+/- 1.71 AC LAND FOR SALE

Bissonnet St, Sugar Land, TX



- **Lot Size: +/- 1.71 AC**
- **Price: $1,250,000**
- **Price/SF: $16.83**
- **Frontage: +/- 236' on Bissonnet St.**

Located in Fort Bend County
Approx. Miles: 0.6 (SH 6), 8.5 (Sugar Land), 13.3 Missouri City, 10.7 (Stafford), 6.3 (TX 90 Alt), 6.3 (Beltway 8), 7.9 (HWY 59), 6.4 (TX 99)
Utilities provided by Kingsbridge MUD
Great for free standing buildings such as a daycare, medical center, car wash, etc.

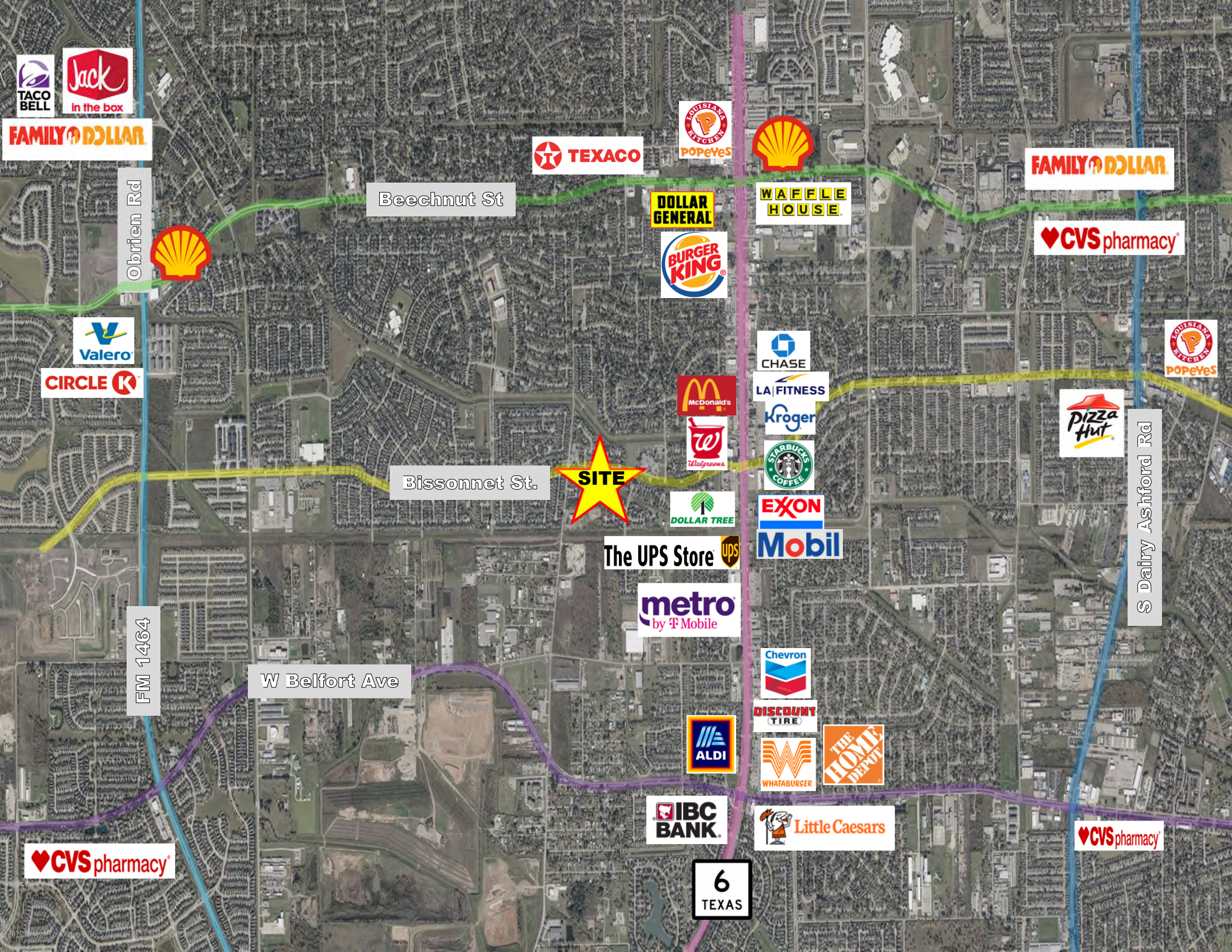
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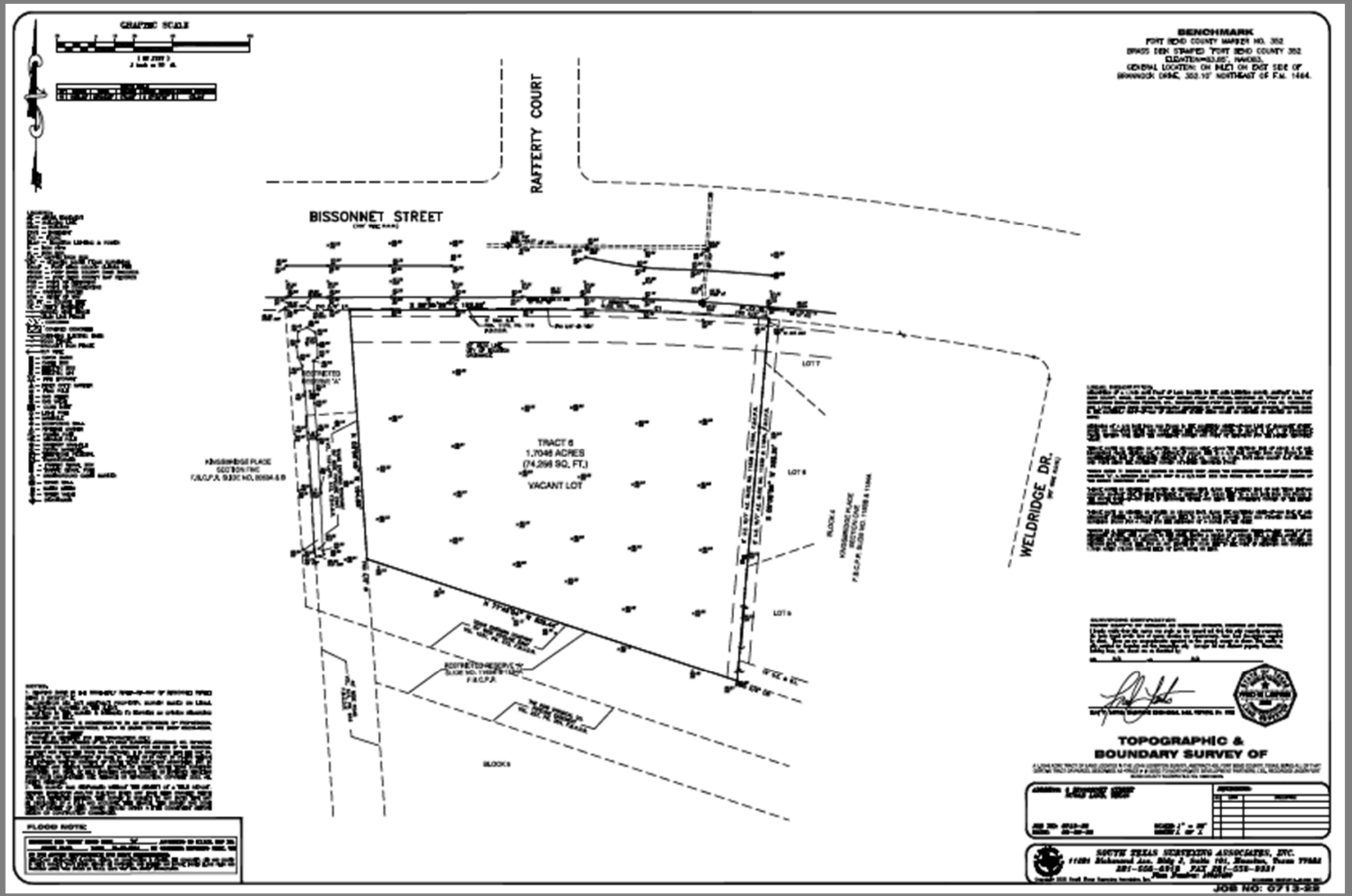


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CCIM

Commercial REALTOR®


Beechnut St
Bissonnet St.
W Belfort Ave
Obrien Rd
FM 1464
S Dairy Ashford Rd
SITE
6
TEXAS
TACO BELL
Jack in the box
FAMILY DOLLAR
TEXACO
LOUISIANA KITCHEN POPEYES
DOLLAR GENERAL
BURGER KING
WAFFLE HOUSE
FAMILY DOLLAR
CVS pharmacy
Valero
CIRCLE K
CHASE
LA FITNESS
Kroger
McDonald's
Walgreens
STARBUCKS COFFEE
Pizza Hut
LOUISIANA KITCHEN POPEYES
DOLLAR TREE
EXXON Mobil
The UPS Store
metro by T-Mobile
Chevron
DISCOUNT TIRE
ALDI
WHATABURGER
THE HOME DEPOT
IBC BANK
Little Caesars
CVS pharmacy
CVS pharmacy


GRAPHIC SCALE
BENCHMARK
FORT BEND COUNTY MARKER NO. 352
BRASS DISK STAMPED "FORT BEND COUNTY 352
ELEVATION=83.05', NAD83,
GENERAL LOCATION: ON INLET ON EAST SIDE OF
BRANNOCK DRIVE, 352.10' NORTHEAST OF F.M. 1464.
RAFFERTY COURT
BISSONNET STREET
WELDRIDGE DR.
TRACT 6
1.7046 ACRES
(74,266 SQ. FT.)
VACANT LOT
LOT 7
LOT 8
LOT 9
LOT 10
BLOCK 6
BLOCK 5
KINGSBRIDGE PLACE
SECTION ONE
F.B.C.P.R.
KINGSBRIDGE PLACE
SECTION ONE
F.B.C.P.R. SLIDE NO. 1169A & 1169B
RESTRICTED RESERVE "A"
RESTRICTED RESERVE "C"
SLIDE NO. 1169A & 1169B
F.B.C.P.R.
FLOOD NOTE:
TOPOGRAPHIC &
BOUNDARY SURVEY OF
SOUTH TEXAS SURVEYING ASSOCIATES, INC.
JOB NO: 0713-22

PROPERTY INFORMATION

15029-15149 Bissonnet St,
Sugar Land, TX 77498

DEMOGRAPHICS (2026 Estimates)

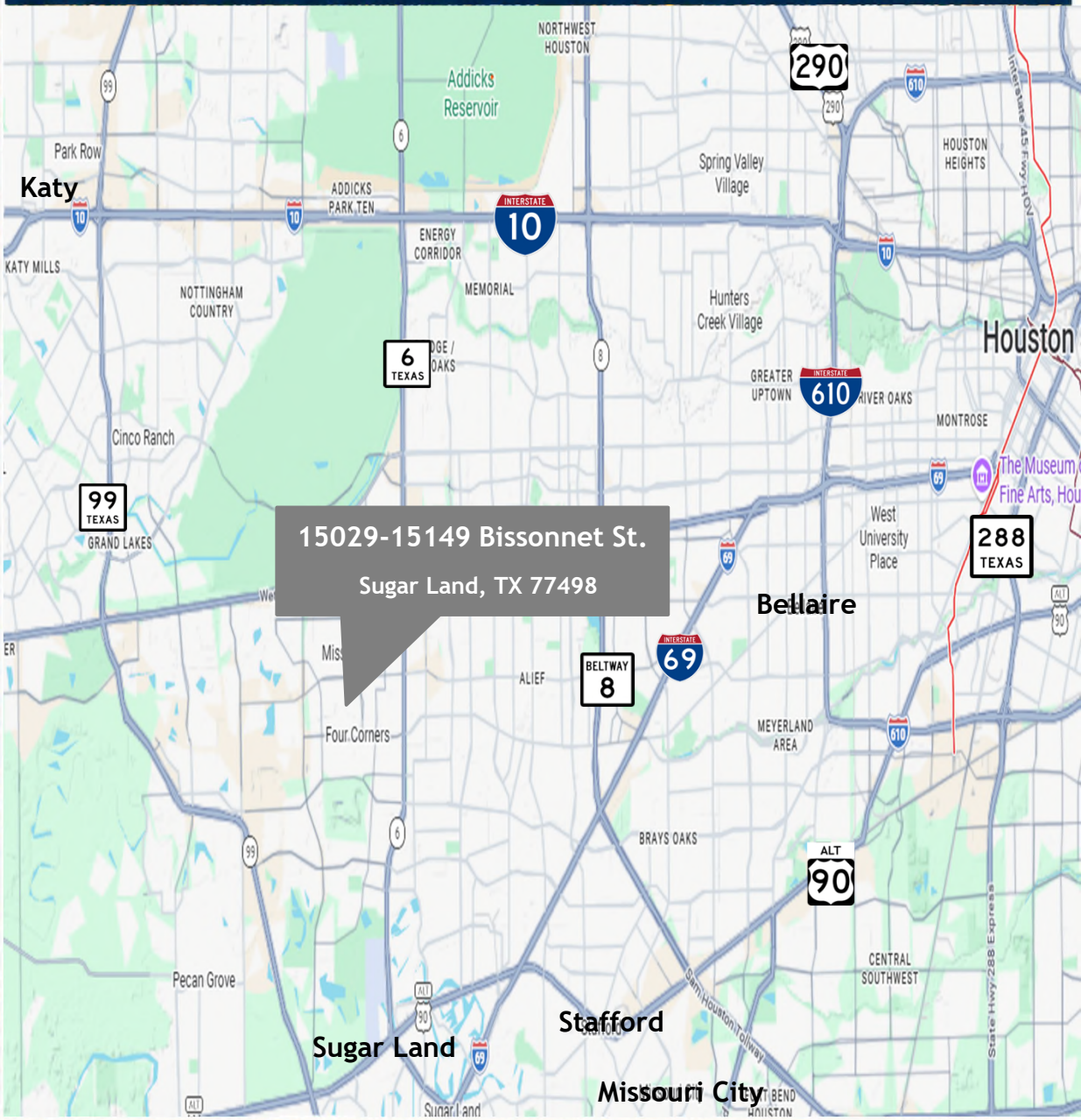
	0 – 1 MILE	1 – 3 MILES	3 – 5 MILES
Population	16,881	141,634	205,865
Households	5,086	44,003	71,745
Median Household Income	$87,398	$82,075	$74,043
Average Household Income	$109,590	$112,916	$109,191
Median Age	37.8	36.6	36.4

TRAFFIC COUNTS

Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
Bissonnet St (at Gaines Rd)	0.10 mi	13,030
Bissonnet St (at Gaines Rd)	0.20 mi	14,064
Gaines Rd (at Bissonnet St)	0.20 mi	5,785
Gaines Rd (at Bissonnet St)	0.20 mi	3,871
Addicks-Howell Rd (at Atterbury Dr)	0.60 mi	53,922
Highway 6 South (at Atterbury Dr)	0.60 mi	53,324
Delamere Dr (at Delamere Dr)	0.70 mi	54,948
W Belfort St (at Sam Brookins St)	1.00 mi	17,022

LOCATION MAP & TRAFFIC COUNTS



GROWING POPULATION
1.41% annual growth (2026–2031) within 1 mile

STRONG INCOMES
$87,398 median household income (within 1 mile)

HIGH TRAFFIC EXPOSURE
Up to 54,948 VPD nearby
53,922 VPD on Addicks-Howell Rd
13,030 VPD on Bissonnet St

FLOOD ZONE
Flood Zone: **OUT**
(per FEMA Map)

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Danny Nguyen International LLC	577136-BB	Info@dncommercial.net	(713)270-5400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Danny Doan Nguyen	456765-B	dannynguyen@dncommercial.net	(713)478-2979
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____