

HIGHLAND SQUARE

3111 S TEXAS 6 | SUGAR LAND, TX 77478

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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 20+ 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



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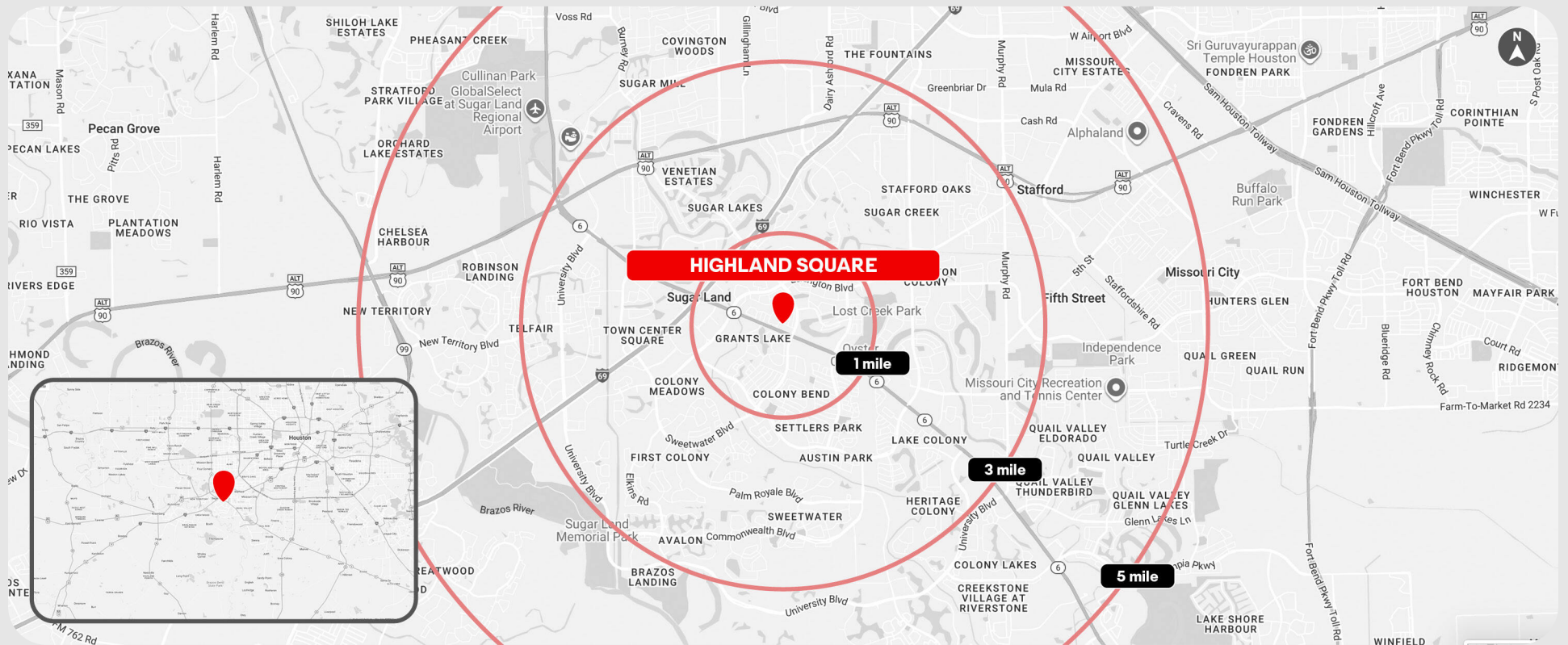
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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	12,499	14,906	5,077	\$119,837	\$105,627
3-MILE RADIUS	89,025	102,614	31,407	\$177,180	\$131,270
5-MILE RADIUS	230,468	237,379	79,197	\$156,169	\$123,375

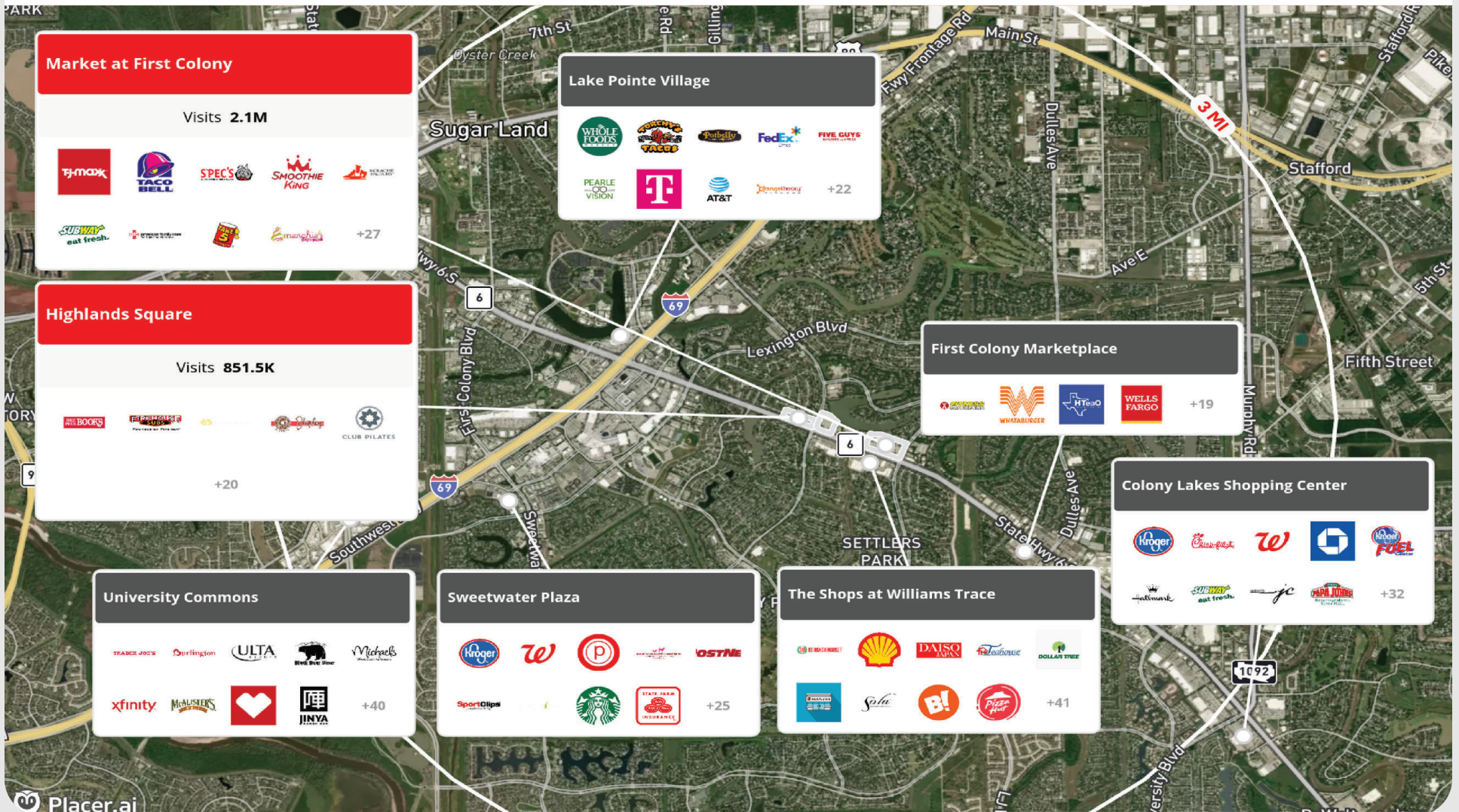


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Market Aerial



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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	INNOVATE PHYSICAL & OCCUPATION	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

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Get in Touch with Us

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