



LAND
For Sale



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5444 WESTHEIMER RD. SUITE 1620,
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EXECUTIVE SUMMARY:

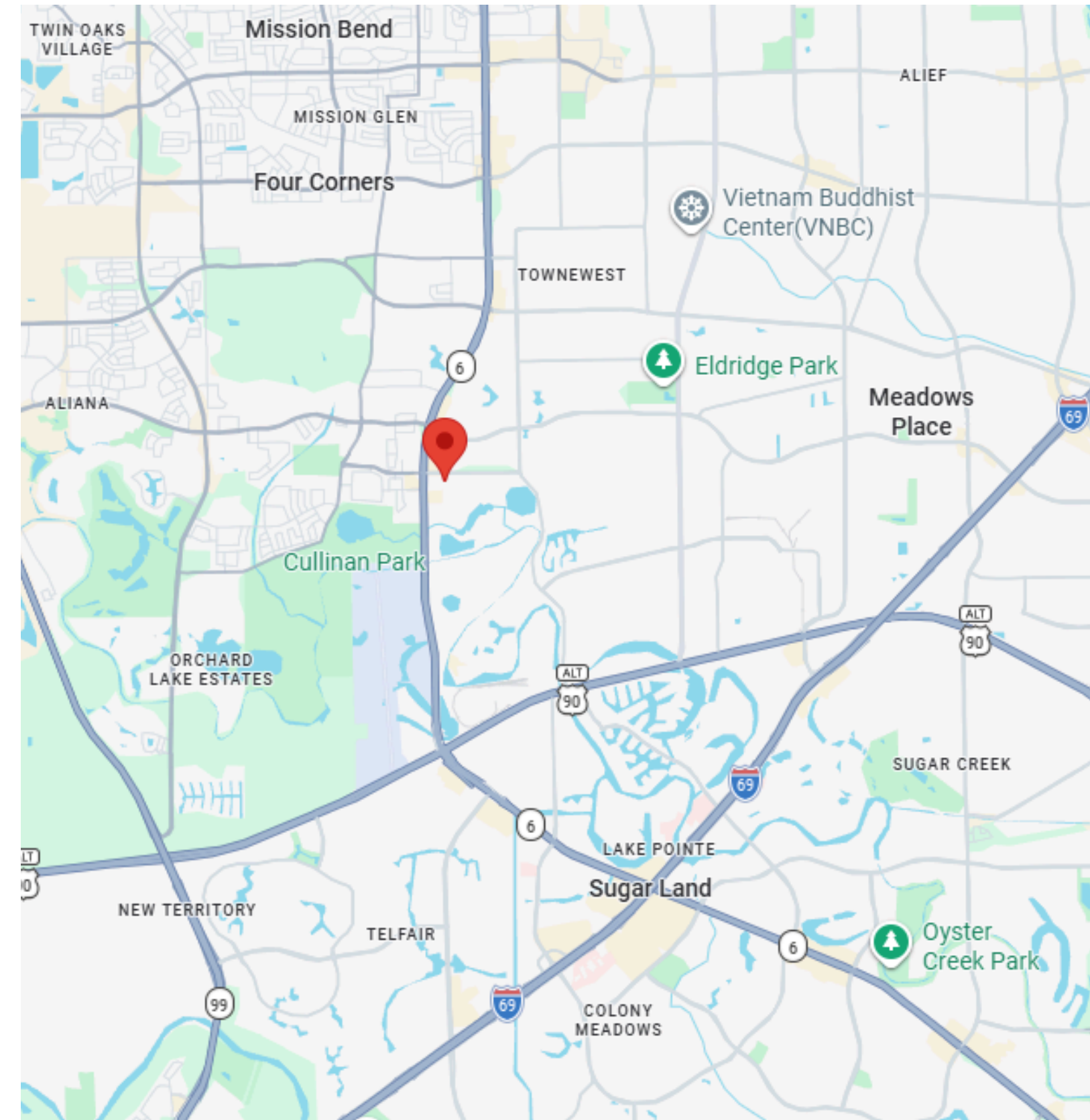
Project Overview This 11,300 SF neighborhood retail development is strategically positioned within the Sugar Land/Stafford corridor, one of the most desirable and economically resilient submarkets in Fort Bend County. The project is designed with a balanced mix of food and service-oriented retail tenants, anchored by two high-visibility end-cap food operators and supported by a curated interior retail lineup.

The site provides **83 parking spaces**, aligning precisely with municipal requirements and enabling a food allocation of **5,300 SF**. This configuration maximizes rental revenue while maintaining operational efficiency and strong leasing velocity.

Investment Summary

- **Gross Leasable Area:** 11,300 SF
- **Parking Provided:** 83 spaces
- **Food Allocation:** 5,300 SF
- **Retail Allocation:** 6,000 SF
- **Lease Structure:** NNN
- **Stabilized NOI:** \$365,500
- **Exit Valuation @ 7.25% Cap:** \$5,041,379

Investment Thesis The 83-space configuration represents the optimal balance of rent, tenant mix, and operational simplicity. It delivers a stabilized valuation above \$5M and positions the asset for long-term income durability.



SHOVEL READY PAD SITES

VOSS ROAD FRONTAGE | SUGAR LAND, TEXAS

- Plans & Permits Approved
- Ready to Break Ground
- Pad Sites Sold Individually

10 MILE POPULATION
1,189,716



DEMOGRAPHICS SNAPSHOT

15019 VOSS RD | SUGAR LAND, TX 77498

	1 MILE	5 MILES	10 MILES
POPULATION	12,427	341,612	1,192,600
POPULATION MEDIAN AGE	36.8	37.3	36.6
HOUSEHOLDS	4,003	111,066	424,831
AVERAGE HH INCOME	\$148,981	\$124,992	\$119,306



STRONG GROWTH. STRONG OPPORTUNITY.

Dense, affluent, and expanding — Sugar Land continues to be one of Houston's most desirable submarkets.

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