



Colliers

For Sale

42 ACRES

Sugar Land, TX 77479

**Barkley Peschel, SIOR, CCIM**  
Principal & Executive Vice President  
D +1 281 242 2300  
C +1 832 423 6285  
barkley.peschel@colliers.com

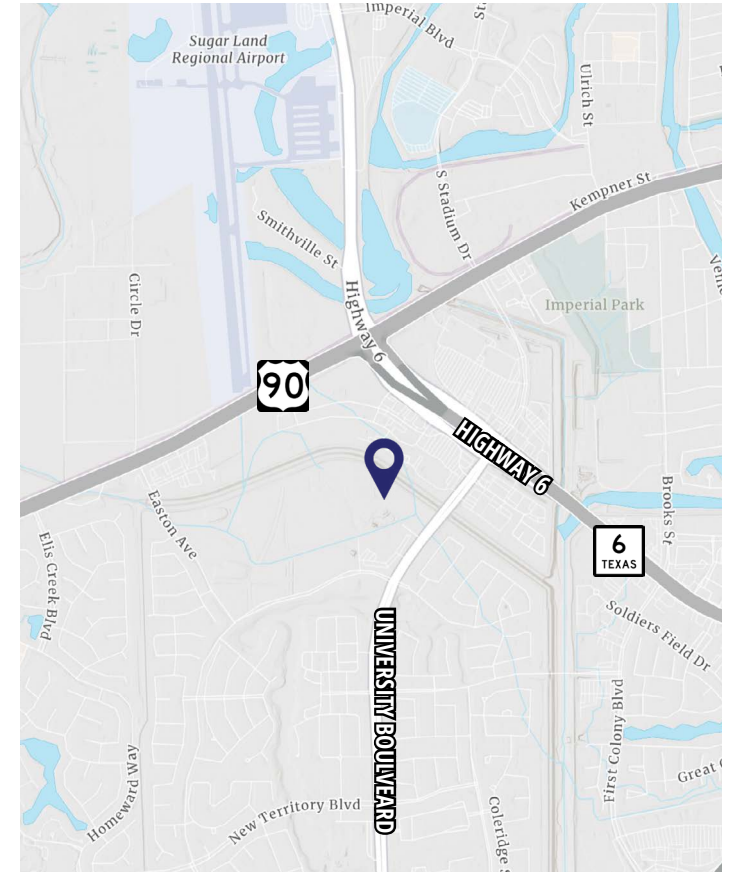
**Michelle Soderberg**  
Senior Vice President  
D +1 713 830 4005  
C +1 713 253 7505  
michelle.soderberg@colliers.com

**ASKING PRICE**  
Call for Pricing

**Offers Due**  
**February 20, 2026**

Interactive Map





## Property Overview

Infill site situated in one of the fastest-growing areas of Fort Bend County, this 42-acre tract offers a rare chance to develop in the heart of Sugar Land's vibrant Telfair Master Planned Community with high visibility, and close proximity to major thoroughfares.

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- Excellent frontage and high-visibility
- Rezoning required through the City of Sugar Land
- Multi-family not likely to be approved by the city
- Higher-density, high-end residential and other potential uses, subject to City approval
- Offsite detention based on pre-Atlas 14 calculations
- Utilities to the site with capacity through MUD 117
- Outside the 500-year floodplain in LID 17



## Location Overview

IMPERIAL

CONSTELLATION  
FIELD

SUGAR LAND  
REGIONAL AIRPORT

90

42 ACRES

6  
TEXAS

TELFAR

UNIVERSITY BOULEVARD

69





## Location Overview





## How to Submit an Offer

This property is owned by a public entity and is subject to Texas law regarding the sale of public property. All offers must follow the formal process below:



### Submission Process

- All formal bids must be submitted electronically via Bonfire/Euna as a Sealed Bid
- Submit LOI using template available on Bonfire.
- Hard copy offers or offers submitted to the listing agents will not be accepted



### Key Links

Submit Offer Here: [fortbendis.d.bonfirehub.com/opportunities/200110](https://fortbendis.d.bonfirehub.com/opportunities/200110)

How-To Video (2 minutes):  
Watch Here <https://play.vidyard.com/uVzhP3fGjqCL4cmj4AkYud>



### Important Dates

**Bid Deadline:**

**Wednesday,  
February 20  
at 4:00 PM CST**



### Questions?

For additional information about the property, contact

**Barkley Peschel, SIOR, CCIM**

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D +1 281 242 2300

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D +1 713 830 4005

C +1 713 253 7505

michelle.soderberg@colliers.com

1233 West Loop South, Suite 900

Houston, TX 77027

+1 713 222 2111

www.colliers.com

Interactive Map

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Designated Broker of Firm	License No.	Email	Phone
Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Barkley Peschel CCIM, SIOR	578061	barkley.peschel@colliers.com	+1 281 242 2300
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date