

HIGHLAND SQUARE

3111 S TEXAS 6 | SUGAR LAND, TX 77478

Perform Properties

Property Details

Owned GLA 63,961 SF
Availability 2 Suites | 3,900 SF

Overview

- Boasts strong historical occupancy, currently 95.3% leased with a diverse tenant mix of 23 tenants.
- Strategically-positioned retail shopping center located at the intersection of Highway 6 (47,126 VPD) and Williams Trace Boulevard (19,693 VPD).
- Sugarland retail submarket boasts a robust inventory of 14.2 million square feet of retail space with a vacancy rate of 4.7%, in line with the historical average.

Tenant Mix



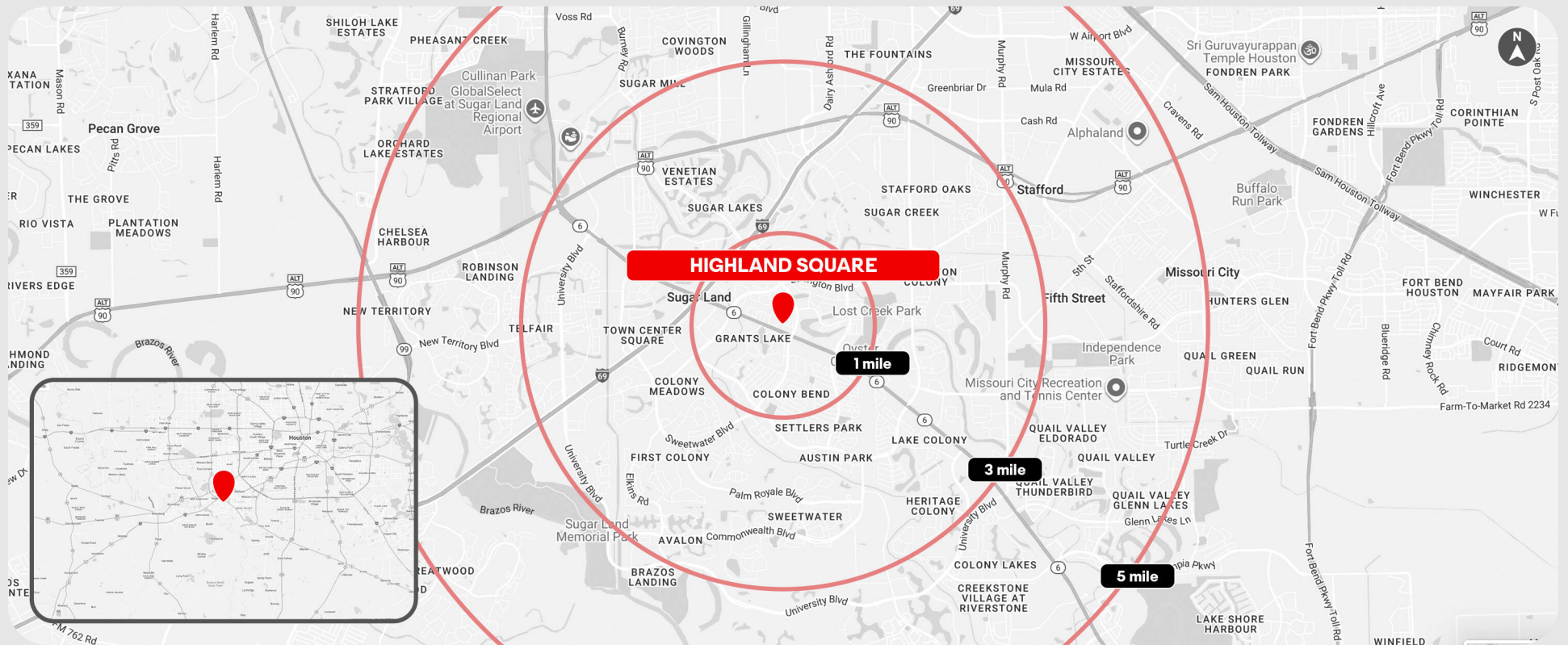
HIGHLAND SQUARE

3111 S TEXAS 6 | SUGAR LAND, TX 77478

Perform Properties

Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	12,778	15,387	5,195	\$123,251	\$104,764
3 MILES	89,183	103,160	31,449	\$176,617	\$135,092
5 MILES	230,699	235,897	79,121	\$156,354	\$125,435



For more information, contact: [Catie Whorton](mailto:Catie_Whorton@performproperties.com) | [281-241-8909](tel:281-241-8909) | cwhorton@performproperties.com

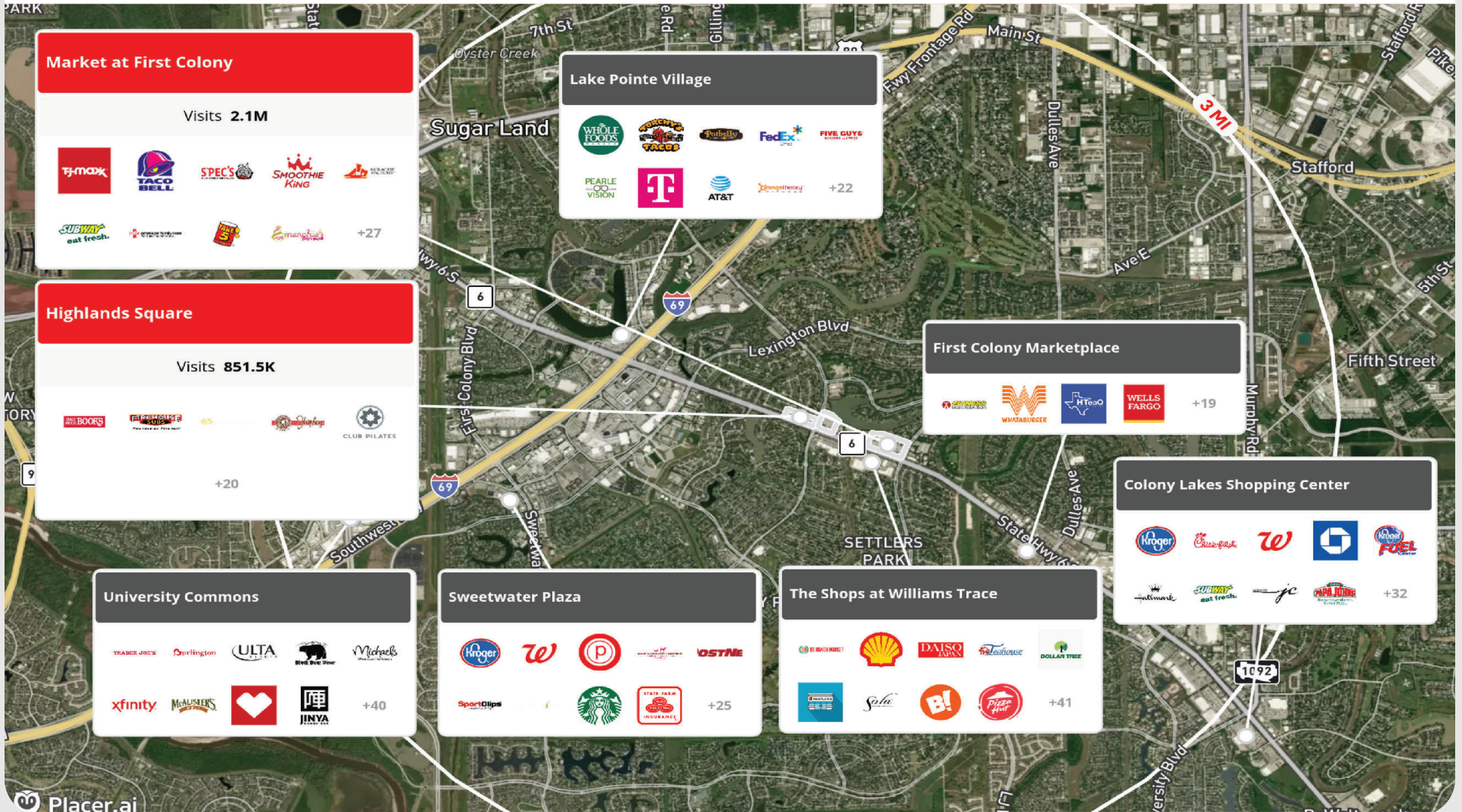
Updated April 2026

HIGHLAND SQUARE

3111 S TEXAS 6 | SUGAR LAND, TX 77478

Perform Properties

Market Aerial



HIGHLAND SQUARE

3111 S TEXAS 6 | SUGAR LAND, TX 77478

Perform Properties

Site Plan



Suite	Tenant	GLA (SF)
3145	AVAILABLE	1,950
3127	AVAILABLE	1,950
3203	HALF PRICE BOOKS	8,385
3111	EDUCATION STATION	6,743
3163	TIGER-ROCK MARTIAL ARTS	4,480
3159	PALM BEACH TAN	4,421
3229	CORELLI'S ITALIAN CAFE	3,628
3169	C2 EDUCATION SYSTEMS	3,520
3121	EL KICHE MEXICAN GRILL	2,600
3157	CLUB PILATES	2,470
3221	INNOVATIVE PHYSICAL & OCCUPAT	2,400
3219	CORDOVAN ART SCHOOL	2,400
3227	DAY 6 COFFEE	2,372
3227B	TOTAL DENTAL	2,000
3159B	HEAVEN IN A JAR	1,867
3149	DUMPLING WORLD	1,625
3135	FIREHOUSE SUBS	1,610
3227A	SHARETEA	1,600
3143	TEXAS FOOT & ANKLE	1,495
3213	AMY TAILOR & ALTERATION	1,300
3133	NAILS BY YEN	1,210
3147	SHIPLEY DO-NUTS	1,170
3151	NAROSE DESIGNS STUDIO	1,040
3123	CIVIL VAPES	975
3129	MEDIOAL PHARMACY	750

HIGHLAND SQUARE

3111 S TEXAS 6 | SUGAR LAND, TX 77478

Perform Properties

Get in Touch with Us

Leasing

Catie Whorton

281-241-8909

cwhorton@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team

281-694-6530

specialtyleasing@performproperties.com

Property Management

Sara Connelly

512-387-2891

sconnelly@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Highland Square at performproperties.com/property/highland-square

