

LAND

For Sale



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5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056

Investment Highlights:

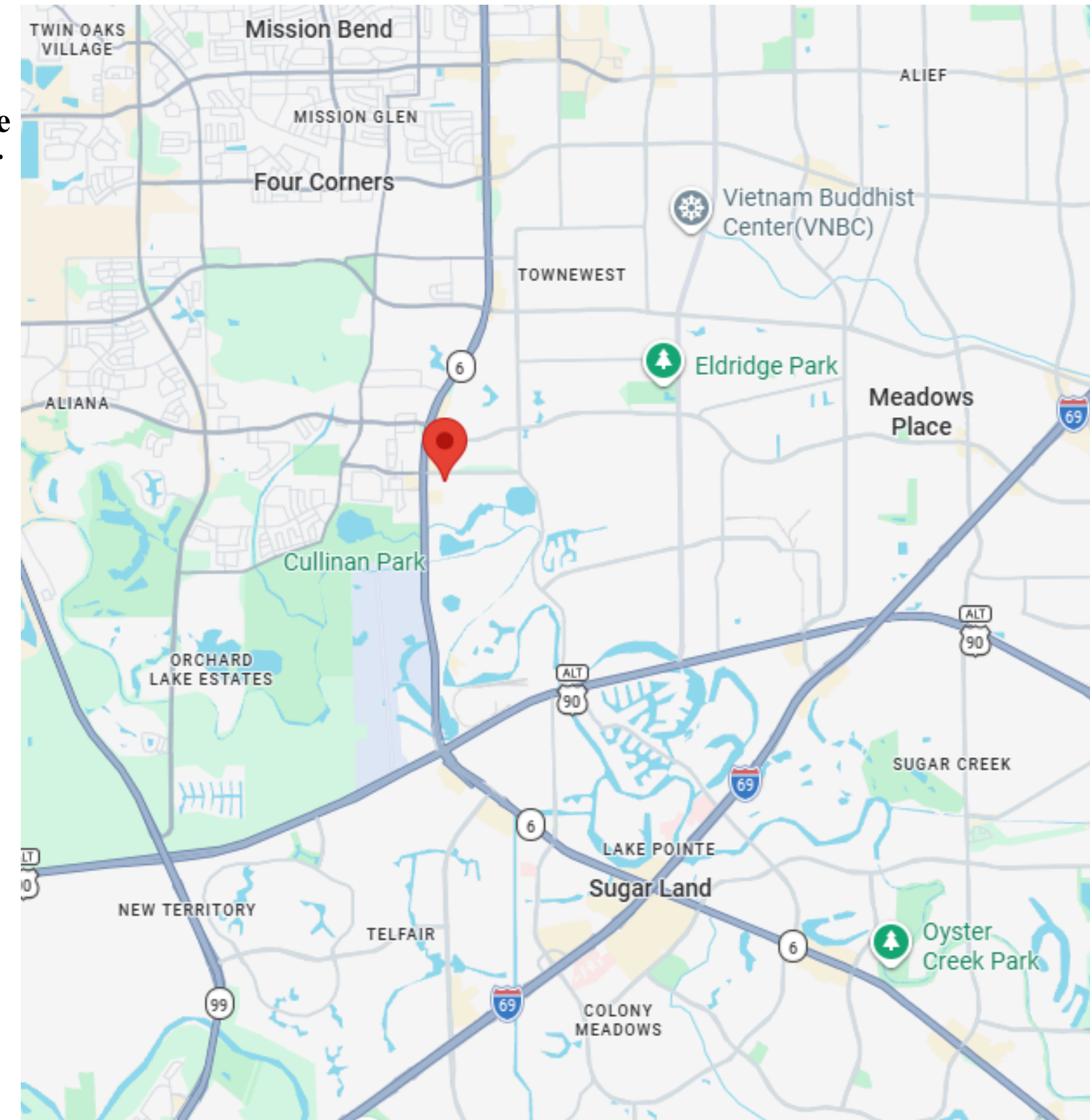
- **Shovel-Ready Development** – Fully entitled with plans, permits, and architectural drawings complete
- **Prime Sugar Land Location** – Positioned on Voss Rd near Highway 6, a major commercial corridor
- **Pad Sites Available Individually** – Flexible purchase options for developers and owner-users
- **Frontage Opportunity** – High-visibility sites (Buildings A & B) ideal for retail or medical users
- **Office Condo Development Ready** – 5 rear pad sites (C–G) designed for professional office users
- **Dense Surrounding Demographics** – 1.18M population within 10 miles
- **Strong Traffic Drivers** – Directly adjacent to Kempner High School and surrounded by established residential neighborhoods
- **Established Retail Nearby** – Immediate proximity to national tenants and daily traffic generators
- **Reduced Development Timeline** – Skip 12–18 months of entitlement and go straight to construction
- **Ideal for Multiple Uses** – Medical, retail, professional office, service-based businesses

EXECUTIVE SUMMARY:

Rare opportunity to acquire shovel-ready pad sites in the heart of Sugar Land, Texas, located along the highly trafficked Voss Road corridor near Highway 6. This ±5-acre development is fully entitled, with approved plans, permits, and architectural drawings, allowing for immediate groundbreaking. The project is thoughtfully designed with two premium frontage pad sites (Buildings A & B) ideal for retail or medical users, and five rear office condo pad sites (Buildings C–G) suited for professional office development. The flexible layout allows investors, developers, and owner-users to purchase sites individually and execute their own vision.

Surrounded by dense residential communities, strong retail presence, and anchored by Kempner High School and nearby daily traffic drivers, the property offers excellent visibility, accessibility, and long-term growth potential.

This is a true plug-and-play development opportunity in one of Sugar Land's most active and desirable submarkets.



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



- ### PROPERTY HIGHLIGHTS
- Prime Location: Voss Rd & Hwy 6
 - Next Door to Kempner High School
 - Dense Residential Area
 - Fully Entitled - Plans, Permits & Architectural Ready for Immediate Construction
 - Shovel Ready - Break Ground Now!

INDIVIDUAL PAD SITES FOR SALE

Building A	11,300 SF	\$1,500,000
Building B	11,300 SF	\$1,500,000
Buildings C, D, E, F & G	11,300 SF Each	\$665,000 Each

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.

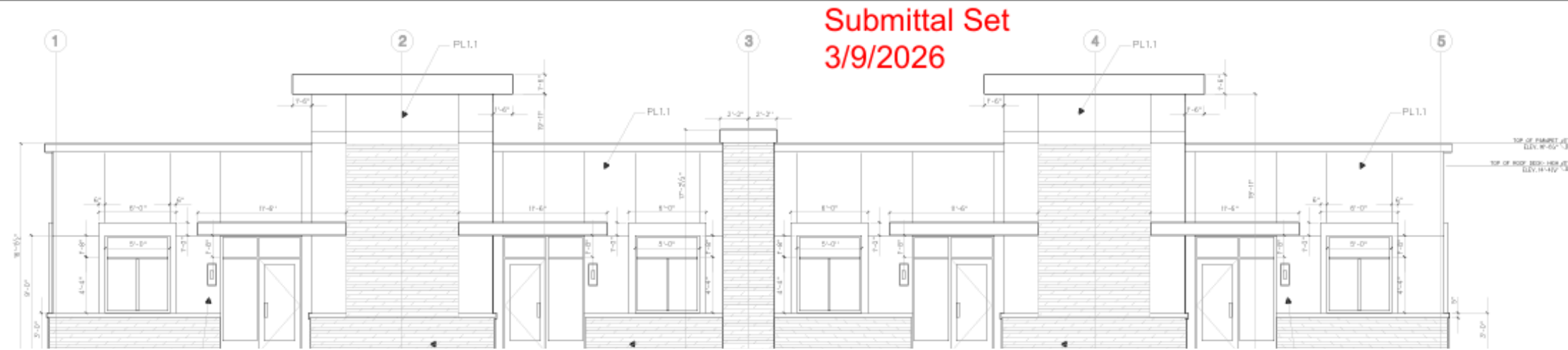
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3/9/2026



Submittal Set
3/9/2026

