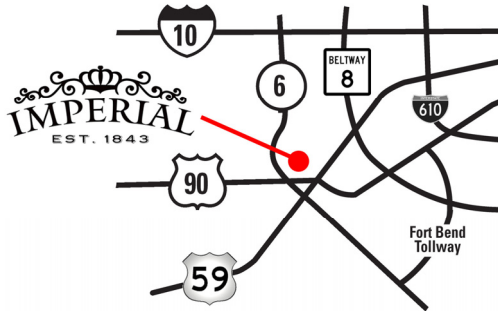


# COMMERCIAL LAND FOR SALE



<b>Population: (2010 Est.)</b>	<b>Average HHI: (2010 Est.)</b>
1 mile radius: 1,588	1 mile radius: \$ 104,047
3 mile radius: 65,358	3 mile radius: \$ 118,592
5 mile radius: 206,700	5 mile radius: \$ 110,130

**Traffic Counts:**  
Hwy. 6 and Hwy 90A: 41,000 Cars per Day



## Imperial Master Planned Community Sugar Land, Texas | 77478 | Hwy. 6 at Hwy 90A

- Imperial is located in Sugar Land, Texas at the intersection of State Highway 6 and US Highway 90A.
- Imperial is a 700 acre master planned community which will include the historic Imperial Sugar Company refinery.
- Imperial has been selected as the site for the City of Sugar Land's new minor league baseball stadium which will be the home of the Sugar Land Skeeters.
- Imperial offers over 315 acres of premium commercial property along both State Highway 6 and US Highway 90A. This land will include a mix of retail, hospitality, restaurants, a professional business park and urban residential land structures.
- Our professional business park is conveniently located across from the Sugar Land Regional Airport.

The  
**Johnson**  
Development Corp.

EDGEWATER

IMPERIAL  
EST. 1843

FALL  
CREEK

ARROWHEAD

RIVERSTONE

SIENNA

TUSCAN  
LAKES

WOODFOREST



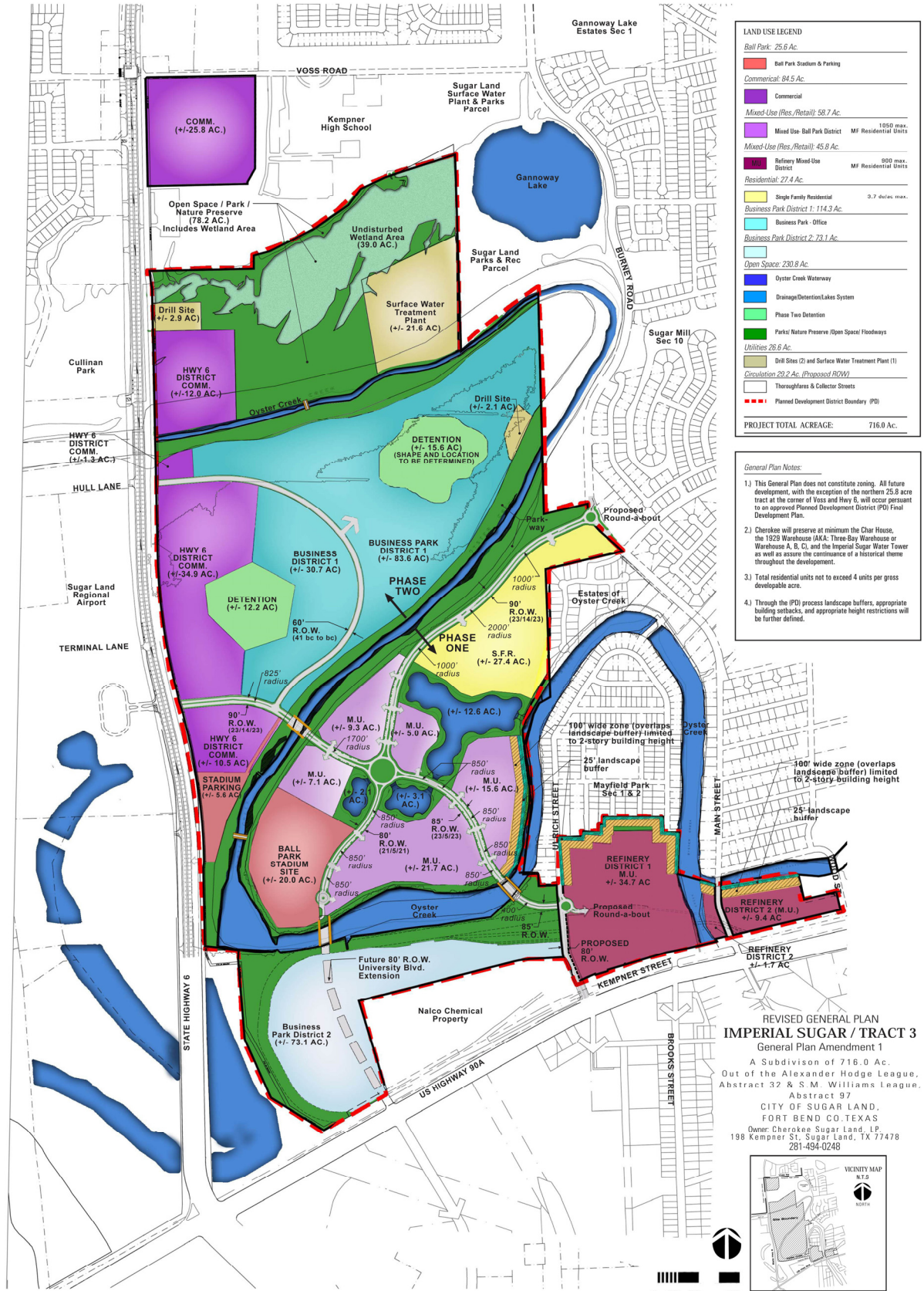
For Addition Information,  
Please Contact:

Jennifer Johnson  
713-960-9977

[jennifer@johnsondev.com](mailto:jennifer@johnsondev.com)

[www.johnsondevelopment.com](http://www.johnsondevelopment.com)

# GENERAL PLAN



LAND USE LEGEND	
	Ball Park: 25.6 Ac.
	Ball Park Stadium & Parking
	Commercial: 84.5 Ac.
	Mixed-Use (Res./Retail): 58.7 Ac.
	Mixed-Use Ball Park District: 1050 max.
	Mixed-Use (Res./Retail): 45.8 Ac.
	Refinery Mixed-Use District: 800 max.
	Residential: 27.4 Ac.
	Single Family Residential: 9.7 duplex max.
	Business Park District 1: 114.3 Ac.
	Business Park - Office
	Business Park District 2: 73.1 Ac.
	Open Space: 230.8 Ac.
	Oyster Creek Waterway
	Drainage (Detention) Lakes System
	Phase Two Detention
	Park/Nature Preserve (Open Space) / Roadways
	Utilities 26.6 Ac.
	Drill Sites (2) and Surface Water Treatment Plant (1)
	Circulation 29.2 Ac. (Proposed R.O.W.)
	Thoroughfares & Collector Streets
	Planned Development District Boundary (P.D.)
<b>PROJECT TOTAL ACREAGE: 716.0 Ac.</b>	

- General Plan Notes:**
- 1) This General Plan does not constitute zoning. All future development, with the exception of the northern 25.6 acre tract at the corner of Voss and Hwy 6, will occur pursuant to an approved Planned Development District (P.D.) Final Development Plan.
  - 2) Cherokee will preserve at minimum the Char House, the 1520 Warehouse (AKA: Three-Bay Warehouse or Warehouse A, B, C), and the Imperial Sugar Water Tower as well as ensure the continuance of a historical theme throughout the development.
  - 3) Total residential units not to exceed 4 units per gross developable acres.
  - 4) Through the (P.D.) process landscape buffers, appropriate building setbacks, and appropriate height restrictions will be further defined.

REVISED GENERAL PLAN  
**IMPERIAL SUGAR / TRACT 3**  
 General Plan Amendment 1  
 A Subdivision of 716.0 Ac.  
 Out of the Alexander Hodge League,  
 Abstract 32 & S.M. Williams League,  
 Abstract 97  
 CITY OF SUGAR LAND,  
 FORT BEND CO. TEXAS  
 Owner: Cherokee Sugar Land, LP  
 198 Kempner St., Sugar Land, TX 77478  
 281-494-0248



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

