



AVAILABLE
1,800 SF
2ND GEN. RETAIL

AVAILABLE
2,047 SF
WHITE BOX

AVAILABLE
1,500 SF
2ND GEN. RETAIL

SHOPS IN RIVERSTONE
RETAIL CENTER AVAILABLE FOR LEASE
PAD SITES AVAILABLE FOR GROUND LEASE OR BTS

SEC University Blvd & W Avalon Dr | Sugar Land, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 17034 University Blvd
Sugar Land, TX 77479

Leasing Availability:

- 1,500 SF - 2nd Gen. Retail
- 1,800 SF - 2nd Gen. Retail
- 2,047 SF - White Box

Lease Rate: \$32.00 PSF + \$11.00 NNN

Pad Sites:
(Ground Lease or BTS)

- Pad 1: ±0.60 AC (Hard Corner)
- Pad 2: ±0.93 AC

Land Price: Call For Pricing

HIGHLIGHTS:

- 2nd generation & white box retail space available for lease
- Pad sites available for ground lease or long-term build to suit
- Located within Riverstone, a ±3,000 AC master planned community by Johnson Development with ±6,000 homes upon completion
- Positioned at the hard corner of University Blvd and W Avalon Dr
- Easy access to I-69/US-59 and Hwy 6
- Positioned within a dense residential node within the Sugar Land trade area

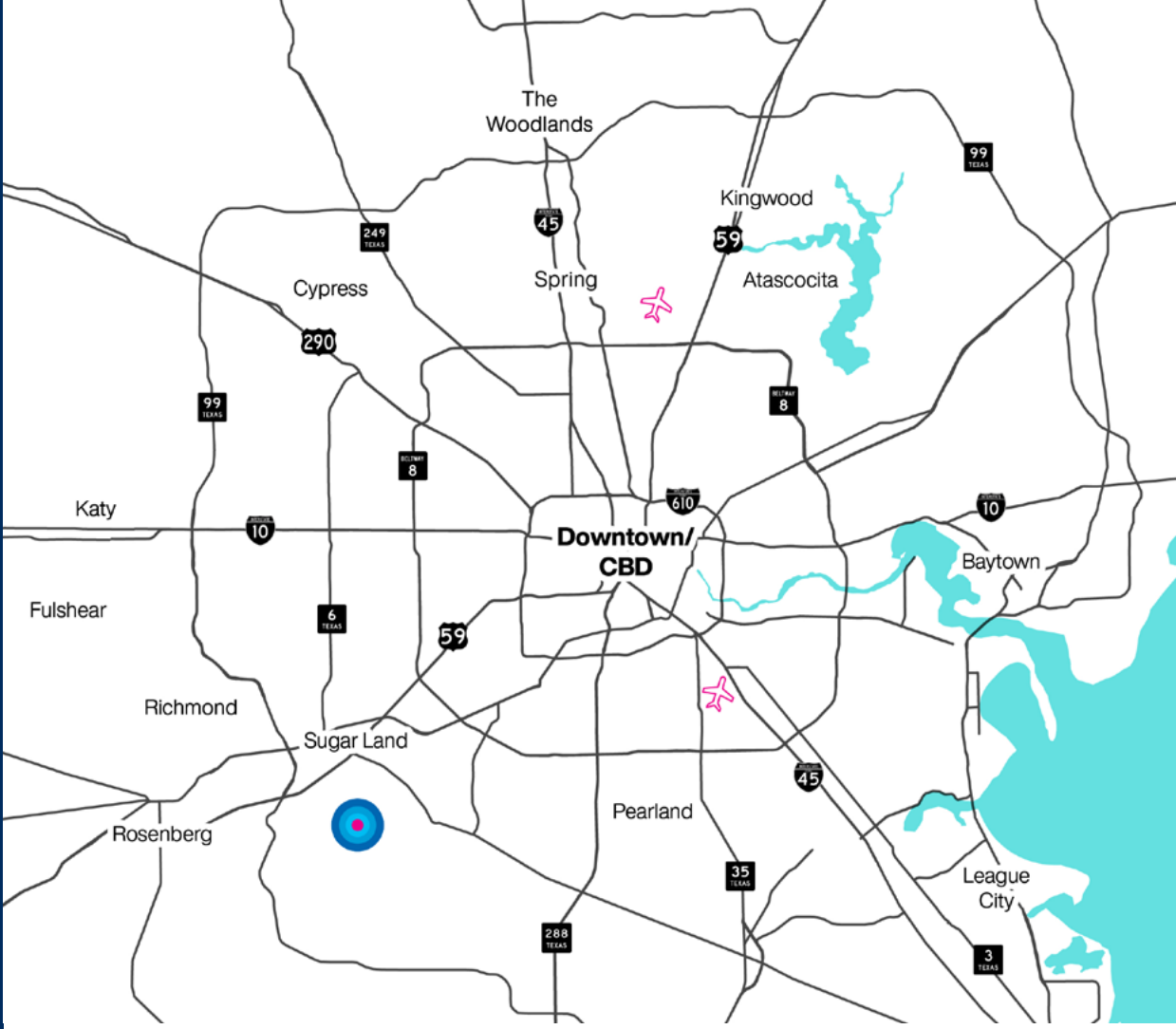
TRAFFIC COUNTS:

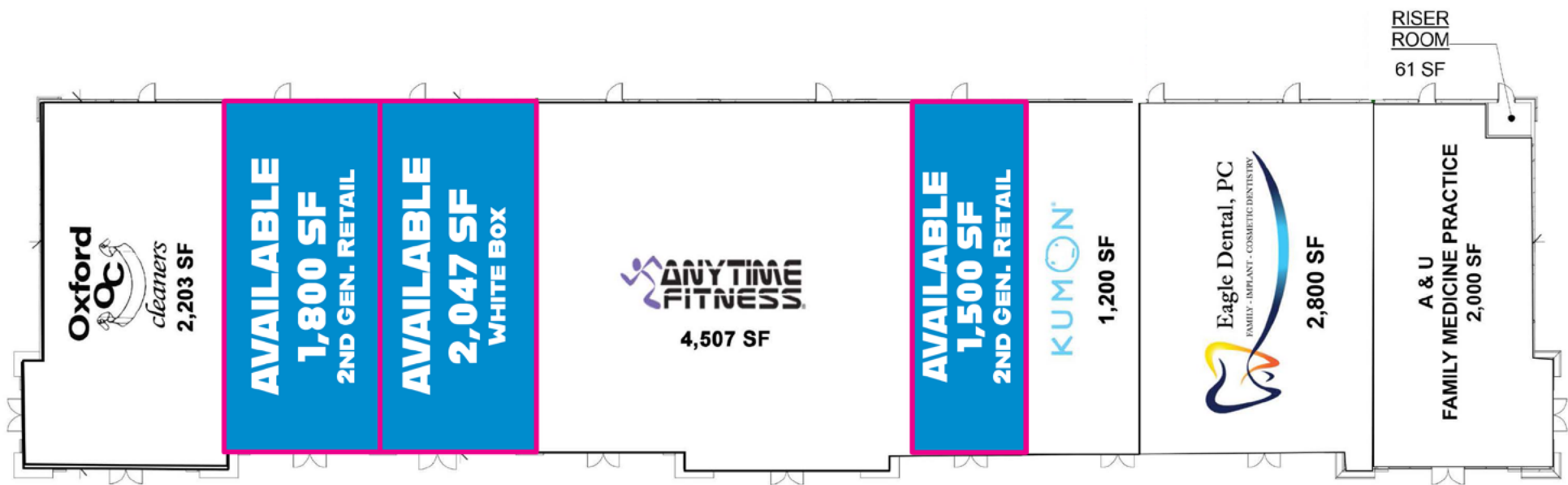
University Blvd: 21,229 CPD '21

LJ Pkwy: 18,272 CPD '21

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	8,266	56,796	164,360
Daytime Pop.	3,499	30,548	117,340
Avg HH Income	\$279,392	\$217,656	\$184,854





SITE

21,229 CPD '21

**PAD 1
±0.60 AC**

**PAD 1
±0.93 AC**

W Avalon Dr

University Blvd

University Blvd



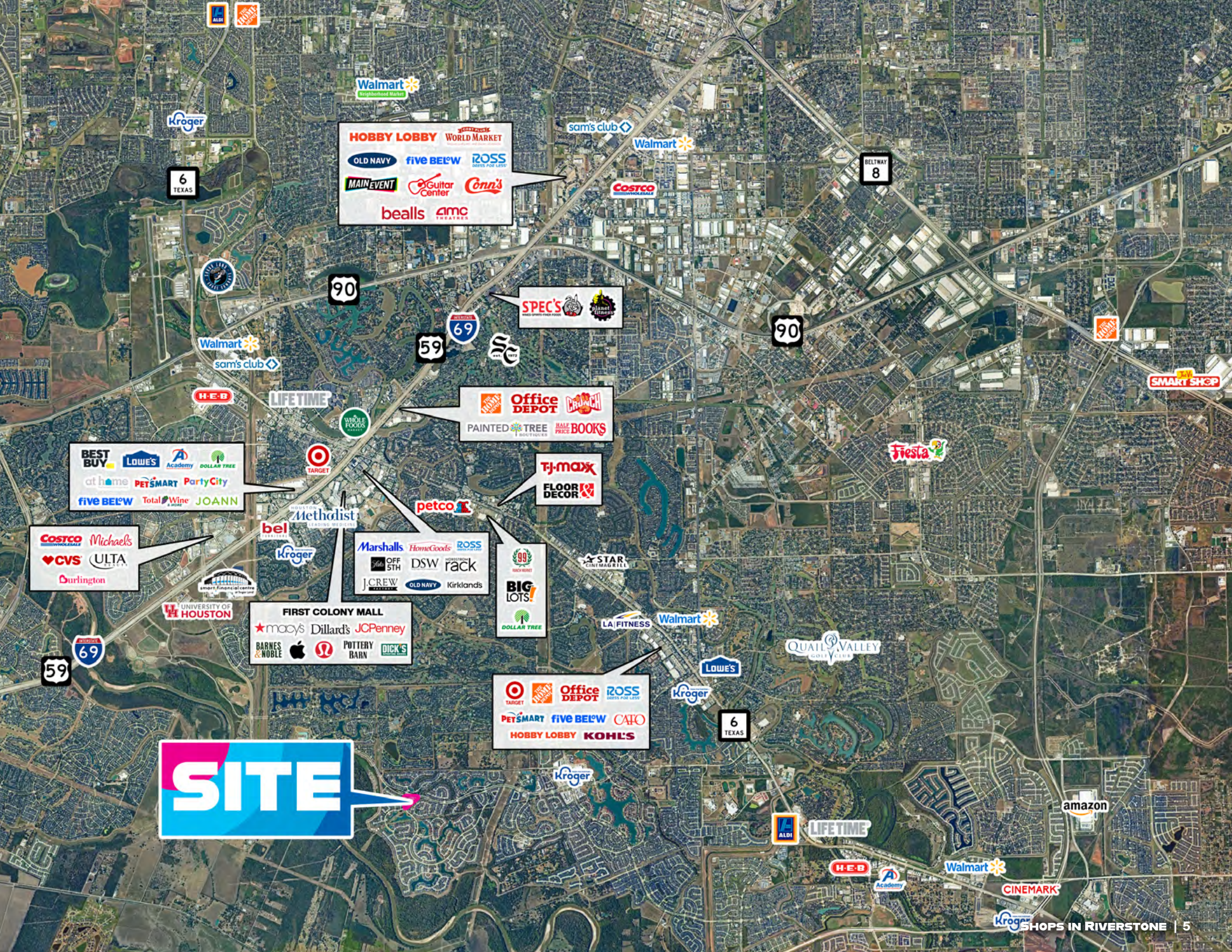
(NOT A PART)



RIVERSTONE

±3,700 AC

Master Planned Community
±6,000 Homes Upon Completion



SITE

HOBBY LOBBY **WORLD MARKET**
OLD NAVY **FIVE BELOW** **ROSS**
MAIN EVENT **Guitar Center** **Conn's**
bealls **AMC THEATRES**

Office DEPOT **PAINTED TREE** **PALE PRICE BOOKS**

FIRST COLONY MALL
macys **Dillard's** **JCPenney**
BARNES & NOBLE **Apple** **POTTERY BARN** **DICK'S**

Target **Office DEPOT** **ROSS**
PETSMART **FIVE BELOW** **CAFO**
HOBBY LOBBY **KOHL'S**

Marshall's **HomeGoods** **ROSS**
OFF 5TH **DSW** **rack**
J.CREW **OLD NAVY** **Kirklands**

99 CENTS ONLY
BIG LOTS!
DOLLAR TREE

BEST BUY **LOWE'S** **Academy** **DOLLAR TREE**
at home **PETSMART** **Party City**
FIVE BELOW **Total Wine** **JOANN**

COSTCO **Michaels**
CVS **ULTA**
Darlington



Information About Brokerage Services

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

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jack Savery	612871	js@blueoxgroup.com	713.814.4930
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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