

# Freestanding Retail Opportunity

**11076 Hwy 6 S, Sugar Land, Texas**

Exclusively Listed By Fairdale Realty

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## Executive Summary

Freestanding retail property located at 11076 Hwy 6 S, Sugar Land, Texas. The property consists of approximately 2,681 square feet on 0.688 acres. Positioned at a signalized corner along Highway 6, the site offers strong visibility and access. Currently vacant and suited for owner-user or redevelopment opportunity.

## Investment Highlights

- Signalized hard corner location
- High traffic Highway 6 corridor
- Freestanding building with drive-thru layout
- Strong visibility and multiple access points
- Approximately 30 on-site parking spaces
- Dense surrounding residential population
- Flexible reuse: QSR, coffee, retail, medical
- Value-add and redevelopment potential
- Existing improvements reduce development cost

## Property Overview

Building Size: 2,681 SF

Lot Size: 0.688 Acres

Stories: 1

Parking: 30 spaces  
Year Built: 1997  
Status: Vacant  
County: Fort Bend

## **Location**

Located at the intersection of Hwy 6 and Voss in Sugar Land, Texas. High traffic corridor serving dense residential and retail population.

## **Opportunity**

The property presents an opportunity for an owner-user or investor to reposition a freestanding building in a high-demand retail corridor. Existing improvements, including drive-thru infrastructure and on-site parking, provide a cost-effective alternative to ground-up development.

## **Disclaimer**

This offering memorandum is for informational purposes only and does not constitute a binding offer. All information is deemed reliable but not guaranteed and should be independently verified.