

EoS FITNESS

WILLIAMS TRACE PLAZA

3300 - 3388 US HIGHWAY 6
SUGAR LAND, TX 77478

RETAIL PROPERTY FOR LEASE

WENDELL NAULT

DIRECTOR OF LEASING - HOUSTON REGION
wnault@whitestonereit.com
p: 713.435.2203



WILLIAMS TRACE PLAZA

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:	995 - 1322 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	5 MINUTE DT	10 MINUTE DT	15 MINUTE DT
Average HH Income	\$140,596	\$152,652	\$130,728
Total Population	17,458	86,905	299,793



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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 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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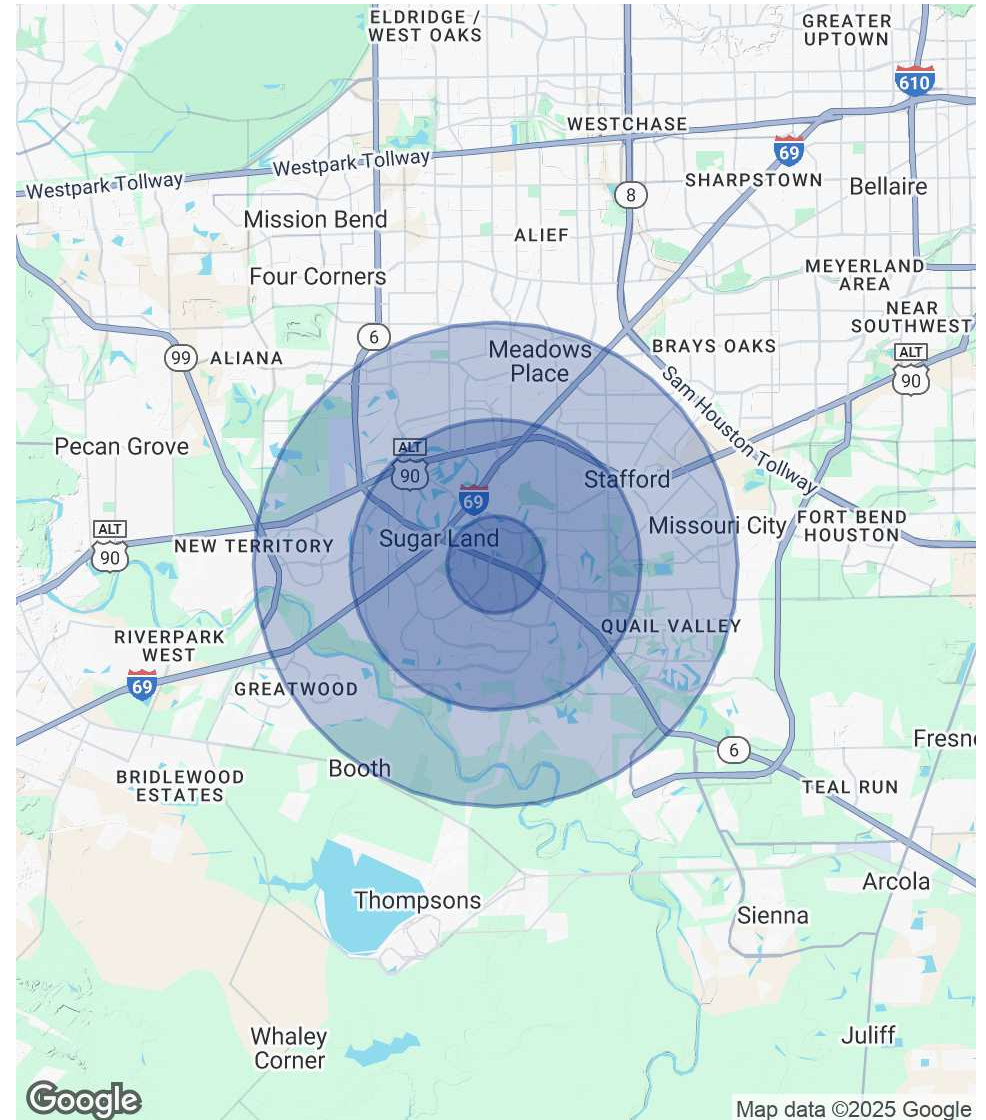
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* Demographic data derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	17,458	86,905	299,793
Median Age	42.2	42.9	39.2
Daytime Population	19,780	118,998	332,576
Workers	11,195	74,794	178,975
Residents	8,585	44,204	153,601
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Household	6,756	32,024	105,208
# of Person per HH	2.58	2.70	2.84
Average HH Income	\$140,596	\$152,652	\$130,728
Average House Value	\$387,474	\$387,474	\$429,008



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