

99 RANCH MARKET

# SHOPS AT WILLIAMS TRACE

3414-3650 US HIGHWAY 6  
SUGAR LAND, TX 77478

RETAIL PROPERTY FOR LEASE  
UNDERGOING REDEVELOPMENT

**WENDELL NAULT**

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## PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at Williams Trace, a vibrant shopping destination anchored by a diverse mix of tenants to serve the diverse community of Sugar Land, Texas. Anchored by renowned Asian grocers like 99 Ranch Market and Jusgo Supermarket, along with shadow Anchored by Dollar Tree, Petco, Walgreens, EOS Fitness and Big Lots, Williams Trace offers a unique blend of shopping experiences. Specialty dining options such as Jang Guem Tofu & BBQ complement the diverse culinary scene. Additionally, the presence of Southwestern National Bank provides essential financial services for the community.

## PROPERTY HIGHLIGHTS

- High visibility on US Highway 6 with strong traffic volumes.
- Less than 1-mile away from US-59, First Colony Mall, Sugarland Town Square.
- 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:	705 - 1,025 - 1,400 SF - 3,367 SF
Building Size:	132,991 SF
Vehicles Per Day:	65,000 via Highway 6 228,000 via Interstate 69
Major Tenants:	99 Ranch Market, Jusgo, Big Lots, and Daiso

## DEMOGRAPHICS

	5 MINUTE DT	10 MINUTE DT	15 MINUTE
Average HH Income			
Total Population			
Total Households			



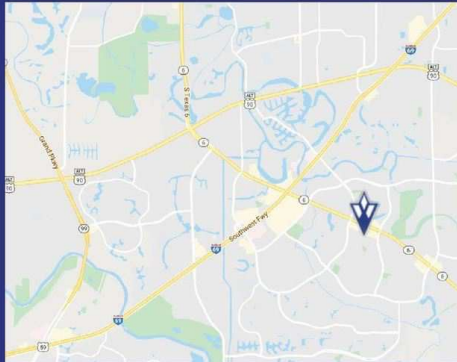
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**SUGAR LAND** IS RANKED  
**#9 BEST CITIES TO  
LIVE IN TEXAS**

- Houston Chronicle, 2019

**\$122K**

**AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 5 MILE  
TRADE AREA**



**29%**  
**Increase  
in Asian  
Community  
(2010 - 2018)**

**225,334**  
**ESTIMATED  
POPULATION  
WITHIN  
5 MILE  
TRADE AREA**

## Major Area Employers

UNIVERSITY OF  
**HOUSTON**  
SUGAR LAND

HOUSTON  
**Methodist**  
SUGAR LAND HOSPITAL

THE UNIVERSITY OF TEXAS  
**MD Anderson  
Cancer Center**  
Making Cancer History®

**TEXAS  
INSTRUMENTS**  
**FLUOR**

**Schlumberger**

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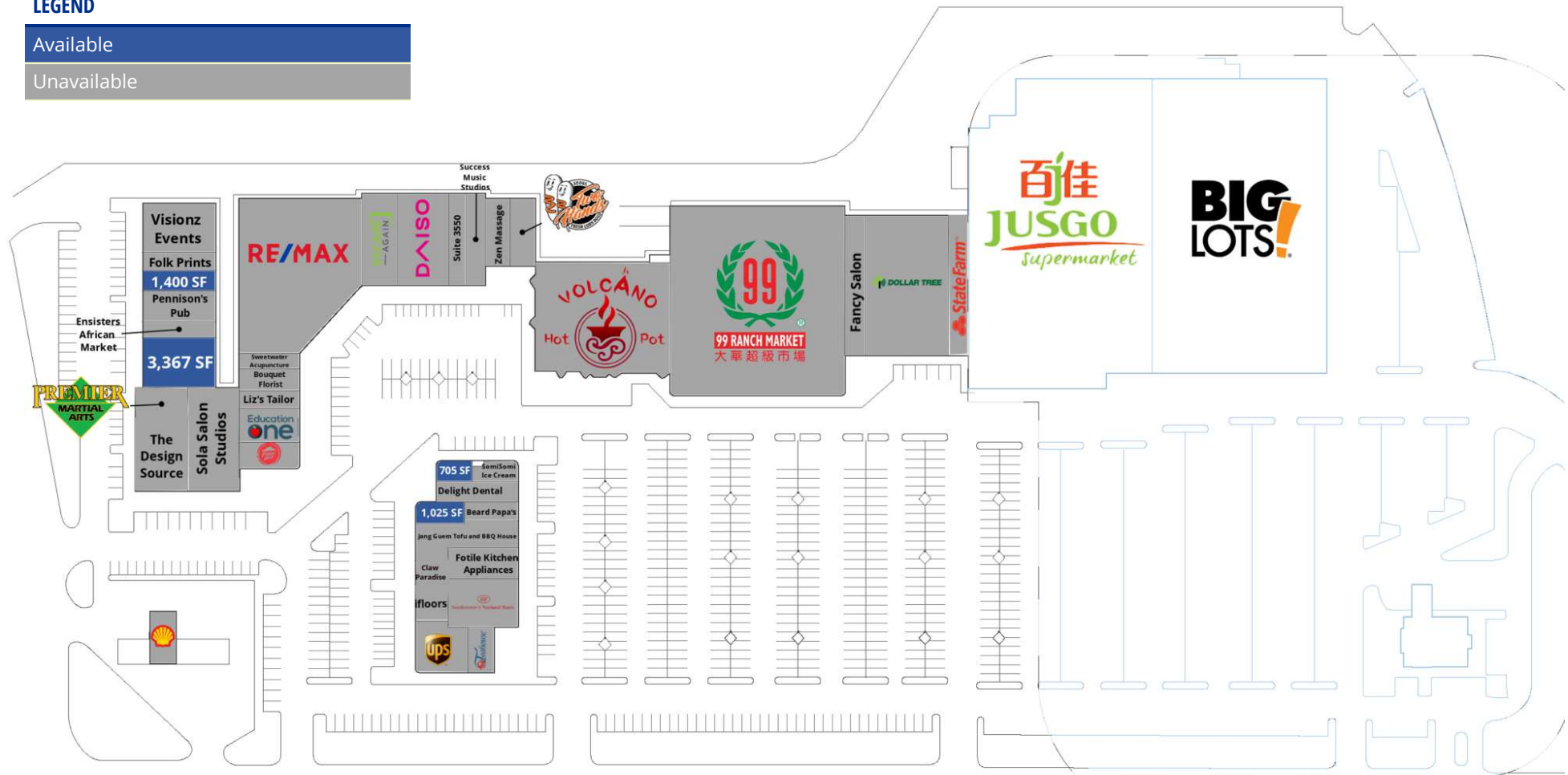
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## LEGEND

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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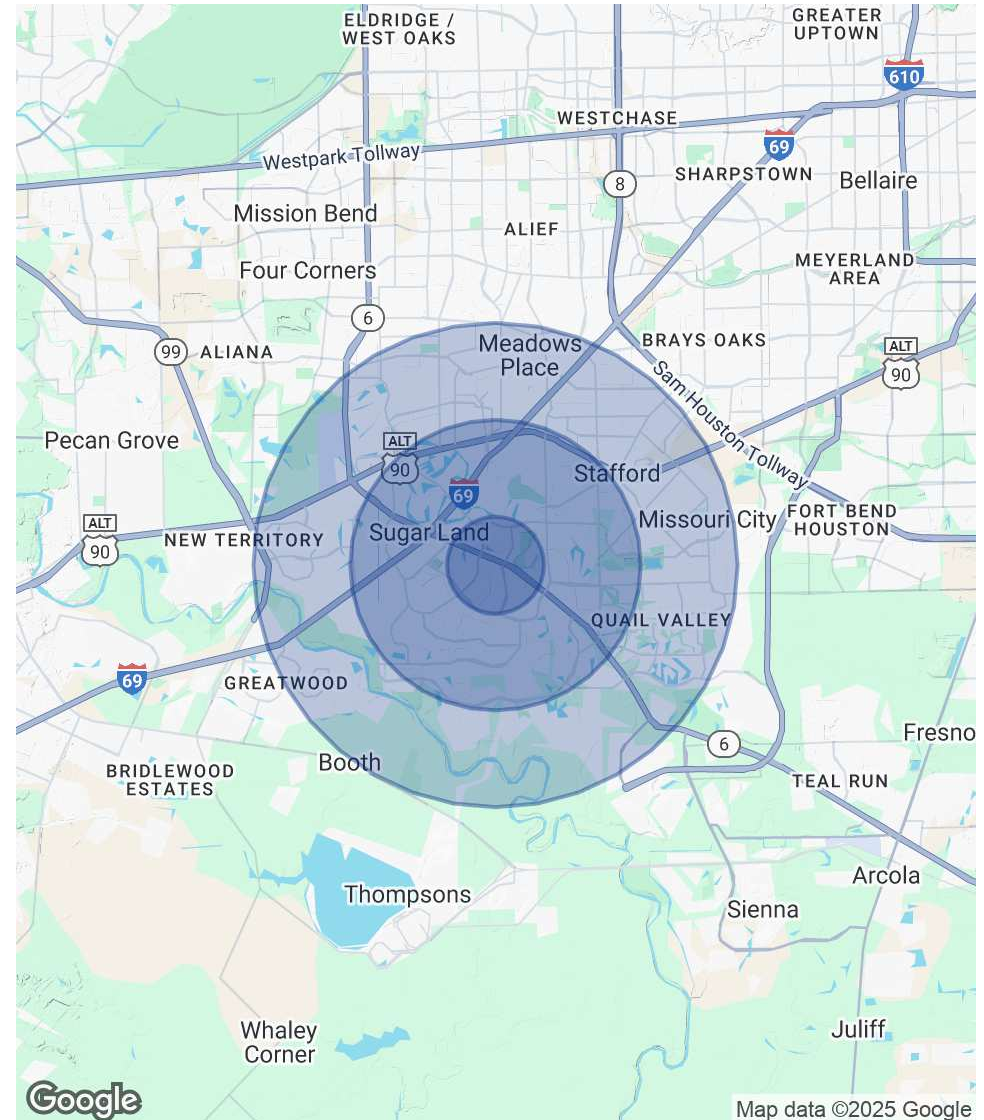


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POPULATION	5 MILES	3 MILES	1 MILE
Total Population	232,532	95,860	14,668
Average Age	41	42	43
HOUSEHOLDS & INCOME	5 MILES	3 MILES	1 MILE
Total Households	80,586	34,354	5,421
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$144,147	\$152,932	\$134,894
Average House Value	\$435,028	\$481,013	\$367,061

Demographics data derived from AlphaMap



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