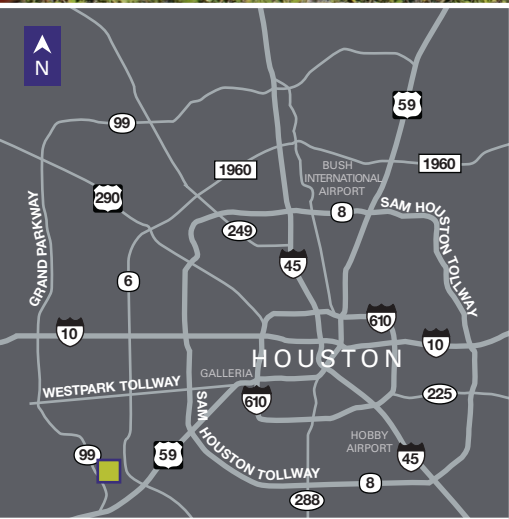


▶ **NEW TERRITORY CENTER** ■ **SUGAR LAND, TX**

5720 - 5880 New Territory Blvd ■ Sugar Land, TX 77479



▶ **CONVENIENTLY LOCATED ON THE BUSIEST INTERSECTION IN NEW TERRITORY**



CITY MAP

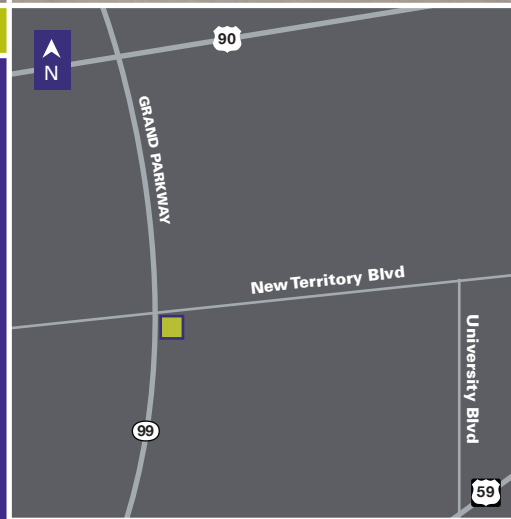
OCCUPANCY DETAILS

SPACE AVAILABLE

1,100 to 1,850 SF
1.2781 Acre Pad Site

ANCHOR TENANTS

Spec's Al Rabba (Shadow)
Bank of America Floors for Living



LOCATION DETAIL

To learn more about VAPS, visit www.frpltd.com/#vaps

4500 BISSENET ST ■ SUITE 200
BELLAIRE, TEXAS 77401
713.623.6800 ■ www.frpltd.com

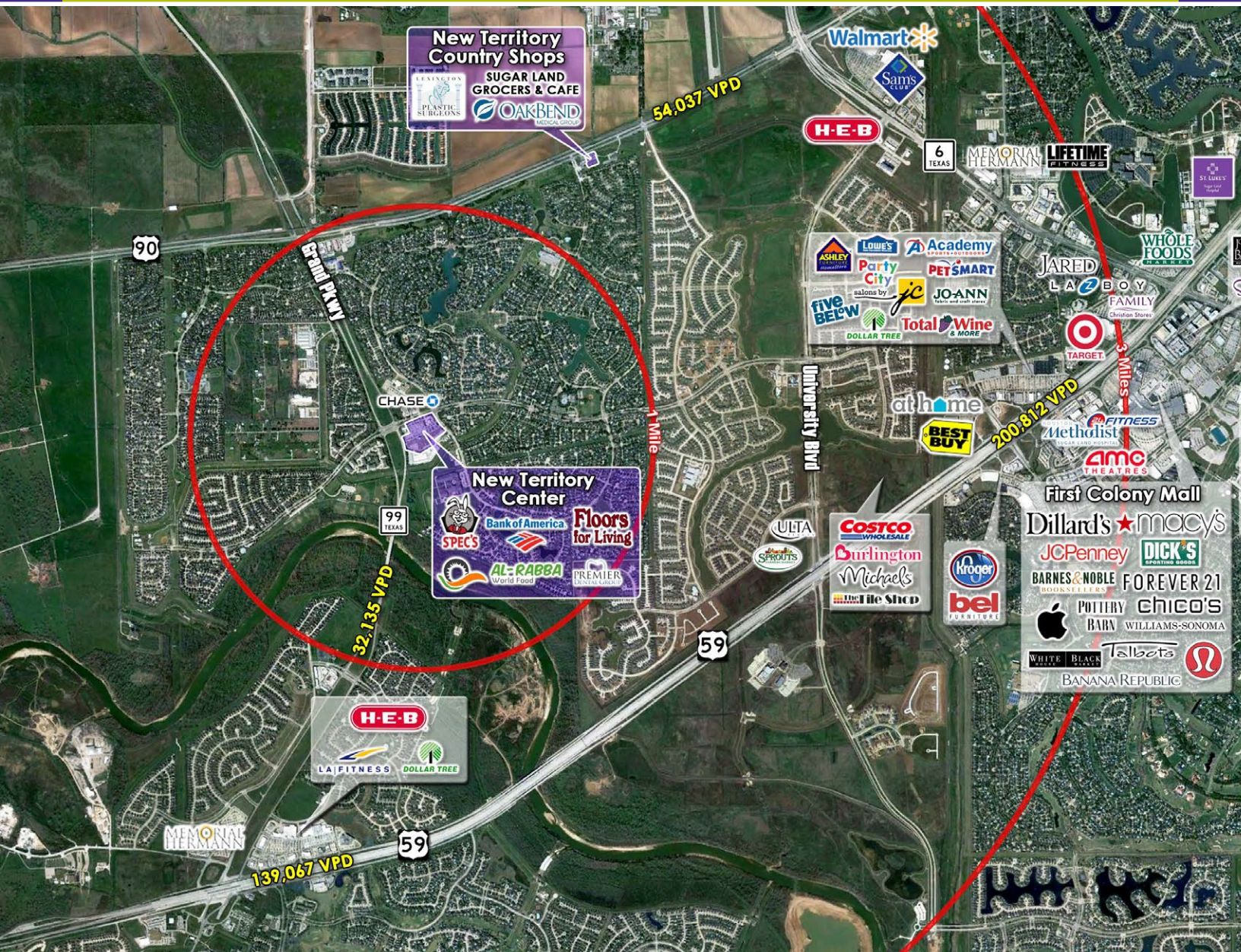


FOR LEASING INFORMATION
JULIA ALSTON
713.693.1408 ■ jalston@frpltd.com

NEW TERRITORY CENTER ■ AERIAL MAP

5720 - 5880 New Territory Blvd ■ Sugar Land, TX 77479

VERY HIGH DEMOGRAPHICS WITH GREAT ACCESS AND VISIBILITY



POPULATION ESTIMATE

1 mile	12,714
3 miles	62,796
5 miles	187,361

Grand Parkway north of New Territory Blvd
26,325 vpd

Grand Parkway south of New Territory Blvd
32,135 vpd

New Territory Blvd east of Grand Parkway
12,720 vpd (2011)

AVERAGE HOUSEHOLD INCOME

1 mile	\$180,462
3 miles	\$169,169
5 miles	\$144,857



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713.623.6800 ■ www.frpltd.com

FOLLOW US ON





#	TENANT (ADDRESS)	SQUARE FEET	#	TENANT (ADDRESS)	SQUARE FEET
1.	Spec's Liquors (5720 New Territory Blvd)	5,500	19.	AVAILABLE (5850 New Territory Blvd)	1,800
2.	Entha Lash Studio (5724 New Territory Blvd)	1,000	20.	Mochi Sushi (5854 New Territory Blvd)	1,400
3.	AVAILABLE (5726 New Territory Blvd)	1,800	21.	AVAILABLE (5858 New Territory Blvd)	1,500
4.	OG Tea Green Leaf (5730 New Territory Blvd)	1,325	22.	AVAILABLE (5862 New Territory Blvd)	1,100
5.	Floors for Living (5744 New Territory Blvd)	4,000	23.	AVAILABLE (5866 New Territory Blvd)	1,850
6.	Bank of America (5750 New Territory Blvd)	2,500	24.	9ers Grill (5870 New Territory Blvd)	3,150
7.	AVAILABLE (5806 New Territory Blvd)	1,100	25.	PAD SITE AVAILABLE (New Territory Blvd)	1.2781 Acres
8.	AVAILABLE (5808 New Territory Blvd)	1,200			
9.	AVAILABLE (5810 New Territory Blvd)	1,350			
10.	Premier Dental (5814 New Territory Blvd)	1,500			
11.	GP Animal Hospital (5818 New Territory Blvd)	1,600			
12.	First Solution Group (5822 New Territory Blvd)	1,100			
13.	Parcel Plus (5826 New Territory Blvd)	1,150			
14.	AVAILABLE (5830 New Territory Blvd)	1,250			
15.	Deluxe Nails (5834 New Territory Blvd)	1,144			
16.	Express by Lasbella (5838 New Territory Blvd)	1,386			
17.	Nisha's Salon (5842 New Territory Blvd)	1,100			
18.	Best Barber Shop (5846 New Territory Blvd)	1,150			
			TOTAL GLA		41,955

Lat/Lon: 29.5889/-95.6769

New Territory Center Sugar Land, TX	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	12,714	62,796	187,361
2026 Projected Population	13,333	70,132	210,859
2020 Census Population	12,909	62,626	176,811
2010 Census Population	12,281	52,071	144,621
Projected Annual Growth 2021 to 2026	1.0%	2.3%	2.5%
Historical Annual Growth 2010 to 2021	0.3%	1.9%	2.7%
2021 Median Age	37.8	37.4	38.1
Households			
2021 Estimated Households	3,827	19,622	60,845
2026 Projected Households	3,911	21,469	66,879
2020 Census Households	3,868	19,470	57,233
2010 Census Households	3,689	16,012	46,864
Projected Annual Growth 2021 to 2026	0.4%	1.9%	2.0%
Historical Annual Growth 2010 to 2021	0.3%	2.0%	2.7%
Race and Ethnicity			
2021 Estimated White	30.8%	29.6%	36.3%
2021 Estimated Black or African American	6.0%	11.2%	13.9%
2021 Estimated Asian or Pacific Islander	50.7%	45.6%	33.3%
2021 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
2021 Estimated Other Races	12.1%	13.1%	16.1%
2021 Estimated Hispanic	9.2%	11.7%	16.7%
Income			
2021 Estimated Average Household Income	\$180,462	\$169,169	\$144,857
2021 Estimated Median Household Income	\$141,568	\$134,267	\$117,037
2021 Estimated Per Capita Income	\$54,325	\$52,916	\$47,290
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.8%	2.9%
2021 Estimated Some High School (Grade Level 9 to 11)	2.8%	2.6%	3.5%
2021 Estimated High School Graduate	11.2%	13.4%	16.0%
2021 Estimated Some College	11.6%	13.4%	17.2%
2021 Estimated Associates Degree Only	6.3%	6.3%	7.3%
2021 Estimated Bachelors Degree Only	32.1%	33.7%	31.5%
2021 Estimated Graduate Degree	32.6%	27.8%	21.5%
Business			
2021 Estimated Total Businesses	565	3,468	9,289
2021 Estimated Total Employees	2,512	21,246	70,417
2021 Estimated Employee Population per Business	4.4	6.1	7.6
2021 Estimated Residential Population per Business	22.5	18.1	20.2

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.



_____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker Firm Name or	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent / Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent / Associate’s Name	_____ License No.	_____ Email	_____ Phone

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09/16/20

