



THE SHOPS AT IMPERIAL

PRIME RETAIL LEASING OPPORTUNITY | SUGARLAND, TX.



PROPERTY OVERVIEW



1133 IMPERIAL BLVD, SUGAR LAND, TX 77498

Atlas Real Estate is proud to present a modern upscale commercial development located at the corner of Highway 6 and Imperial Boulevard in the heart of Sugar Land, Texas.

Situated on more than 2.6 acres, the project will feature three contemporary commercial buildings totaling approximately 20,645 SQ FT of versatile commercial space tailored for retail, office, medical, and restaurant users, creating a dynamic mixed-use environment for a wide range of businesses.

**ASKING RATES STARTING AT
\$33 PSF + NNN**

**Contact Agent for More Information.
Zain Momin**

Broker/Owner|Atlas Real Estate

Direct: 832-755-6561
Zain@atlasretx.com



AERIAL VIEW



AERIAL MAP



PROPERTY HIGHLIGHTS



Three retail buildings with two modern elevation options.



Approximately 145 parking spaces available.



Lease spaces starting at approximately 902 SF.



Strong 7/1,000 SF parking ratio.



Prime location in Imperial, Sugar Land's master-planned community.



Drive-thru end cap opportunity available.



Monument signage facing Highway 6 for strong visibility.



Grease trap available for restaurant users.



Excellent exposure to high traffic counts along Highway 6.



Flexible spaces ideal for retail, restaurant, medical, fitness, beauty, and service-based tenants.





State Highway - 6

Imperial Blvd

#1
6,400 SQFT

#2
6,400 SQFT

#3
7,845 SQFT

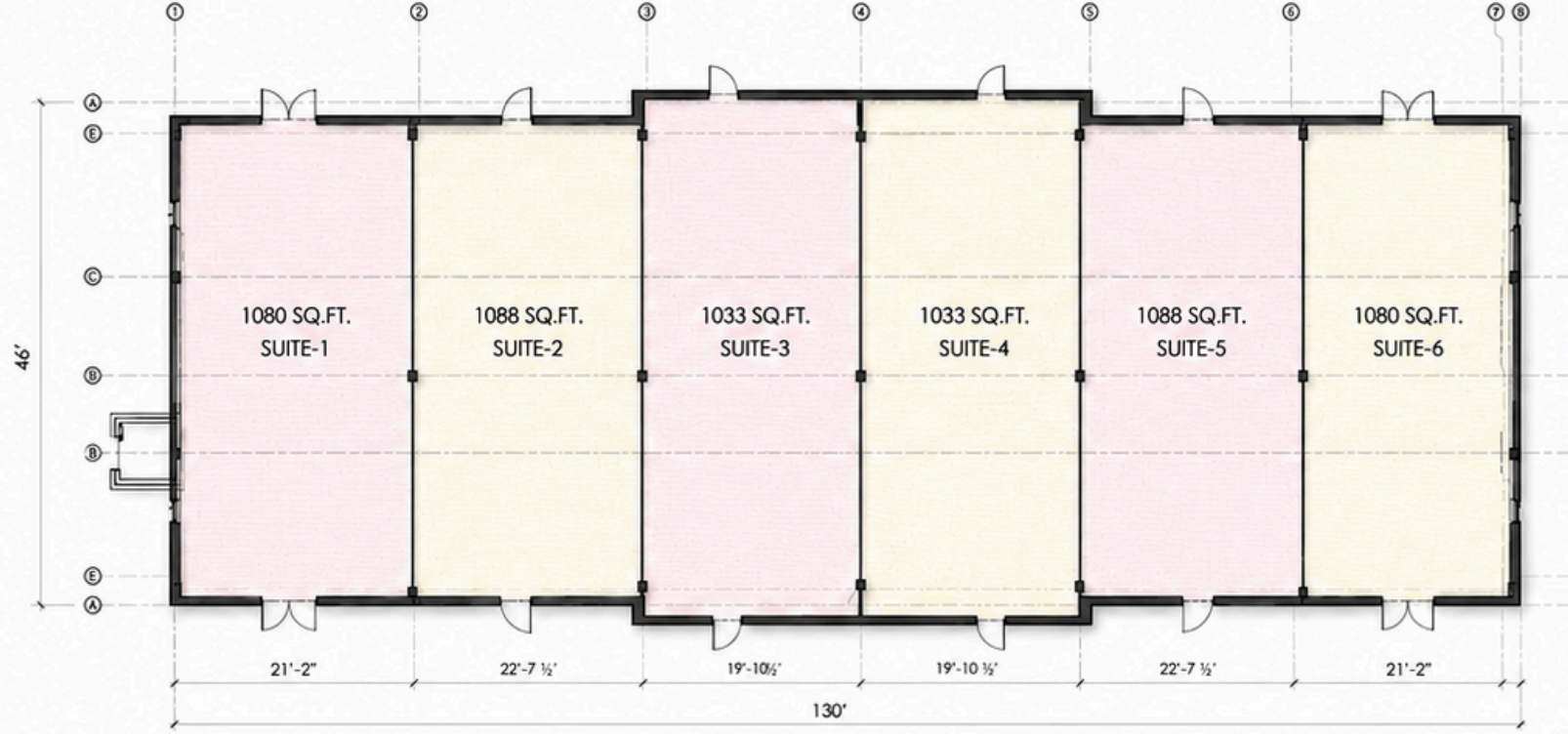
Access Easement

ELEVATION

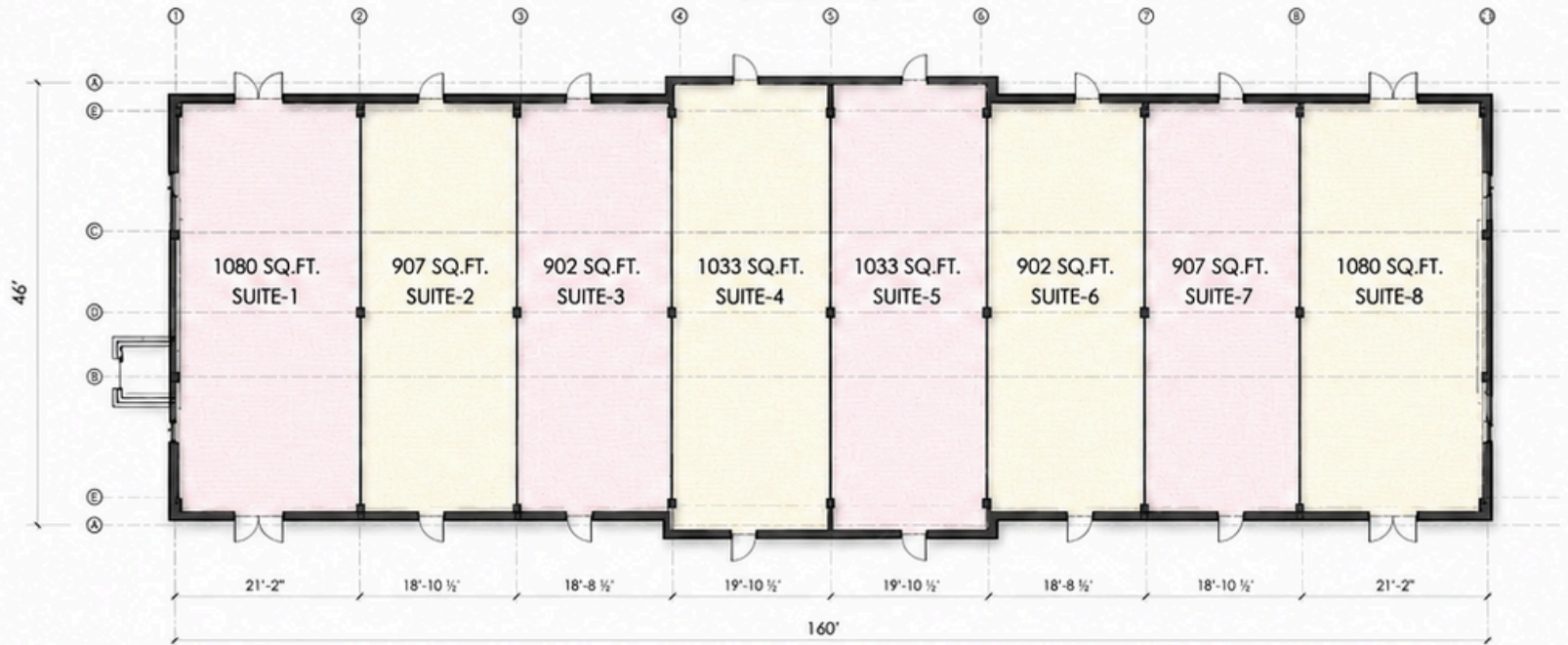


FLOOR PLANS

BUILDING 1 & 2



BUILDING 3



SUGAR LAND DEMOGRAPHICS



120,698
Population



\$414,158
Median
Home Value



70,000
Employee Base



40,000
Households



80%
Owner Occupied
Households



\$140,325
Average
Household Income



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MEET THE TEAM



Developer:
TRUSTWISE EQUITY

TrustWise Equity, situated in Houston, operates as a Real Estate Private Equity firm, assisting investors in optimizing their returns through diverse development projects. With an impressive portfolio encompassing land, retail centers, gas stations, and RV resorts, the company is renowned for delivering top-notch developments tailored to meet the specific needs and preferences of its clients.



Listing Agent | **ZAIN MOMIN**
Broker & CEO | Atlas Real Estate

Zain Momin is the Broker and CEO of Atlas Real Estate and has personally closed more than \$200M in sales over the past five years. His experience spans commercial and residential sales, luxury properties, new construction, and inner-loop development, with extensive experience working alongside developers on acquisitions, project positioning, and execution. As a broker, developer, and investor, Zain brings an owner-minded perspective and strategic approach to every transaction.



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**FOR MORE INFORMATION ABOUT
THIS PROPERTY, PLEASE
CONTACT:**

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