



16230
W BELLFORT BLVD
SUGAR LAND, TX 77498



AVAILABLE FOR SALE

SIZE - 2.77 ACRES

PRICE - \$1,900,000

FOR MORE INFORMATION

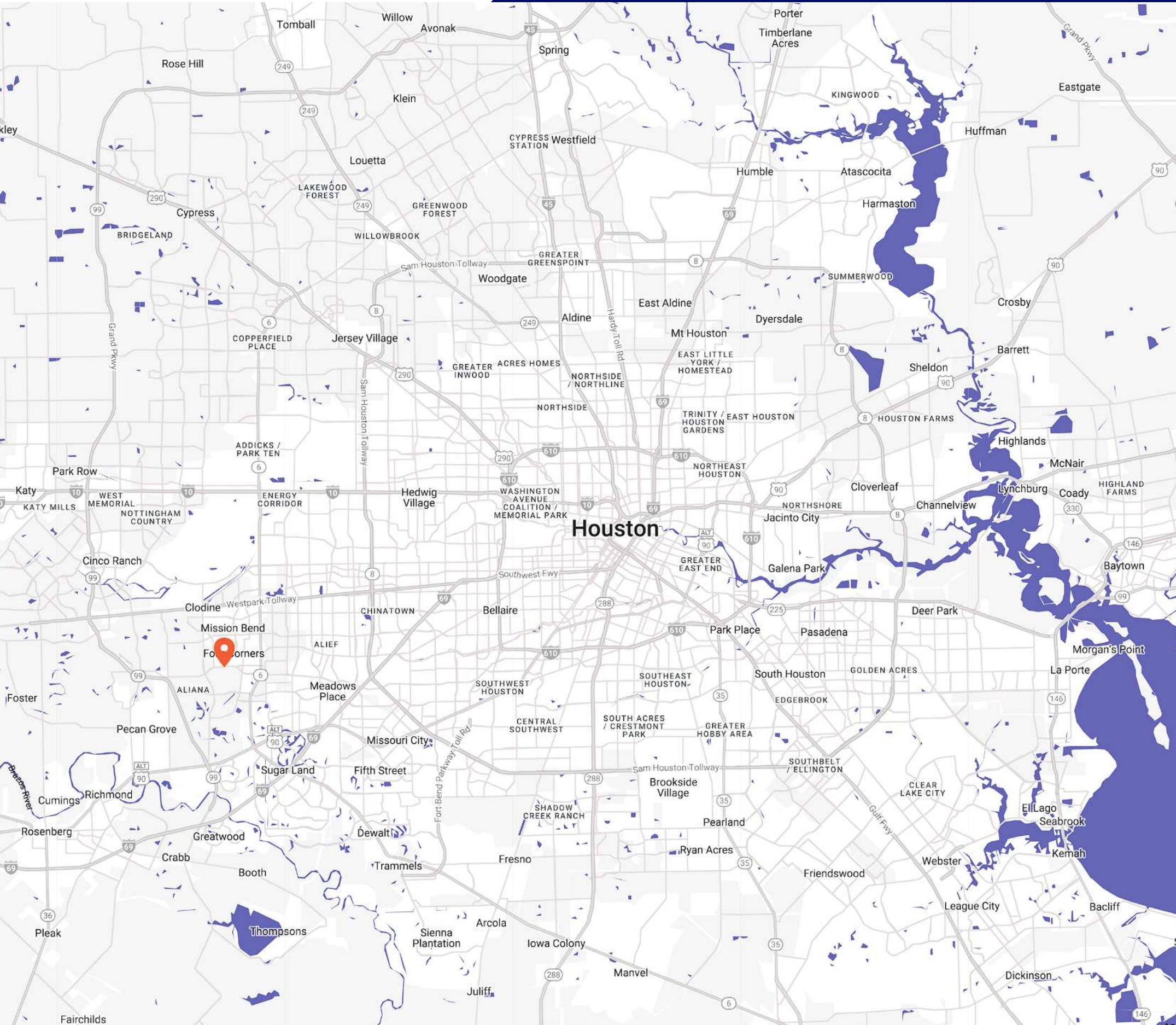
FARID CHATUR
832-685-2739

IBRAHIM NASSAR
713-373-6243



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AVAILABLE SPACE

Type	Size	Price
Retail	2.77 acres	\$1,900,000

DEMOGRAPHICS

	1 mile	3 mile
Population	8,839	123,676
Households	2,450	36,892
Median Age	34.90	35.90
Growth '21 - '26	↑ 17.60%	↑ 15.37%

INVESTMENT HIGHLIGHTS

- +/- 300 ft of frontage on W bellfort
- Close proximity to strong, national, and regional tenants
- Great for commercial industrial development

TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea	Distance
West Bellfort Street	Sam Brookins St E	16,944	2022	0.11 mi
West Bellfort Street	-	5,932	2022	0.42 mi
Birdnest Trl	-	10,502	2022	0.64 mi
Addicks Clodine Rd	Riverside Grove Dr N	11,422	2022	0.67 mi
Old Richmond Rd	Boss Gaston Rd N	4,237	2022	0.69 mi
Gaines Rd	Ennis Rd N	49,626	2022	0.71 mi

“AT APEX REALTORS, WE ARE NOT A 9-5,
WE ARE A START TO FINISH BUSINESS”

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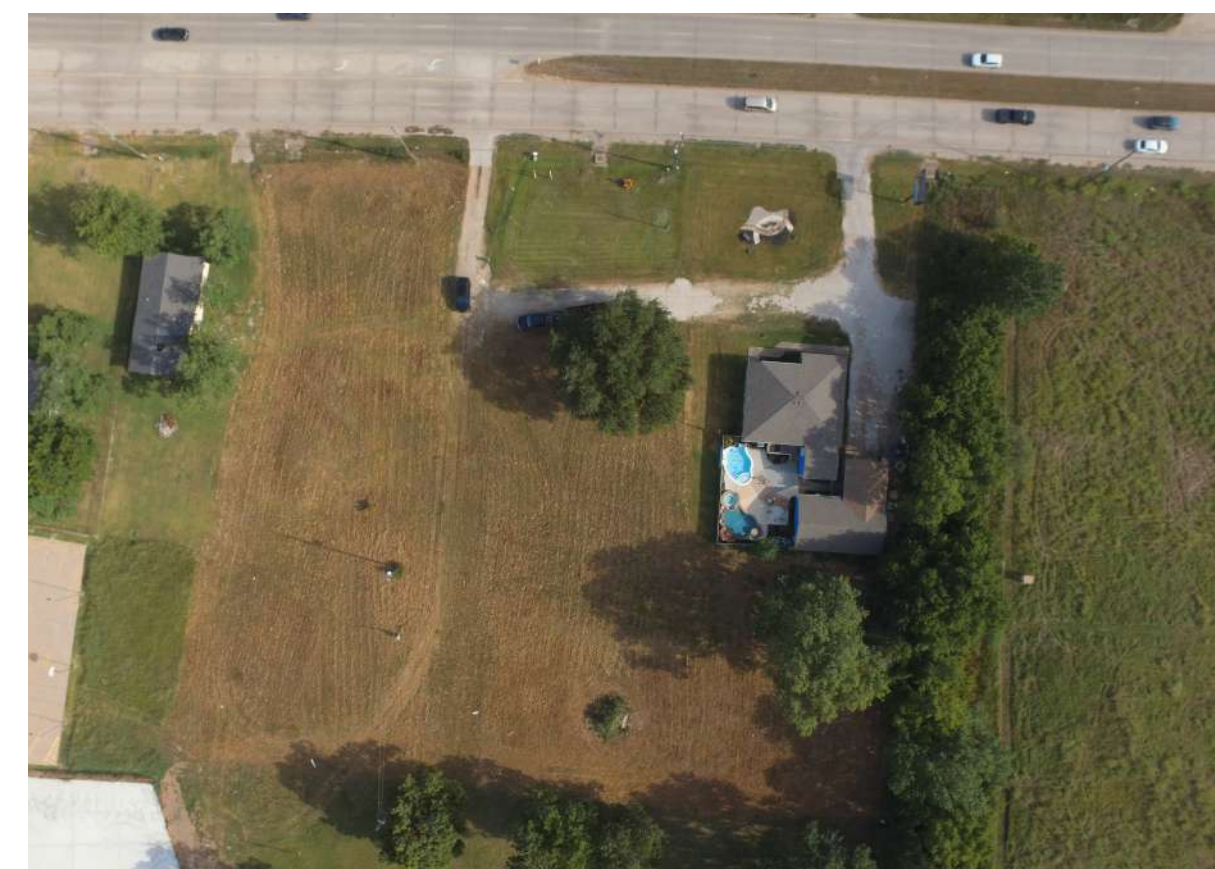


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PROPERTY HIGHLIGHTS

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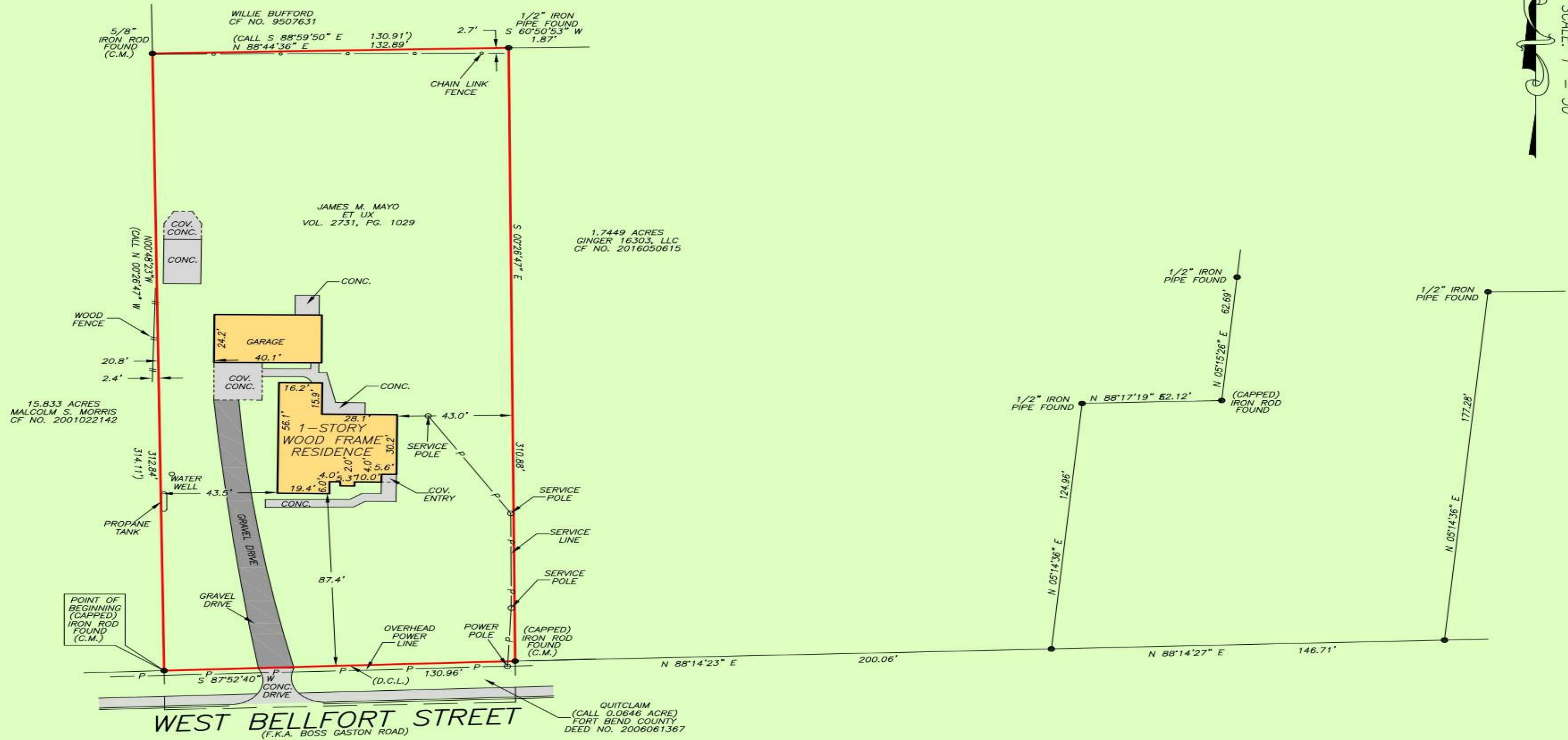
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SCALE: 1" = 50'



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