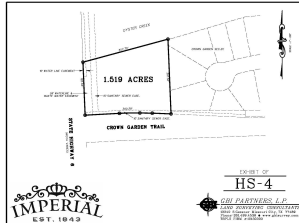


# Commercial Land For Sale

Imperial | Sugar Land, Texas  
Highway 6 at Highway 90A



## HS-4 Imperial

Great commercial pad at the future signalized intersection just north of our business park site with SH 6 frontage.

### Property Details

- ACREAGE 1.519 acres
- LAND USE Office, Retail, Gas/C-store
- AREA Sugar Land Area
- LOCATION Highway 6 at Highway 90A

## Demographics 2021 Estimate

### Population

- 1 Mile Radius: 5,199
- 3 Mile Radius: 93,191
- 5 Mile Radius: 298,868

### Average HHI

- 1 Mile Radius : \$122,120
- 3 Mile Radius : \$126,497
- 5 Mile Radius : \$113,114

### Traffic Count

Highway 6 and Highway 90A  
70,000 cars per day

### Taxing Entities

Fort Bend County  
Fort Bend ISD  
City of Sugar Land  
MMD  
MUD

## Contact Broker

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