

IMPERIA BUSINESS PARK

2803 -2819 Imperia Drive | Sugar Land, TX 77479



Building Features

- 38,792 RSF three-building business park
- Tenant street signage available
- Availabilities from 1,000 - 24,740 SF
- Free surface parking
- Building A is fully leased by Texas Children's
- Building B 3,513 SF shell space available
- Building B is partially leased by adaptIV infusion



Premier Location

Healthcare

69.3%

Private Insurance

\$11k

Healthcare Spending

82%

Doctor Visits in 2023

Economics

41

Median Age

\$164k

Per Household Income

Employment

8.3%

Service Employment

9.5%

Blue Collar Employment

82.2%

White Collar Employment

Population

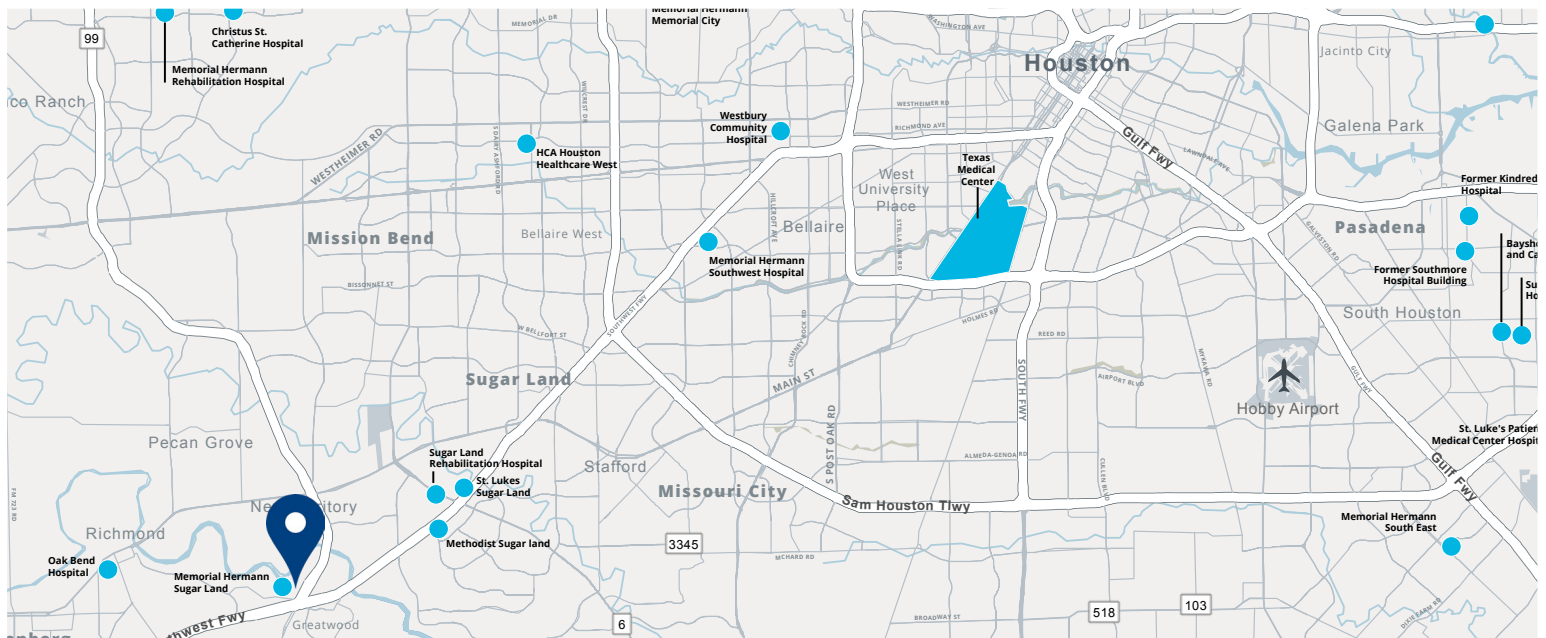
155k

Total Population

148k

Total Daytime Population

*Demographics is within 5 miles of the property



Leasing Information:

Heinrich Cronje

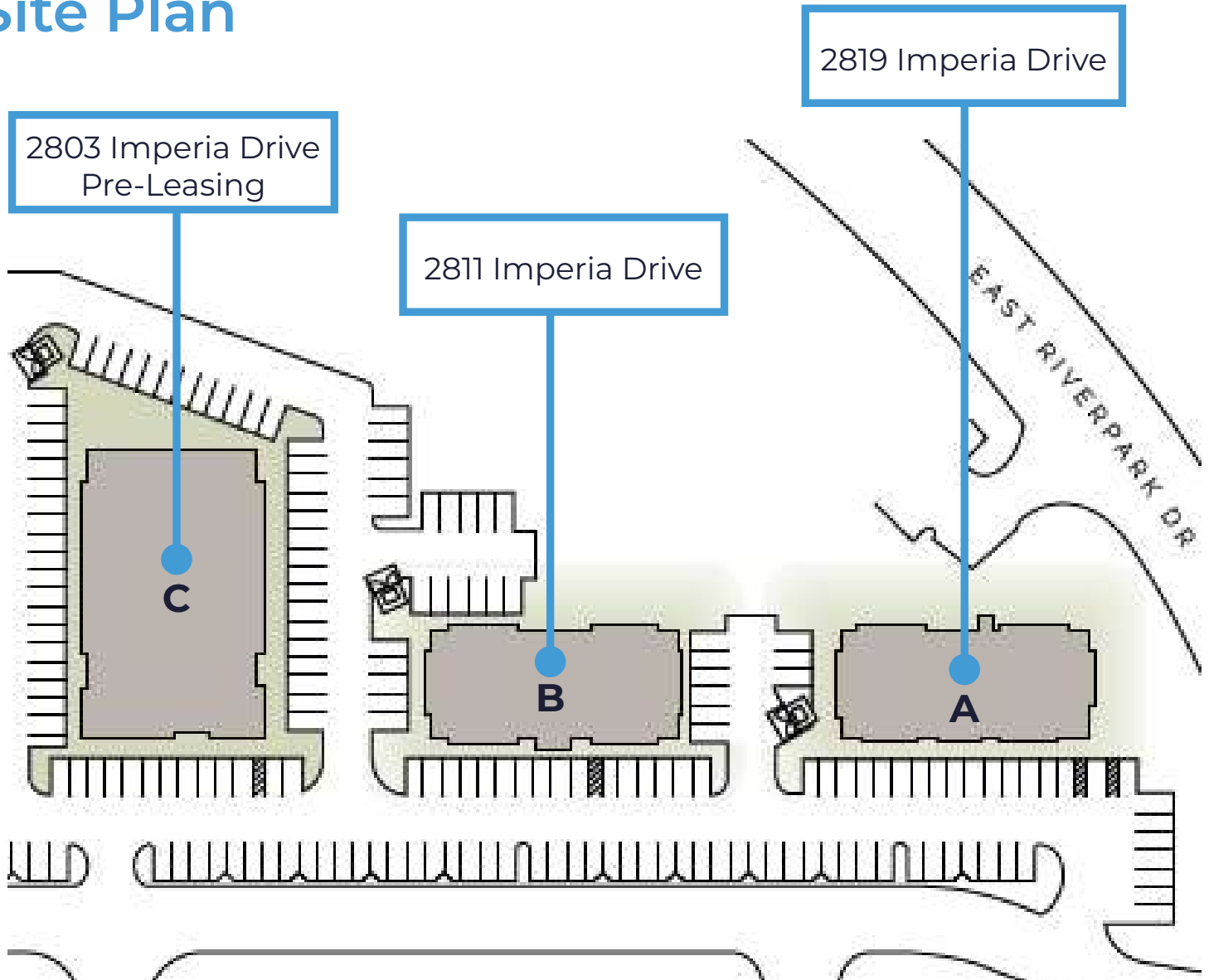
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Site Plan



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