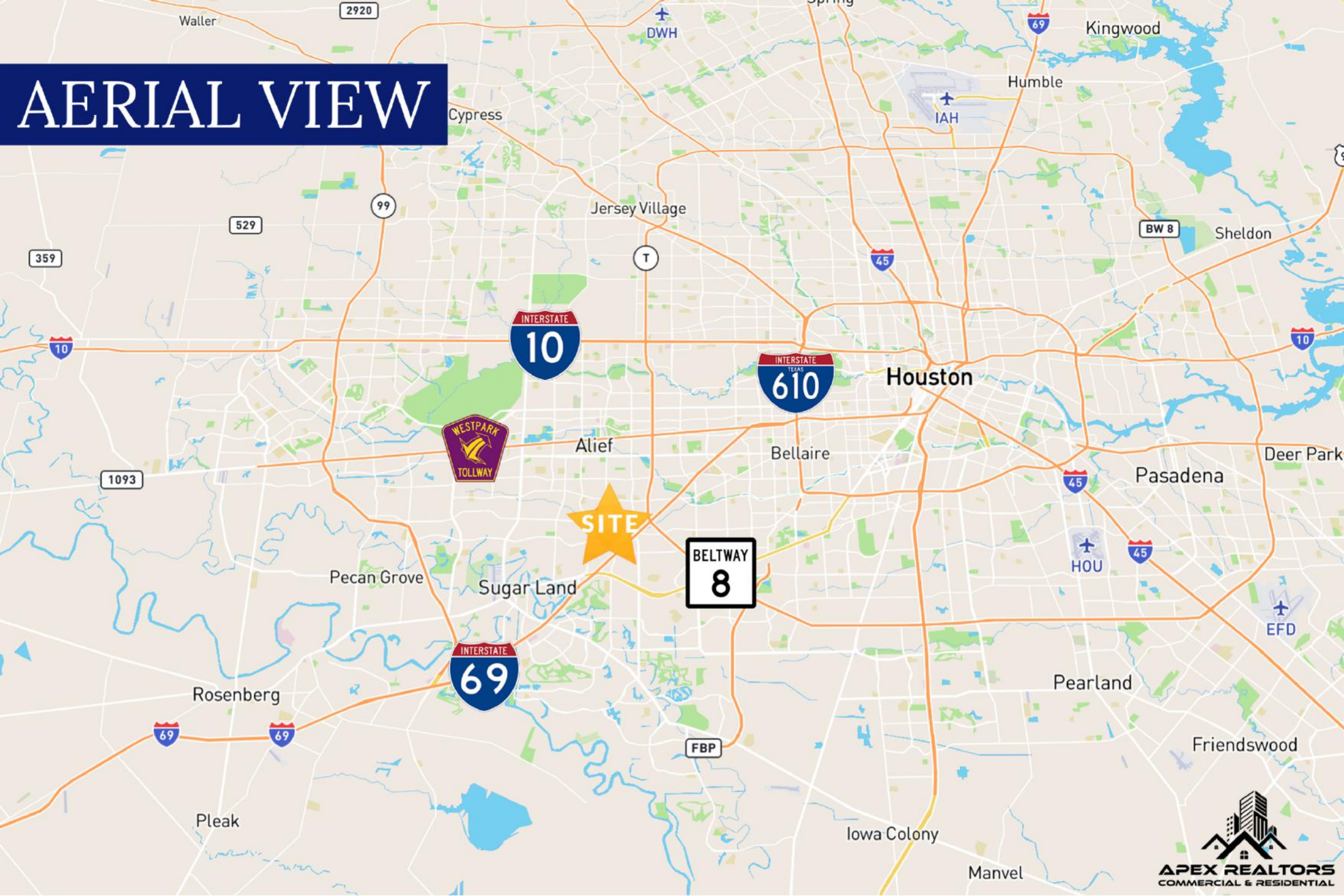
AERIAL VIEW



4807 Sugar Grove Blvd



AERIAL VIEW



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