

# NEW TERRITORY MEDICAL PROFESSIONAL BUILDING

4907 - 4911 Sandhill Drive | Sugar Land, TX 77479



## Building Information:

- 2 Building Retail and Medical Office Building Plaza
- Adjacent to Oak Bend Medical Center
- Immediate Access to TX 99 and HWY 90
- 9,316 Gross Square Feet
- Parking Ratio: 4.29:1,000



# Premier Location

## Healthcare

**68%**

Private Insurance

**10k**

Healthcare Spending

**81%**

Doctor Visits in 2024

## Economics

**39**

Median Age

**\$150k**

Per Household Income

## Employment

**10%**

Service Employment

**10%**

Blue Collar Employment

**80%**

White Collar Employment

## Population

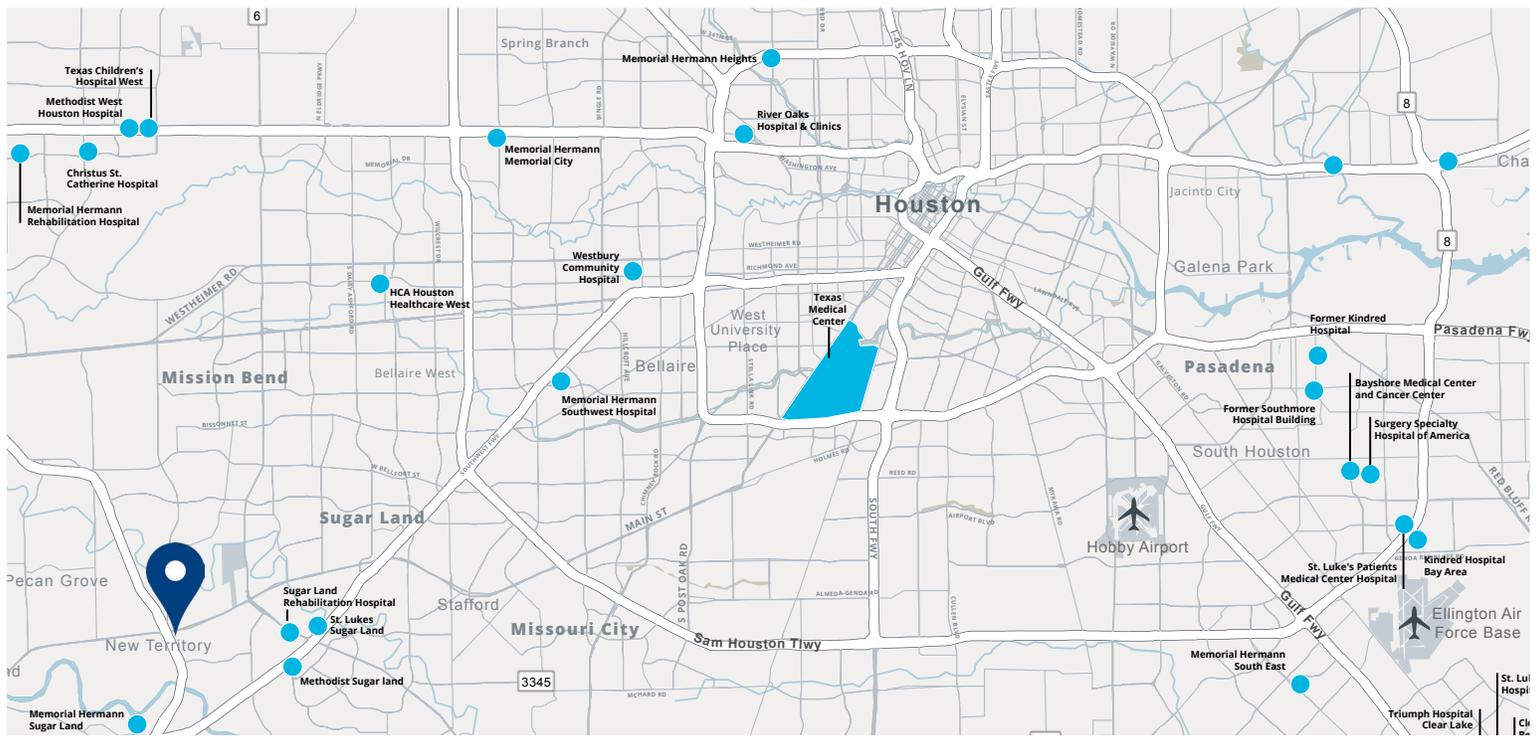
**193k**

Total Population

**190k**

Total Daytime Population

\*Demographics is within 5 miles of the property



## Leasing Information:

Chris Boyd

713.272.1268

Chris.Boyd@transwestern.com



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## Site Plan



### Leasing Information:

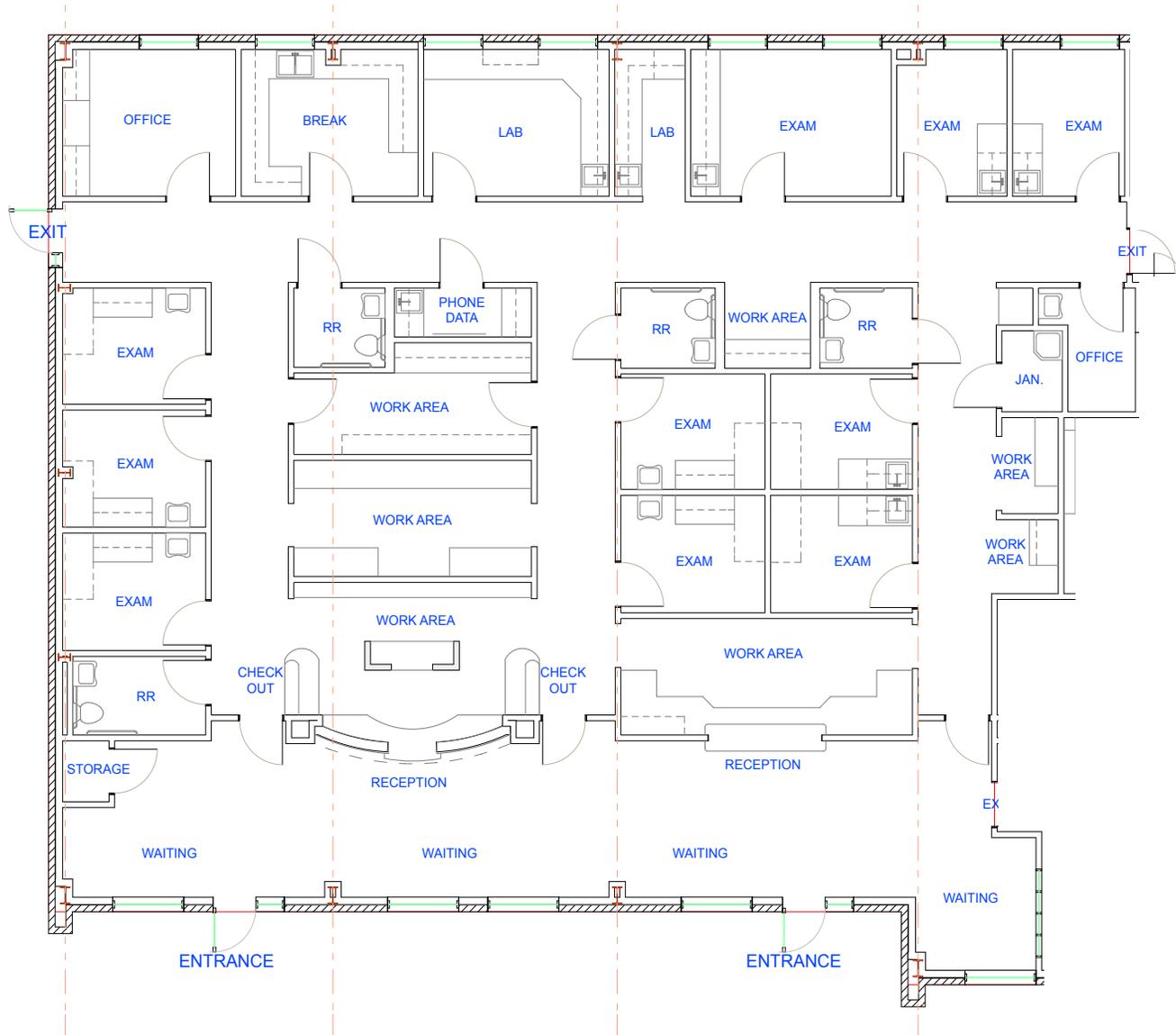
Chris Boyd  
713.272.1268  
Chris.Boyd@transwestern.com



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4907 - 4911 Sandhill Drive | Sugar Land, TX 77479

## Suite 4911 - A 4,621 SF



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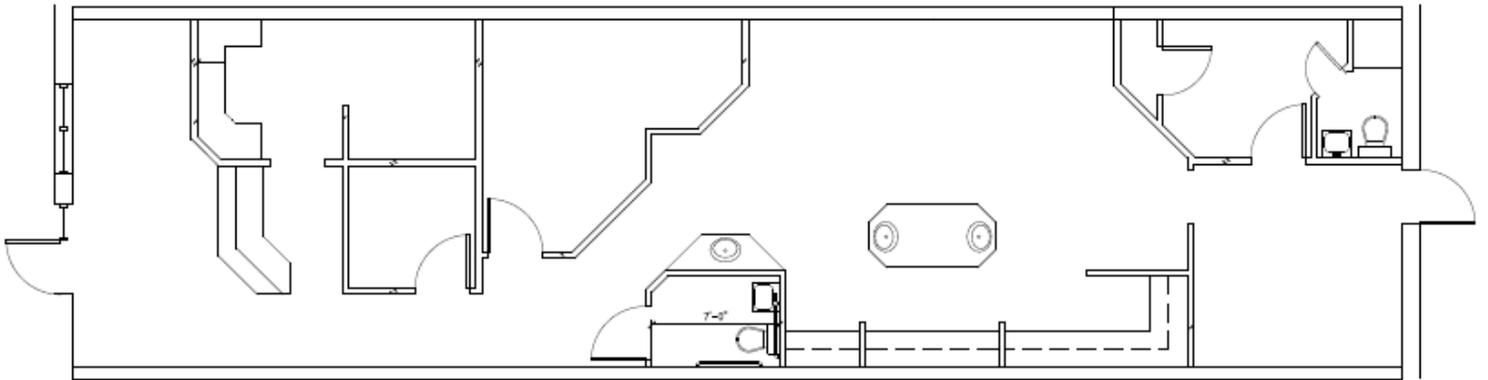


# NEW TERRITORY MEDICAL PROFESSIONAL BUILDING

4907 - 4911 Sandhill Drive | Sugar Land, TX 77479

## Suite 4907 - B

1,500 SF



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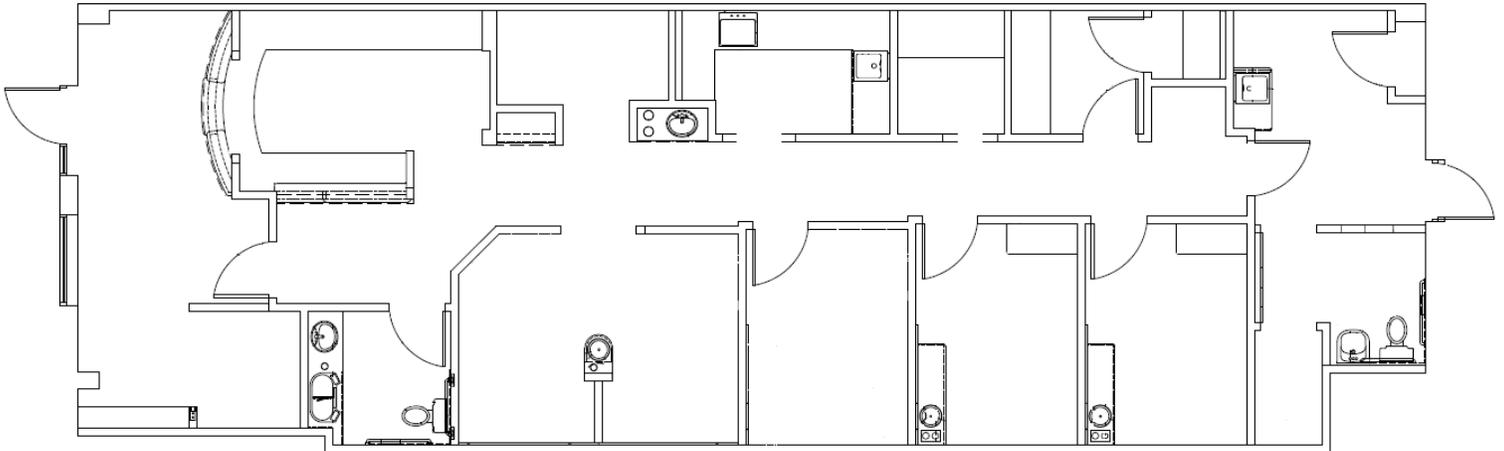


# NEW TERRITORY MEDICAL PROFESSIONAL BUILDING

4907 - 4911 Sandhill Drive | Sugar Land, TX 77479

## Suite 4907 - E

1,759 SF



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