



WILLIAMS TRACE PLAZA

3300 - 3388 US HIGHWAY 6, SUGAR LAND, TX 77478



PROPERTY LOCATION

Williams Trace Plaza is centered at the heart of a mature suburban corridor of Sugarland backed by a robust, diversified economy that consists of advanced manufacturing, energy, healthcare, and technology. In addition, the plaza is surrounded by a dense network of quality schools (including FBISD), which serve over 34,000 students. Strategically located at the corner of State Highway-6 and Williams Trace Blvd, Williams Trace Plaza is prominently positioned within one of Sugar Land's most established and high-performing commercial nodes where existing Tenants capitalize on regional traffic, great drive-by visibility, optimal accessibility, and proximity to multiple residential communities and employment hubs.

PROPERTY HIGHLIGHTS

- Williams Trace Plaza is a 113,036 sf repositioned and renovated Shopping Center
- Five (5) total access points along US Highway 6 supporting smooth traffic flow and customer convenience
- Major Tenants include EOS Fitness (New), Petco, and Walgreens

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AVAILABILITY

- 995 SF (2nd generation retail space)
- 1,322 SF (2nd generation retail space)
- 3,194 SF (2nd generation restaurant space)

TRAFFIC COUNTS

65,000 VPD via SH -6 17,000 VPD via Williams Trace *data derived from TXDOT

DEMOGRAPHICS

	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Total Population	17,458	86,905	299,793
Median HH Income	\$140,596	\$152,652	\$130,728

*data derived from 2023 ESRI



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LEGEND

Available

Unavailable



US HIGHWAY 6

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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 of tenants, 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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AVAILABLE SPACES

SUITE	TENANT	SIZE
Suite 3302	Pinch-A-Penny	1,646 SF
Suite 3308	Los Tios Mexican Restaurant	5,754 SF
Suite 3312	New Looks Salon	1,200 SF
Suite 3314	H-Massage	1,200 SF
Suite 3316	Walgreens	10,998 SF
Suite 3320	Rewax & Unwine	1,800 SF
Suite 3322B	LX Jiu Jitsu LLC	2,700 SF
Suite 3324	Dapper Barber Shop	900 SF
Suite 3326D	PETCO	15,000 SF
Suite 3338	Available	3,194 SF
Suite 3340	Unique Nails	1,200 SF
Suite 3344	Bombay Delight	2,100 SF
Suite 3344A	Movita	1,379 SF
Suite 3346, 3346A	EOS Fitness	51,130 SF
Suite 3348	Herbal Essentials Nails Spa	1,906 SF
Suite 3350, 3350B	Available	995 SF
Suite 3352	Engineering For Kids	3,352 SF
Suite 3356	LOTY Beauty Retreat	793 SF
Suite 3358	Senior Health Services	1,007 SF
Suite 3360	Kumon	1,200 SF

SUITE	TENANT	SIZE
Suite 3362	Sugarland Dive Center LLC	2,748 SF
Suite 3366	Baskin Robbins	900 SF
Suite 3368	New Vision Optometrist	1,811 SF
Suite 3370	Davinci Pizza	1,500 SF
Suite 3372	Gameday Men's Health	1,840 SF
Suite 3374 & 3376	Yummy Pho + Bo Ne	3,731 SF
Suite 3378	Available	1,322 SF
Suite 3382	Teapresso Bar - L Cubed LLC	1,612 SF
Suite 3388A	Bank of the Orient	3,483 SF

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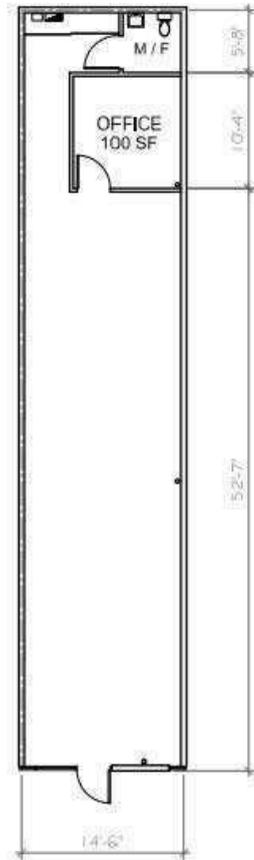
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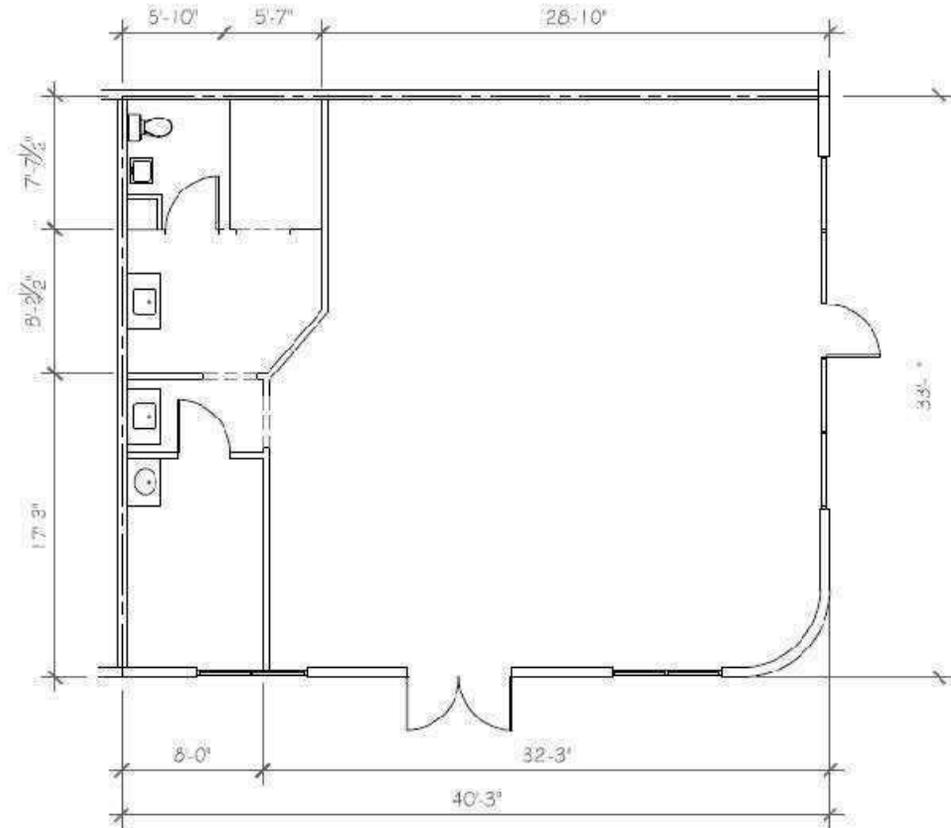


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3350B, 3378 US HIGHWAY 6, SUGAR LAND, TX 77478



SUITE 3350B
995 SF



SUITE 3378
1,332 SF

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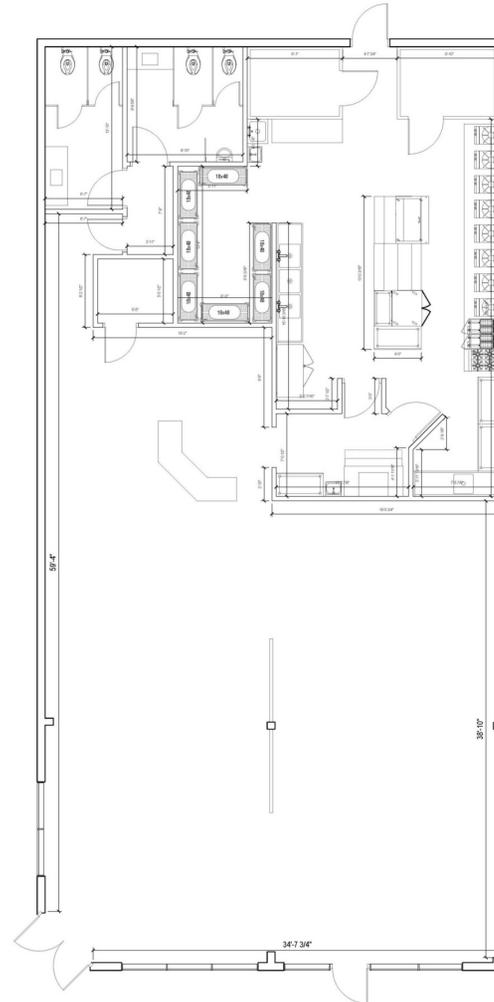
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SUITE 3338
3,194 SF

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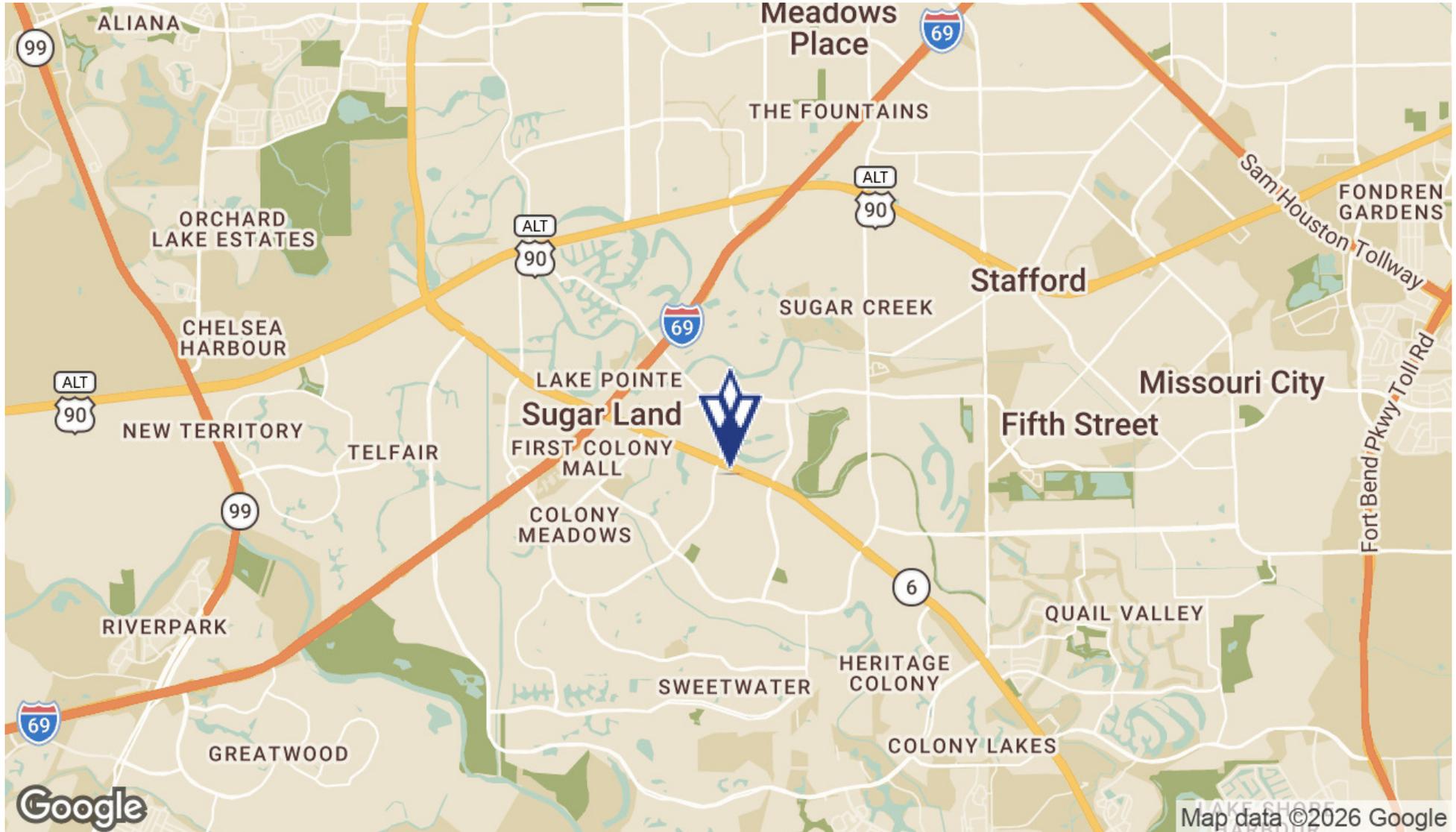
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Information About Brokerage Services

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

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

_____ Licensed Broker/Brokm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent /Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent /Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____ Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov

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