

EoS FITNESS

WILLIAMS TRACE PLAZA

3300 - 3388 US HIGHWAY 6
SUGAR LAND, TX 77478

RETAIL PROPERTY FOR LEASE

WENDELL NAULT

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PETCO ANCHORED | 3300 - 3388 US HIGHWAY 6, SUGAR LAND, TX 77478



PROPERTY DESCRIPTION

REDEVELOPED SHOPPING CENTER

Anchored by: Petco, Walgreens, Bank of the Orient, Shell Gas station, Los Tios, EoS Fitness. Shadow Anchored by: 99 Ranch Market, Jusgo Supermarket, Big Lots, Dollar Tree

PROPERTY HIGHLIGHTS

- Located at the corner of US Highway 6 and Williams Trace Drive.
- Less than 1-mile away from US-59, First Colony Mall, Sugarland Town Square,
- Less than 2-mile from Methodist Sugar Land Hospital.
- Centrally located to numerous high-end housing developments and schools (Highlands Elementary School; Colony Ben Elementary School; First Colony Middle School)

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OFFERING SUMMARY

Available SF:	1,007 SF - 2,606 SF
	Drive-Through Pad Site Available!
Building Size:	113,036 SF
Vehicles Per Day:	65,000 via Highway 6 228,000 Interstate 69
Major Tenants:	Petco, Walgreens, Bank of the Orient, Shell, Los Tios, EoS Fitness

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$129,751	\$154,811	\$143,709
Total Population	14,911	94,197	236,182



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SUGAR LAND IS RANKED #9 BEST CITIES TO LIVE IN TEXAS

- Houston Chronicle, 2019

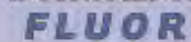
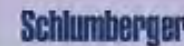
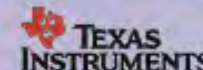
29%
Increase
in Asian
Community
(2010 - 2018)

\$122K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILE
TRADE AREA



225,334
ESTIMATED
POPULATION
WITHIN
5 MILE
TRADE AREA

Major Area Employers



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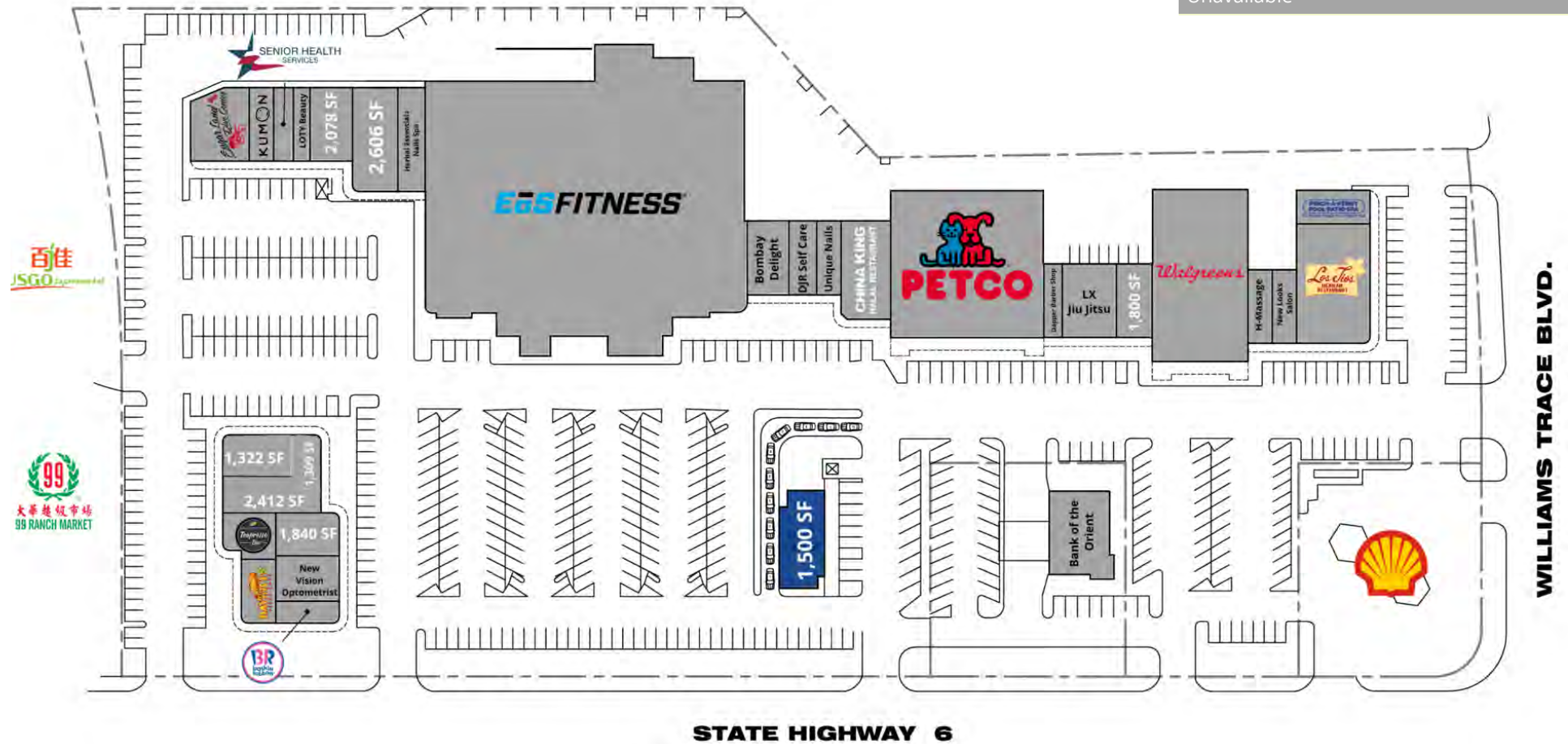
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LEGEND

Available

Unavailable



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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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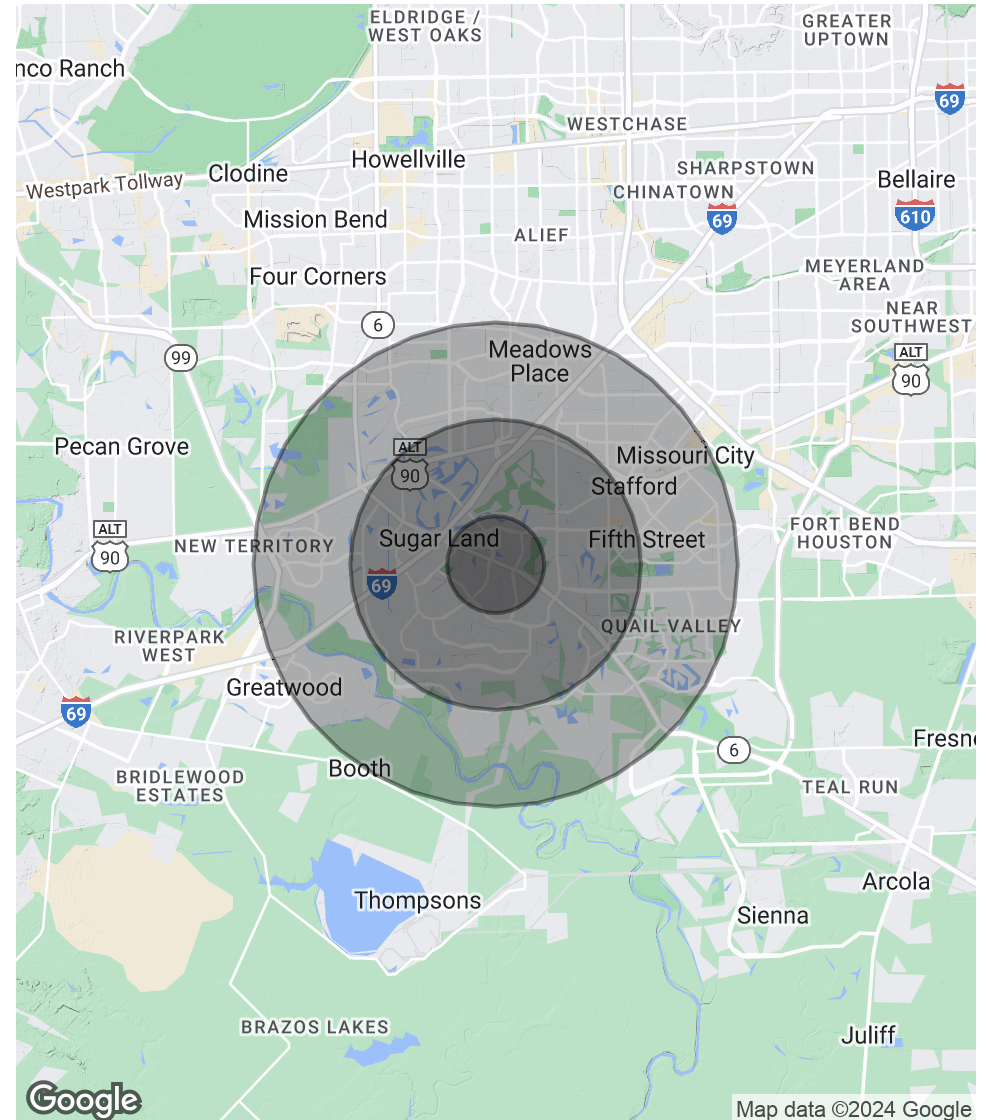
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,911	94,197	236,182
Average age	43	43	41
Average age (Male)	0	0	0
Average age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,735	33,758	81,585
# of persons per HH	2.6	2.8	2.9
Average HH income	\$129,751	\$154,811	\$143,709
Average house value	\$373,538	\$484,355	\$433,277

RACE	1 MILE	3 MILES	5 MILES
% White	40.7%	32.2%	28.1%
% Black	9.4%	13.4%	18.3%
% Asian	31.6%	39.1%	35.1%
% Hawaiian	0.1%	0.0%	0.1%
% American Indian	0.4%	0.4%	0.5%
% Other	4.3%	4.5%	7.1%

* Demographic data derived from 2020 ACS - US Census



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