



3.764 AC

PRIME COMMERCIAL/RETAIL TRACT SITE FOR SALE
CLOSE PROXIMITY TO CONSTELLATION FIELD

NEQ Highway 6 & Imperial Blvd | Sugar Land, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NEQ Hwy 6 & Imperial Blvd
Sugar Land, TX 77498

Size: ±3.764 AC (Divisible)

Price: \$25.00 PSF

HIGHLIGHTS:

- Shovel-ready, pad-ready site with no on-site detention required
- Zoned commercial/retail
- Cross-access with adjacent medical development
- Frontage along Hwy 6 and easy access to Hwy 90 Alt, the Grand Parkway and I-69/US/59
- Positioned across from Sugar Land Regional Airport
- Adjacent to Constellation Field, a major traffic driver to the immediate area and home to the Sugar Land space Cowboys

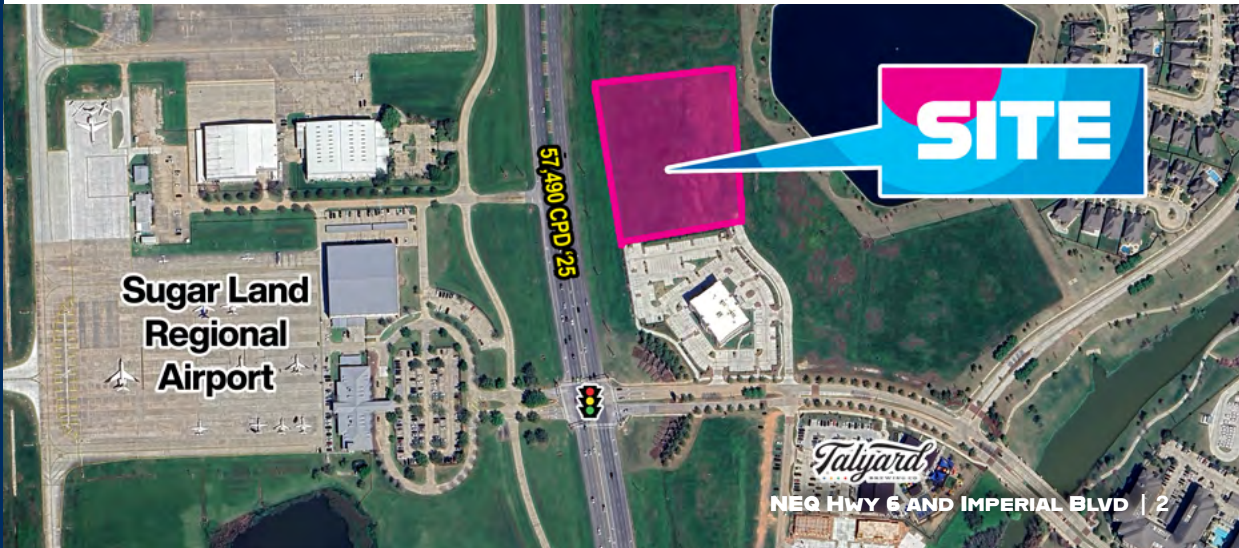
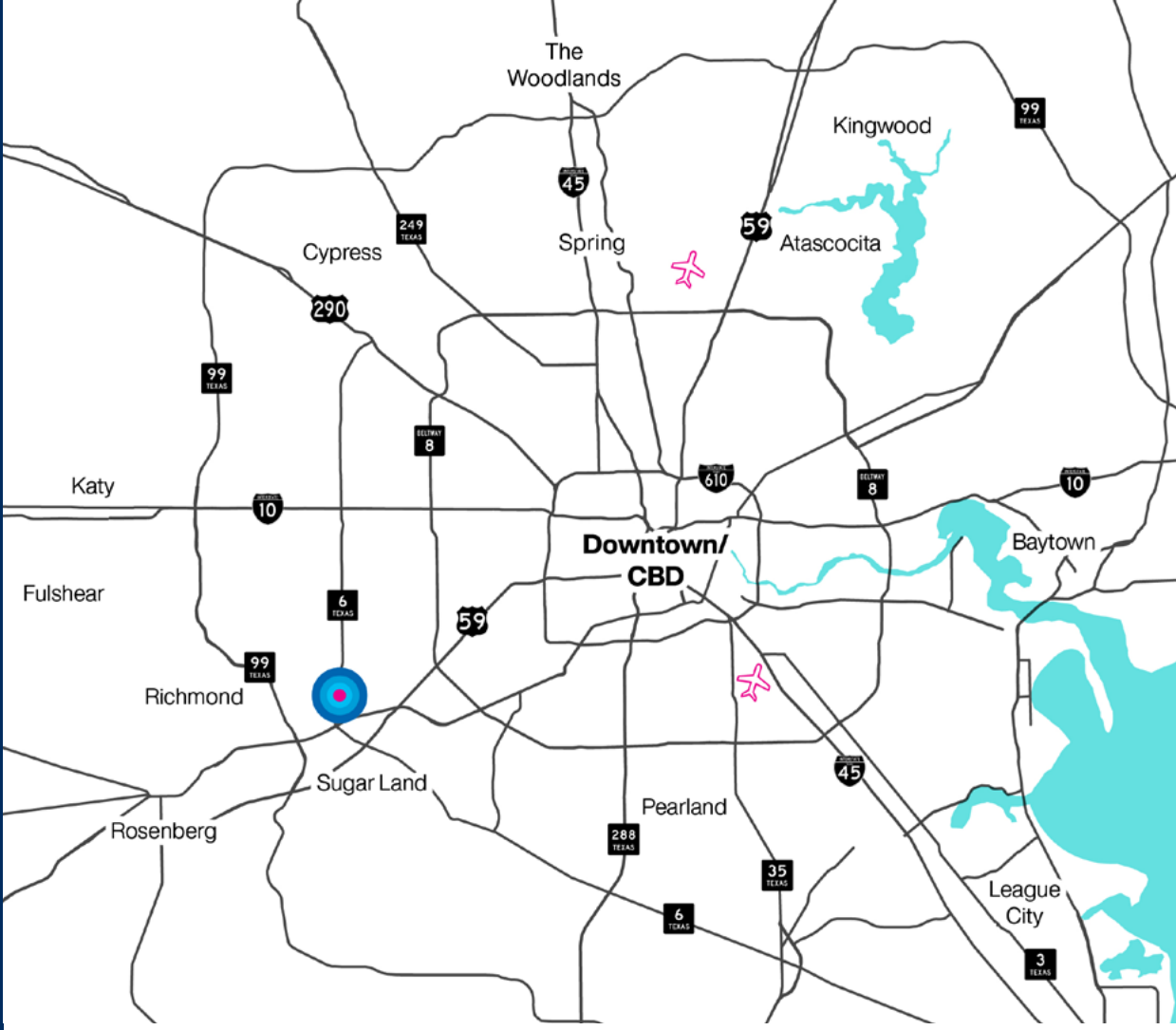
TRAFFIC COUNTS:

Hwy 6: 57,490 CPD '25

Hwy 90 Alt: 54,621 CPD '25

2026 DEMOGRAPHICS:

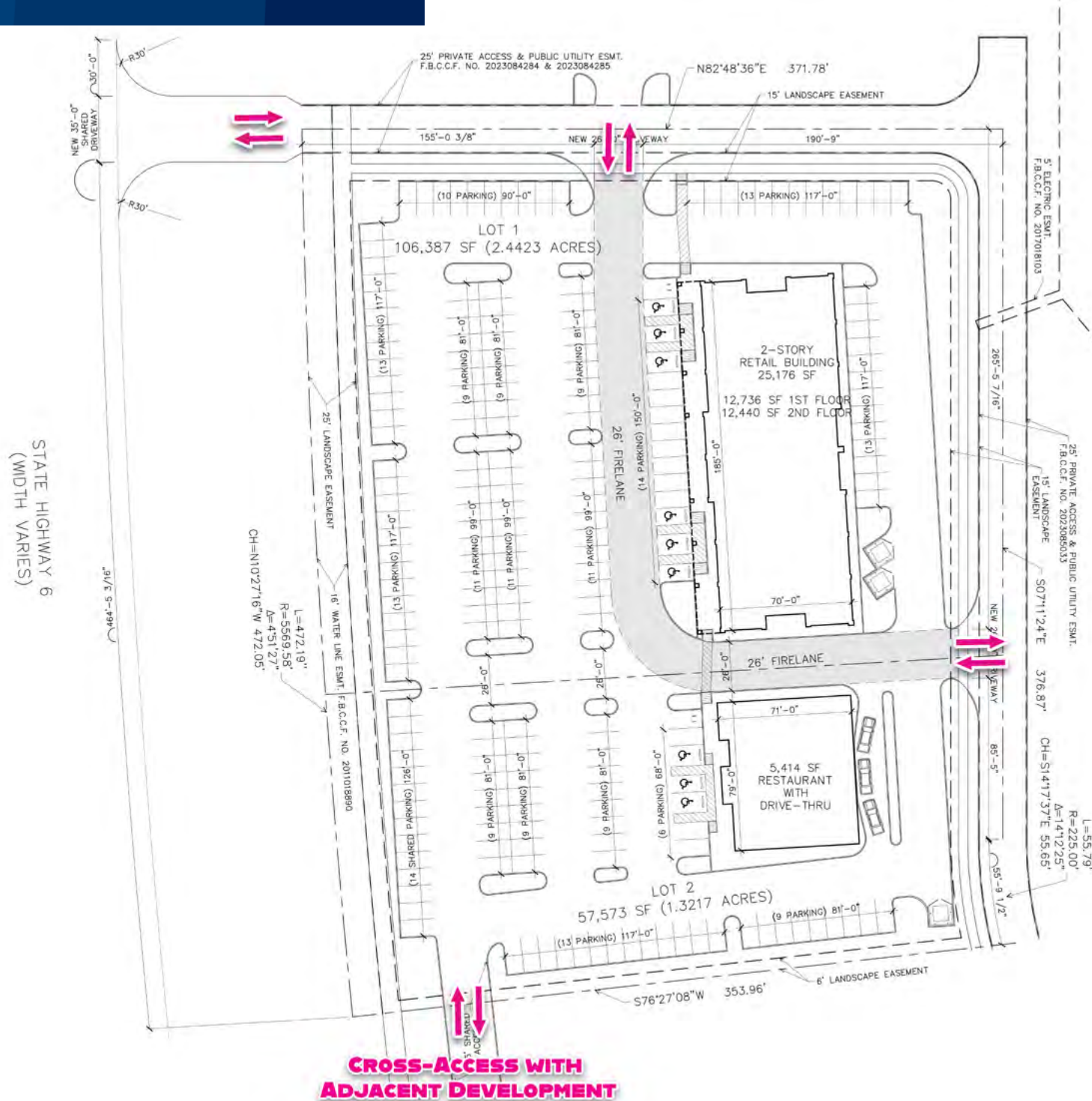
	1 Mile	3 Miles	5 Miles
Population	4,369	81,696	290,568
Daytime Pop.	2,384	70,339	189,725
Avg HH Income	\$176,574	\$172,051	\$144,105



PROPERTY SURVEY



CONCEPTUAL SITE PLAN





SITE

6
TEXAS

Sugar Land
Regional
Airport

90

59

69

90

8
BELTWAY

BEST BUY
LOWE'S
Academy
DOLLAR TREE
at home
PETSMART
PartyCity
five BELO
Total Wine
JOANN

COSTCO
Michaels
CVS
ULTA
Dorlington

bel
Kroger
Walgreens

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

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

Office DEPOT
PAINTED TREE
KALE PRICE BOOKS

petco
Walgreens

TJ-MAXX
FLOOR DECOR

99
CENT
BIG LOTS
DOLLAR TREE

Target
Office DEPOT
ROSS
PETSMART
five BELO
CAFO
HOBBY LOBBY
KOHLS

HOBBY LOBBY
WORLD MARKET
OLD NAVY
five BELO
ROSS
MAIN EVENT
Guitar Center
Conn's
bealls
amc THEATRES

SPEC'S

LA FITNESS

SITE



Sugar Land
Regional
Airport

6
TEXAS

Talyard

Overture
Sugar Land

Imperial
Lofts

Sugar Land
Middle School

Lakeview
Elementary School

57,490 CPD '25

6
TEXAS

CHAMPIONX

54,621 CPD '25

DISCOUNT
TIRE

ExtraSpace
Storage

Cantex

Walmart

sam's club

Kelsey
Seybold
Clinic

HEALTHY TEETH
Preventive Dentistry

POPEYES

toast

Chips

Hampton

CORNELIUS
NURSERY

Hampton

H-E-B

90

6
TEXAS

9
goodwill

NEQ HWY 6 AND IMPERIAL BLVD | 6



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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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

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SITE

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PRIME COMMERCIAL/RETAIL PAD SITE FOR SALE
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