

LAND FOR SALE

3.22 ACRES | OFF SITE DETENTION

HIGHWAY 6 SOUTH & VOSS RD.

SUGAR LAND, TX 77498



S&P INTERESTS

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5353 W. Alabama St., Ste. 602 | Houston, TX 77056

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PROPERTY OVERVIEW

LOCATION
Highway 6 South & Voss Road | Sugar Land, TX 77498

LAND SIZE
3.22 Acres

OFF SITE DETENTION

AVERAGE HH INCOME
\$106,316 within 3 miles

HOUSEHOLDS
32,050 within 3 miles

TRAFFIC COUNT
48,895 cars per day



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PARK POINTE
399 Single Family Homes

Avana Sugar Land Apartments
(240 Units)

12512 VPD (20)

6 TEXAS

48,895 VPD (22)

RESIDENCY SUITES

Animal & Bird Clinic

Wash & Detail Express Full Service Car Wash

Chevron

Shell

ELITE Indo-Pak Restaurant

Lease Pending

Available

McDonald's

SITE
3.22 AC

QSR'S COMING SOON

EXON

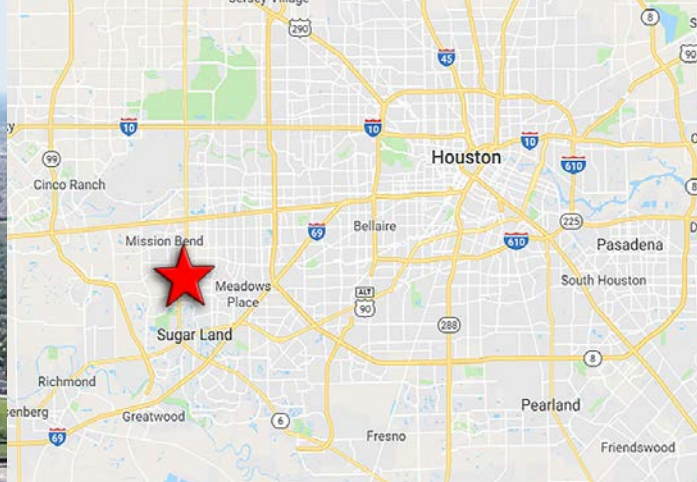
CUBESMART self storage

BURGER KING

Voss Road

VOYAGES BEHAVIORAL HEALTH OF SUGAR LAND

CHILDREN'S LIGHTHOUSE EARLY LEARNING SCHOOL



PROPERTY FEATURES:

- Location: Highway 6 South & Voss Rd. Sugar Land, TX 77498
- Land Size: 3.22 Acres
- Off Site Detention and Utilities Provided
- Cross Access to Hwy 6 and Voss Rd.
- Households: 32,050 Within 3 Miles
- Income: \$106,316
- Call Broker for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	12,111	102,414	329,947
Households	3,733	32,050	105,301
Average HH Income	\$105,136	\$106,316	\$98,509

TRAFFIC COUNT:

Highway 6: 48,895 VPD (2022)

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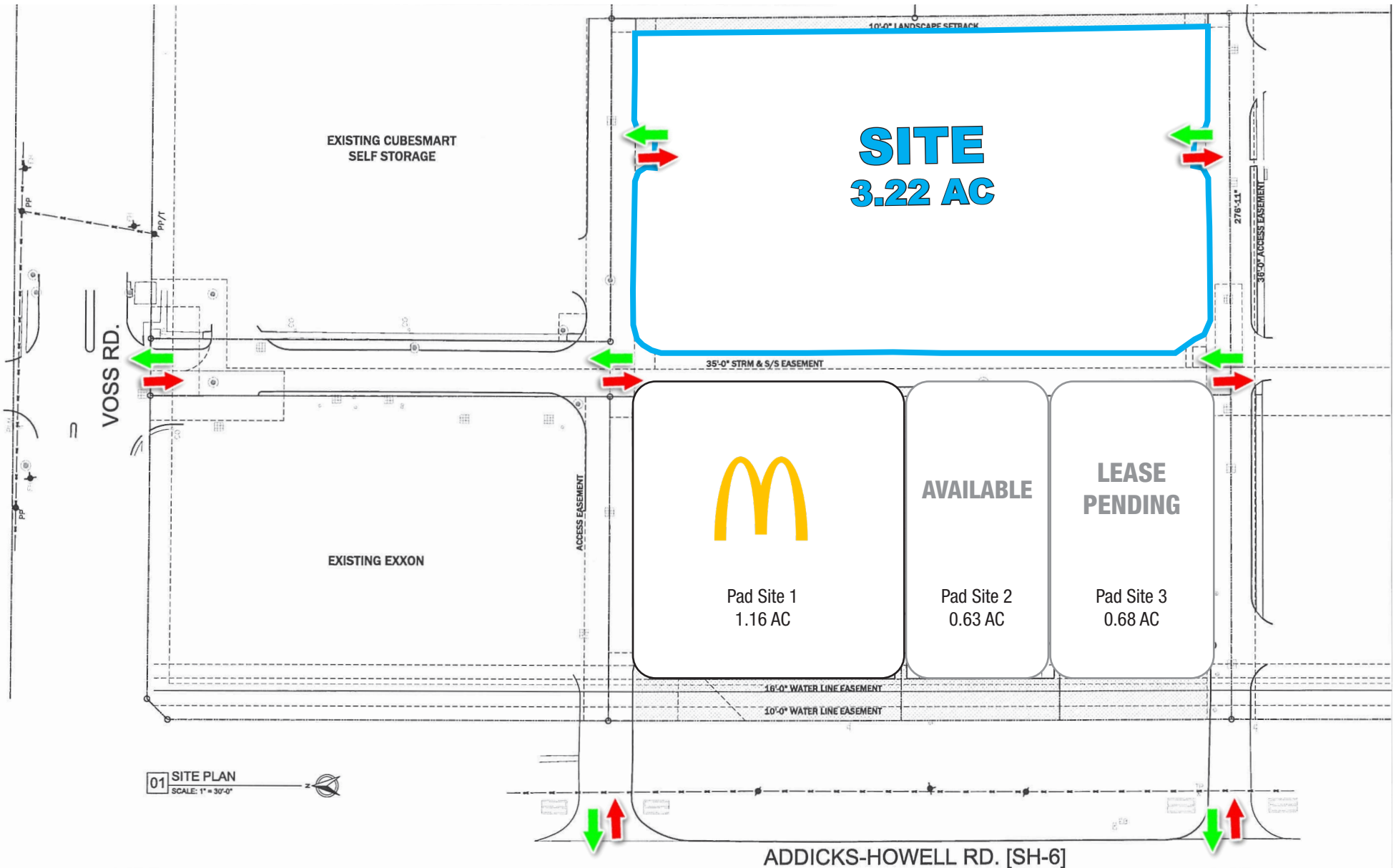
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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	12,719	108,404	344,156
2023 Estimate	12,111	102,414	329,947
2010 Census	10,962	84,489	277,374
Growth 2023 - 2028	5.02%	5.85%	4.31%
Growth 2010 - 2023	10.48%	21.22%	18.95%

2023 Population by Age	12,111	102,414	329,947
Age 0 - 4	724 5.98%	6,121 5.98%	20,374 6.17%
Age 5 - 9	824 6.80%	7,028 6.86%	22,648 6.86%
Age 10 - 14	902 7.45%	7,692 7.51%	24,506 7.43%
Age 15 - 19	880 7.27%	7,408 7.23%	23,795 7.21%
Age 20 - 24	765 6.32%	6,331 6.18%	21,078 6.39%
Age 25 - 29	711 5.87%	5,814 5.68%	20,229 6.13%
Age 30 - 34	780 6.44%	6,351 6.20%	21,574 6.54%
Age 35 - 39	910 7.51%	7,477 7.30%	23,871 7.23%
Age 40 - 44	947 7.82%	7,842 7.66%	24,362 7.38%
Age 45 - 49	909 7.51%	7,449 7.27%	23,128 7.01%
Age 50 - 54	841 6.94%	6,821 6.66%	21,489 6.51%
Age 55 - 59	746 6.16%	6,142 6.00%	19,627 5.95%
Age 60 - 64	665 5.49%	5,723 5.59%	18,304 5.55%
Age 65 - 69	558 4.61%	5,053 4.93%	16,029 4.86%
Age 70 - 74	421 3.48%	3,984 3.89%	12,568 3.81%
Age 75 - 79	264 2.18%	2,556 2.50%	8,076 2.45%
Age 80 - 84	146 1.21%	1,427 1.39%	4,533 1.37%
Age 85+	119 0.98%	1,193 1.16%	3,756 1.14%
Age 65+	1,508 12.45%	14,213 13.88%	44,962 13.63%

Median Age	37.60	38.00	37.30
Average Age	37.00	37.50	37.20

2023 Population By Race	12,111	102,414	329,947
White	4,671 38.57%	43,177 42.16%	146,970 44.54%
Black	2,160 17.84%	20,507 20.02%	71,104 21.55%
Am. Indian & Alaskan	76 0.63%	697 0.68%	2,571 0.78%
Asian	4,837 39.94%	35,210 34.38%	100,866 30.57%
Hawaiian & Pacific Island	15 0.12%	100 0.10%	310 0.09%
Other	353 2.91%	2,722 2.66%	8,127 2.46%

Population by Hispanic Origin	12,111	102,414	329,947
Non-Hispanic Origin	9,411 77.71%	75,733 73.95%	230,436 69.84%
Hispanic Origin	2,701 22.30%	26,681 26.05%	99,512 30.16%

2023 Median Age, Male	36.90	37.10	36.40
2023 Average Age, Male	36.40	36.80	36.50

2023 Median Age, Female	38.30	38.80	38.10
2023 Average Age, Female	37.70	38.30	38.00

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification	9,485	80,091	257,660
Civilian Employed	6,096 64.27%	50,493 63.04%	162,384 63.02%
Civilian Unemployed	325 3.43%	2,695 3.36%	8,028 3.12%
Civilian Non-Labor Force	3,061 32.27%	26,857 33.53%	87,131 33.82%
Armed Forces	3 0.03%	46 0.06%	117 0.05%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	2,349	20,504	62,768
Married No Children	973	9,416	29,305
Married w/Children	1,376	11,087	33,463

2023 Population by Education	8,576	72,111	232,002
Some High School, No Diploma	749 8.73%	7,519 10.43%	29,670 12.79%
High School Grad (Incl Equivalency)	1,425 16.62%	13,499 18.72%	46,178 19.90%
Some College, No Degree	2,293 26.74%	18,927 26.25%	59,021 25.44%
Associate Degree	559 6.52%	4,276 5.93%	14,454 6.23%
Bachelor Degree	2,389 27.86%	17,677 24.51%	52,004 22.42%
Advanced Degree	1,161 13.54%	10,213 14.16%	30,675 13.22%

2023 Population by Occupation	11,505	94,457	303,472
Real Estate & Finance	495 4.30%	3,793 4.02%	11,479 3.78%
Professional & Management	3,306 28.74%	27,637 29.26%	85,924 28.31%
Public Administration	164 1.43%	1,385 1.47%	4,457 1.47%
Education & Health	1,478 12.85%	12,551 13.29%	37,969 12.51%
Services	855 7.43%	6,465 6.84%	27,836 9.17%
Information	73 0.63%	493 0.52%	2,089 0.69%
Sales	1,771 15.39%	12,824 13.58%	38,936 12.83%
Transportation	66 0.57%	673 0.71%	3,356 1.11%
Retail	814 7.08%	6,766 7.16%	21,246 7.00%
Wholesale	182 1.58%	1,700 1.80%	5,289 1.74%
Manufacturing	478 4.15%	3,692 3.91%	12,355 4.07%
Production	483 4.20%	5,256 5.56%	17,295 5.70%
Construction	382 3.32%	3,619 3.83%	11,908 3.92%
Utilities	395 3.43%	2,883 3.05%	8,258 2.72%
Agriculture & Mining	224 1.95%	1,830 1.94%	4,959 1.63%
Farming, Fishing, Forestry	19 0.17%	102 0.11%	163 0.05%
Other Services	320 2.78%	2,788 2.95%	9,953 3.28%

2023 Worker Travel Time to Job	5,887	48,215	154,412
<30 Minutes	2,834 48.14%	20,741 43.02%	68,023 44.05%
30-60 Minutes	2,486 42.23%	21,423 44.43%	68,429 44.32%
60+ Minutes	567 9.63%	6,051 12.55%	17,960 11.63%



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Radius	1 Mile	3 Mile	5 Mile
2010 Households by HH Size	3,301	25,673	86,942
1-Person Households	451 13.66%	3,485 13.57%	14,522 16.70%
2-Person Households	802 24.30%	6,570 25.59%	22,308 25.66%
3-Person Households	657 19.90%	5,010 19.51%	16,607 19.10%
4-Person Households	741 22.45%	5,401 21.04%	16,691 19.20%
5-Person Households	383 11.60%	2,878 11.21%	9,205 10.59%
6-Person Households	165 5.00%	1,363 5.31%	4,345 5.00%
7 or more Person Households	102 3.09%	966 3.76%	3,264 3.75%

2023 Average Household Size	3.20	3.20	3.10
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Households			
2028 Projection	3,936	34,056	110,150
2023 Estimate	3,733	32,050	105,301
2010 Census	3,301	25,673	86,942
Growth 2023 - 2028	5.44%	6.26%	4.60%
Growth 2010 - 2023	13.09%	24.84%	21.12%

2023 Households by HH Income	3,732	32,051	105,301
<\$25,000	382 10.24%	2,839 8.86%	13,750 13.06%
\$25,000 - \$50,000	646 17.31%	5,797 18.09%	21,798 20.70%
\$50,000 - \$75,000	635 17.02%	5,777 18.02%	18,160 17.25%
\$75,000 - \$100,000	499 13.37%	4,458 13.91%	13,341 12.67%
\$100,000 - \$125,000	487 13.05%	4,088 12.75%	11,767 11.17%
\$125,000 - \$150,000	259 6.94%	2,512 7.84%	7,134 6.77%
\$150,000 - \$200,000	494 13.24%	3,343 10.43%	9,209 8.75%
\$200,000+	330 8.84%	3,237 10.10%	10,142 9.63%

2023 Avg Household Income	\$105,136	\$106,316	\$98,509
2023 Med Household Income	\$85,170	\$84,042	\$73,542

2023 Occupied Housing	3,733	32,049	105,301
Owner Occupied	2,767 74.12%	25,551 79.72%	74,644 70.89%
Renter Occupied	966 25.88%	6,498 20.28%	30,657 29.11%
2010 Housing Units	4,041	34,459	115,410
1 Unit	3,154 78.05%	30,164 87.54%	90,069 78.04%
2 - 4 Units	5 0.12%	116 0.34%	2,389 2.07%
5 - 19 Units	513 12.69%	1,810 5.25%	12,819 11.11%
20+ Units	369 9.13%	2,369 6.87%	10,133 8.78%

2023 Housing Value	2,765	25,551	74,643
<\$100,000	69 2.50%	907 3.55%	3,757 5.03%
\$100,000 - \$200,000	604 21.84%	6,956 27.22%	25,007 33.50%
\$200,000 - \$300,000	1,367 49.44%	10,643 41.65%	22,467 30.10%
\$300,000 - \$400,000	426 15.41%	3,749 14.67%	12,853 17.22%
\$400,000 - \$500,000	142 5.14%	1,554 6.08%	6,092 8.16%
\$500,000 - \$1,000,000	107 3.87%	1,436 5.62%	3,835 5.14%
\$1,000,000+	50 1.81%	306 1.20%	632 0.85%
2023 Median Home Value	\$251,901	\$246,157	\$238,089

Radius	1 Mile	3 Mile	5 Mile
2023 Housing Units by Yr Built	4,065	34,638	116,120
Built 2010+	599 14.74%	7,816 22.56%	23,421 20.17%
Built 2000 - 2010	1,886 46.40%	11,530 33.29%	26,616 22.92%
Built 1990 - 1999	768 18.89%	5,114 14.76%	18,594 16.01%
Built 1980 - 1989	432 10.63%	5,800 16.74%	26,343 22.69%
Built 1970 - 1979	254 6.25%	3,132 9.04%	17,721 15.26%
Built 1960 - 1969	59 1.45%	564 1.63%	2,300 1.98%
Built 1950 - 1959	32 0.79%	344 0.99%	636 0.55%
Built <1949	35 0.86%	338 0.98%	489 0.42%
2023 Median Year Built	2002	2001	1995

Demographic Trend Report

Description	2010	2023	2028
Population	10,962	12,111	12,719
Age 0 - 4	773 7.05%	724 5.98%	725 5.70%
Age 5 - 9	878 8.01%	824 6.80%	771 6.06%
Age 10 - 14	944 8.61%	902 7.45%	843 6.63%
Age 15 - 19	918 8.37%	880 7.27%	891 7.01%
Age 20 - 24	742 6.77%	765 6.32%	862 6.78%
Age 25 - 29	723 6.60%	711 5.87%	796 6.26%
Age 30 - 34	738 6.73%	780 6.44%	771 6.06%
Age 35 - 39	889 8.11%	910 7.51%	824 6.48%
Age 40 - 44	925 8.44%	947 7.82%	899 7.07%
Age 45 - 49	930 8.48%	909 7.51%	928 7.30%
Age 50 - 54	862 7.86%	841 6.94%	899 7.07%
Age 55 - 59	613 5.59%	746 6.16%	826 6.49%
Age 60 - 64	396 3.61%	665 5.49%	736 5.79%
Age 65 - 69	259 2.36%	558 4.61%	636 5.00%
Age 70 - 74	161 1.47%	421 3.48%	515 4.05%
Age 75 - 79	104 0.95%	264 2.18%	372 2.92%
Age 80 - 84	59 0.54%	146 1.21%	230 1.81%
Age 85+	47 0.43%	119 0.98%	194 1.53%
Age 15+	8,366 76.32%	9,662 79.78%	10,379 81.60%
Age 20+	7,448 67.94%	8,782 72.51%	9,488 74.60%
Age 65+	630 5.75%	1,508 12.45%	1,947 15.31%
Median Age	33	38	39
Average Age	32.90	37.00	38.80

Population By Race	10,962	12,111	12,719
White	4,926 44.94%	4,671 38.57%	4,908 38.59%
Black	1,841 16.79%	2,160 17.84%	2,287 17.98%
Am. Indian & Alaskan	60 0.55%	76 0.63%	80 0.63%
Asian	3,817 34.82%	4,837 39.94%	5,058 39.77%
Hawaiian & Pacific Islander	10 0.09%	15 0.12%	15 0.12%
Other	268 2.44%	353 2.91%	371 2.92%



Information About Brokerage Services

11-2-2015

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Sebesta	480138	josh@spinterests.com	713.298.1341
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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