KW COMMERCIAL

FOR SALE

ALSO AVAILABLE FOR LEASE



Premier Owner-User or Investor Office Condo in Greatwood

6536 Greatwood Parkway, Unit B | Sugar Land, TX 77479

Melanne Carpenter — Managing Director | (713) 489-9819 | melanne@kwcommercial.com | 1220 Augusta Dr., Ste. 300, Houston, TX 77057 | www.cma-commercial.com

PROPERTY HIGHLIGHT

6536 Greatwood Parkway, Unit B
Sugar Land, TX 77479

EXECUTIVE SUMMARY

6536 Greatwood Parkway, Unit B is a 2,600 SF office condo in The Offices at Greatwood, built in 2021 and offered for sale in Sugar Land's established Greatwood/Riverpark corridor. The property presents two distinct acquisition paths. For an owner-user, it offers the opportunity to purchase and occupy a well-located professional office space for long-term business use. For an investor, it offers the ability to acquire the asset, lease the space, and position the property for future cash-flowing income. Seller financing is available to qualified buyers on the sale offering.



DEAL SUMMARY

- **Property:** Owner-User or Investor Office Condo
- **Asking Price:** $675,000
- **Building Size:** 2,600 SF
- **Buyer Profiles:** Owner-User or Investor
- **Seller Financing:** Available to buyers
- **Lease Option:** Also available for lease
- **Proforma available upon request**
- **Asset Type:** Office Condo
- **Address:** 6536 Greatwood Parkway, Unit B, Sugar Land, TX 77479
- **Year Built:** 2021
- **Ideal Users:** Legal, financial, insurance, real estate, medical/dental, and other professional services
- **Access:** Strong connectivity to US 59/I-69, Hwy 99, and Greatwood Parkway, with nearby Southwest Freeway counts up to 114,908 VPD

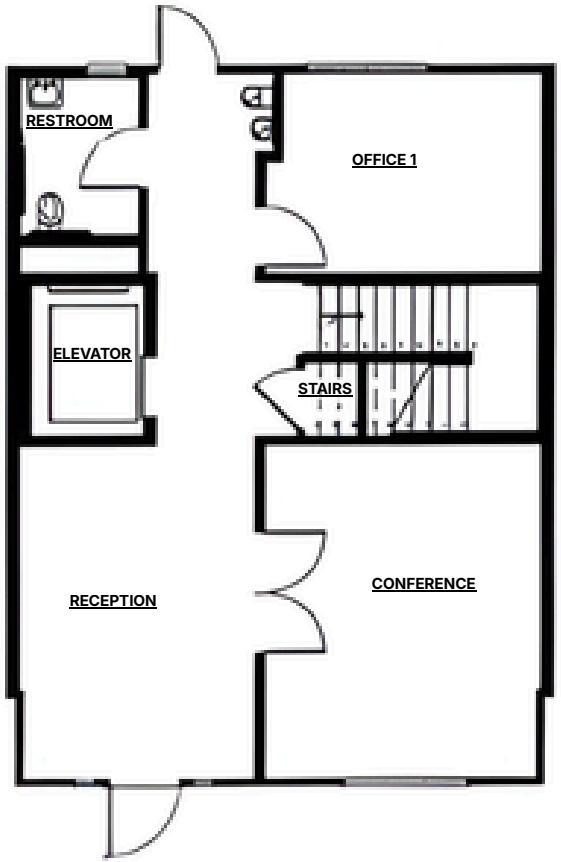
FOR LEASE DETAILS

The suite is also available for lease for tenants seeking a professional office setting in Greatwood. This leasing opportunity is ideal for businesses that want a strong Sugar Land location, quality office image, and a functional layout.

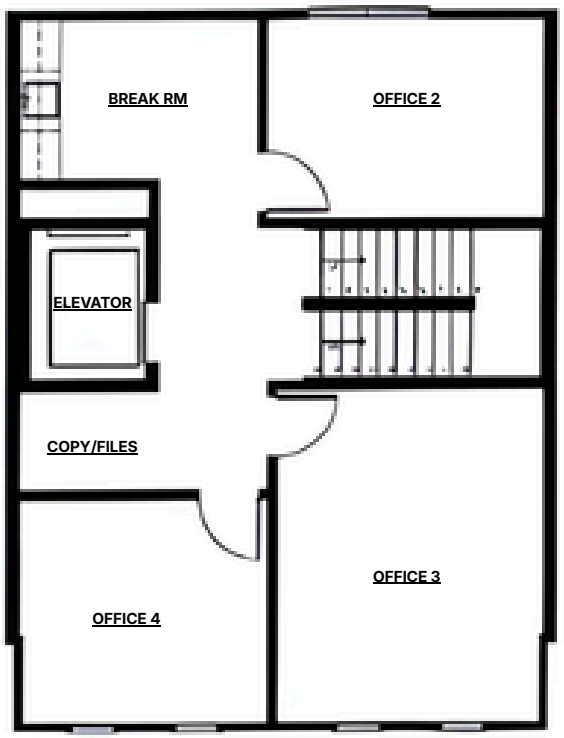
Priced at: $20 PSF/YR
NNN: $9.12 PSF/YR (Est.)

Each Office is Independently Owned and Operated.

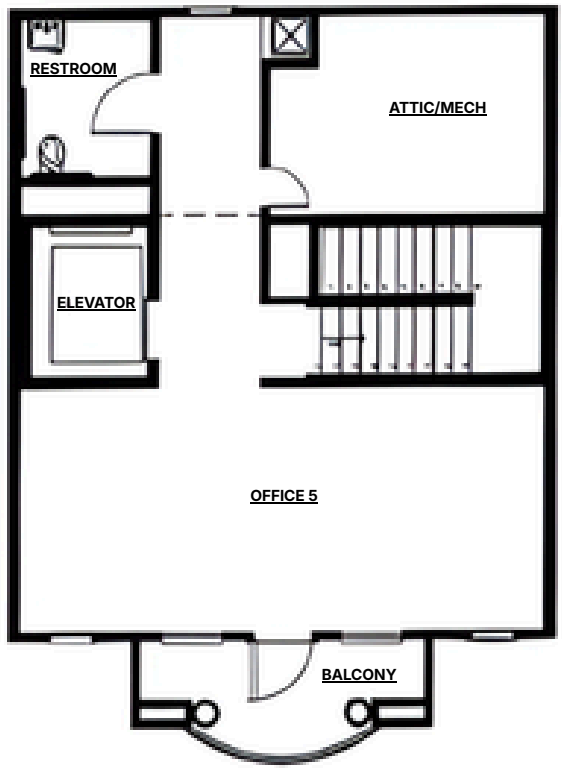
6536 GREATWOOD PARKWAY, UNIT B | SUGAR LAND, TX 77479 | UNIT FLOOR PLAN



1ST FLOOR



2ND FLOOR



3RD FLOOR LOFT

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Managing Director
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(713) 489-9819 | melanne@kwcommercial.com

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INSIDE PICS


















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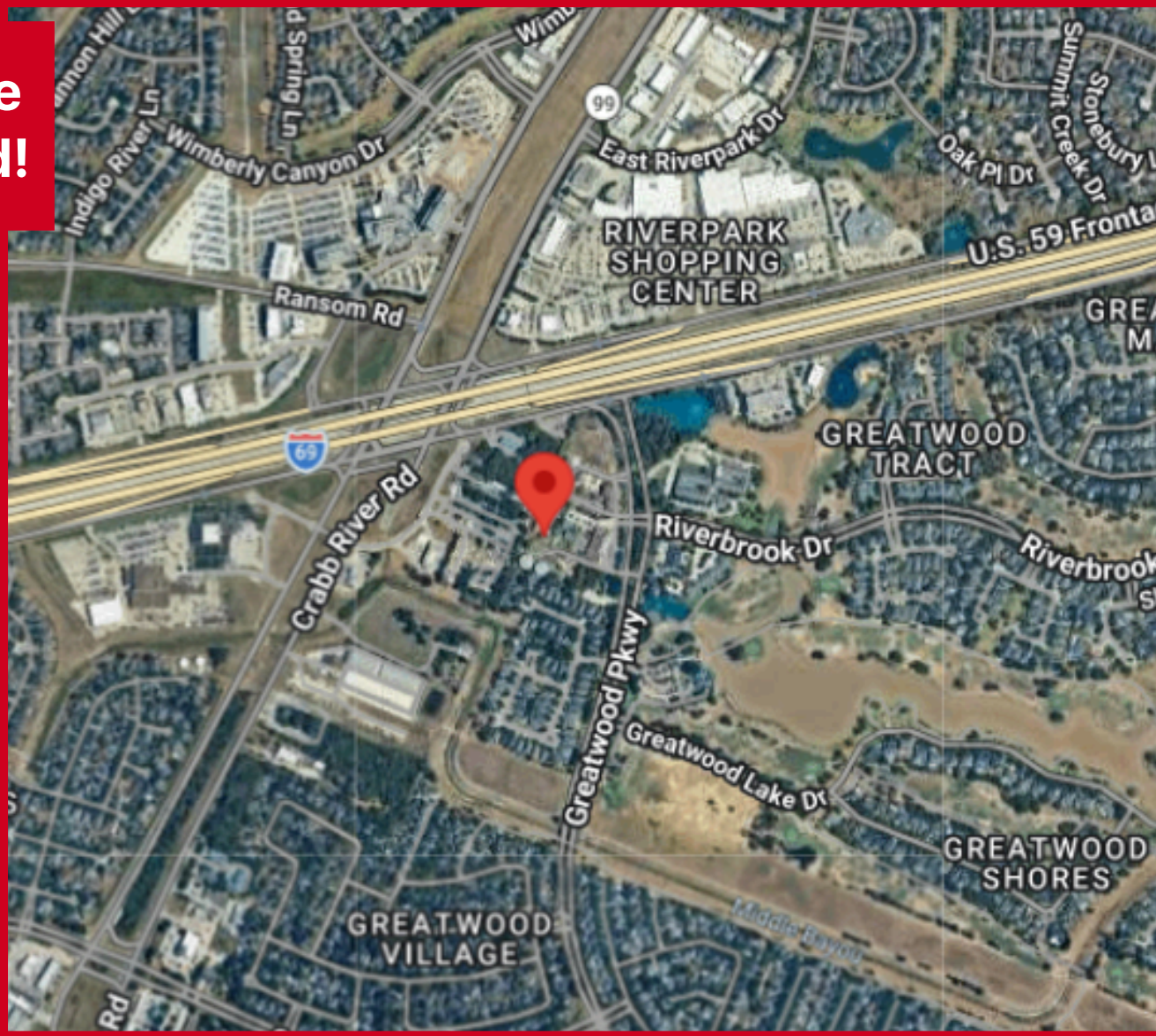
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LOCATION SUMMARY

Prime Access in the Heart of Greatwood!

The property sits in Sugar Land's Greatwood/Riverpark corridor with quick access to US 59/I-69, Hwy 99, and surrounding residential neighborhoods. Nearby Greatwood Parkway traffic counts range from 10,500 to 11,158 VPD, with Southwest Freeway carrying up to 114,908 VPD nearby. Surrounded by established Greatwood neighborhoods and close to Riverpark Shopping Center, Memorial Hermann Sugar Land Hospital, pharmacies, dining, and neighborhood services, the location is well positioned for professional owner-users who value convenience, visibility, and long-term occupancy control.



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Managing Director
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TRADE AREA RETAIL AND SYNERGY



Located in the Greatwood/Riverpark corridor with nearby healthcare, retail, dining, and regional access.

Surrounded by healthcare, retail, dining, and service uses, the location offers the convenience and visibility that support long-term office demand. Combined with strong Greatwood demographics and quick access to US 59/I-69 and Hwy 99, the property is well positioned for professional owner-users.

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DEMOGRAPHICS

6536 GREATWOOD PARKWAY,
UNIT B | SUGAR LAND, TX 77479

Median Home Value

1 Mile	$389,292
3 Miles	$409,980
5 Miles	$420,667

Average Household Income

1 Mile	$170,641
3 Miles	$160,029
5 Miles	$151,543

Population Projection by 2030

1 Mile	12,064
3 Miles	71,630
5 Miles	178,563

Traffic Count (VPD)

Southwest Fwy	114,908
Crabb River Rd	109,025



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ABOUT THE CMA TEAM

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Melanne Carpenter is a seasoned commercial real estate specialist with a sharp focus on the retail sector. With over 30 years of experience in corporate retail, she has established herself as a recognized expert in retail-driven property solutions. Her deep industry knowledge, paired with extensive commercial real estate expertise, makes her an invaluable resource for clients seeking tailored retail strategies. As the owner of a successful retail business herself, Melanne brings firsthand insight into the challenges and opportunities of the market. Her passion for retail, combined with strategic real estate acumen, ensures clients receive comprehensive support—whether buying, selling, or leasing retail properties.

Melanne Carpenter | KW Commercial Managing Director

Steve Blair is a commercial real estate broker with more than 20 years of investment experience specializing in multifamily and medical properties. Throughout his career, Steve has worked with investors, property owners, and healthcare professionals to identify opportunities that align with their financial and operational goals. Before entering commercial real estate, Steve built a strong foundation as a CPA, developing deep expertise in financial analysis, tax considerations, and investment performance. This background allows him to guide clients through complex transactions with a focus on maximizing long-term value. Steve combines market knowledge, analytical insight, and practical experience to help clients make confident real estate decisions.



Steve Blair | Commercial Real Estate Specialist



AJ Jandali is a commercial real estate expert specializing in industrial and commercial assets. With over 20 years of global experience in supply chain leadership across the Oil & Gas, Energy, and Construction industries, AJ brings strategic insight to complex real estate deals. His operational background and MBA from Penn State equip him to guide corporate tenants, investors, and developers through transactions that prioritize risk mitigation, value creation, and long-term growth. Known for his sharp business sense and collaborative approach, AJ delivers solutions that align real estate with business strategy.

AJ Jandali | Commercial Real Estate Specialist

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.

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melanne Carpenter	0741309	melanne@kwcommercial.com	(832) 720-5626
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 1-1



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