



SHOPS AT WILLIAMS TRACE

3414-3650 US HIGHWAY 6, SUGAR LAND, TX 77478



PROPERTY LOCATION

Shops at Williams Trace Plaza is centered at the heart of a mature suburban corridor of Houston, TX backed by a robust, diversified economy that consists of advanced manufacturing, energy, healthcare, and technology. This center 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

- 132,991 sf shopping center anchored by 99 Ranch Market and Jusco Supermarket, two of the most recognized Asian-style supermarkets in Texas.
- Inline tenants include a dynamic mix of national and local brands that draw consistent traffic for daily essentials, personal service, education, healthcare, gifts, and restaurant options.
- Five (5) entrance points from Highway 6 ensure effortless arrivals and smooth circulation throughout the parking lot.

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AVAILABILITY

3,367 SF - Office Space	1,043 SF Retail
1,500 SF Retail	705 SF (Former Med-Spa)
1,400 SF - Former Salon	
1,278 SF - Retail	

TRAFFIC COUNTS

65,000 VPD via SH -6	49,000 VPD via Williams Trace	*data derived from TxDOT
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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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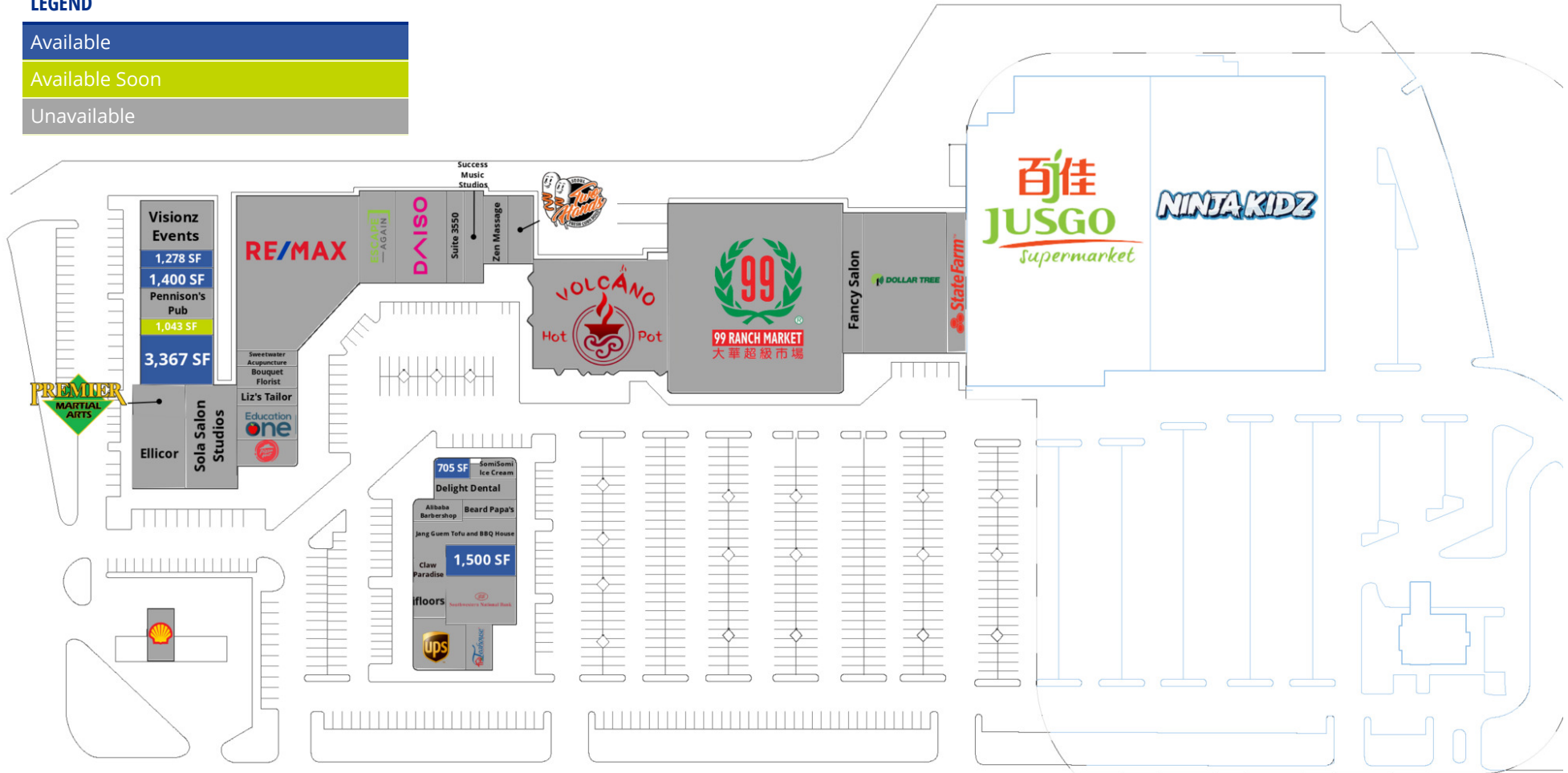
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LEGEND

Available

Available Soon

Unavailable



US HIGHWAY 6

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AVAILABLE SPACES

SUITE	TENANT	SIZE
Suite 2440	Premier Martial Arts	1,730 SF
Suite 2442	Available	3,367 SF
Suite 2444	Available Soon	1,043 SF
Suite 2446	Pennison's Pub	2,094 SF
Suite 2448	Available	1,400 SF
Suite 2452	Available	1,278 SF
Suite 2464	Visionz Events	3,177 SF
Suite 3414	State Farm Insurance	1,600 SF
Suite 3418	Dollar Tree	12,050 SF
Suite 3426	Fancy Salon	1,600 SF
Suite 3430	99 Ranch Market	30,000 SF
Suite 3434	Volcano Hot Pot & BBQ	11,636 SF
Suite 3506	Southwestern National Bank	2,545 SF
Suite 3510	Available	1,500 SF
Suite 3516	Beard Papa's	900 SF
Suite 3520	SomiSomi Ice Cream	705 SF
Suite 3522	Available	705 SF
Suite 3524	Delight Dental	1,600 SF
Suite 3526	Alibaba Barbershop	1,025 SF
Suite 3528	Jang Guem Tofu and BBQ House	3,136 SF

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SUITE	TENANT	SIZE
3530	Claw Paradise	1,420 SF
Suite 3532	ifloors TX	1,572 SF
Suite 3536	UPS Store	1,434 SF
Suite 3536A, 3536B	The Tea House Tapioca & Tea	2,266 SF
Suite 3540	Two Hands Corn Dogs	1,565 SF
Suite 3544	Lu Bai	1,302 SF
Suite 3546	Success Music Studios	1,500 SF
Suite 3554	Daiso Japan	5,120 SF
Suite 3564	Escape Again Rooms	3,028 SF
Suite 3616	REMAX Fine Properties	15,030 SF
Suite 3618	Sweetwater Acupuncture	900 SF
Suite 3622	Bouquet Florist	1,273 SF
Suite 3626	Liz's Tailor	1,149 SF
Suite 3632	Education One	2,003 SF
Suite 3638	Pizza Hut	1,417 SF
Suite 3640	Sola Salon Studios	4,976 SF
Suite 3644	Ellicor	3,270 SF
Suite 3650	Shell	720 SF

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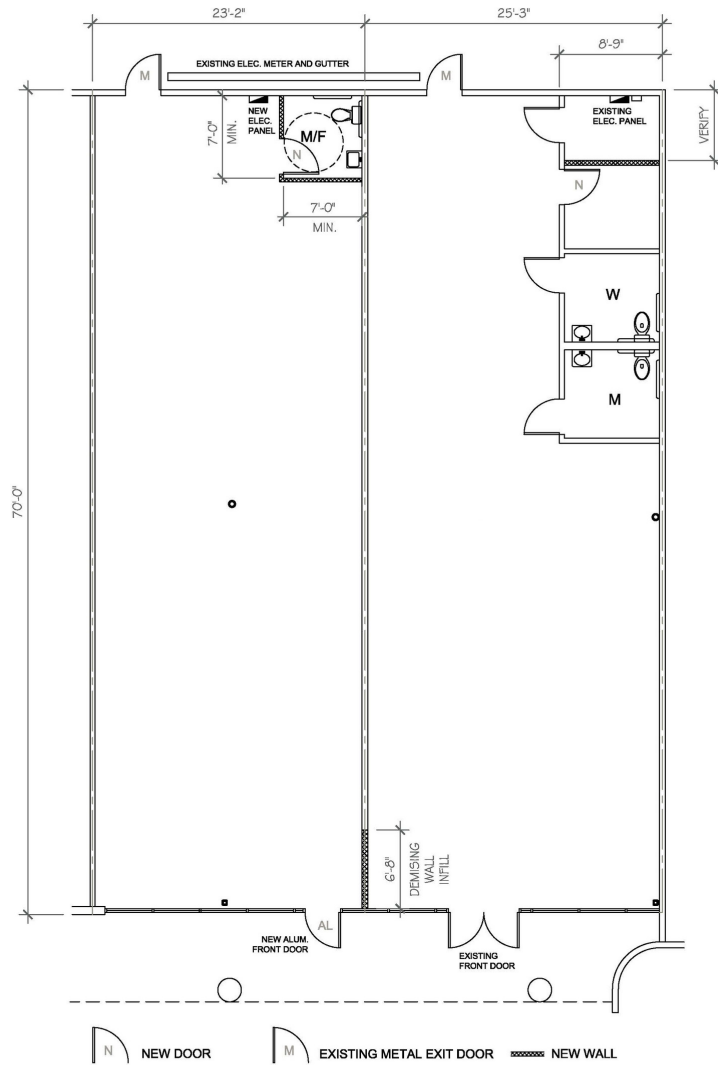
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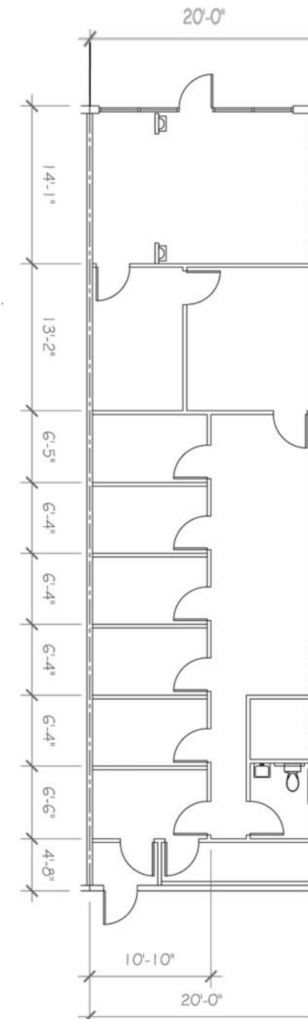
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2442-2448 US HIGHWAY 6, SUGAR LAND, TX 77478



NEW DOOR
 EXISTING METAL EXIT DOOR
 NEW WALL

Suite 2442 Floor Plan 3,367 RSF



FLOOR PLAN 1,400 SF

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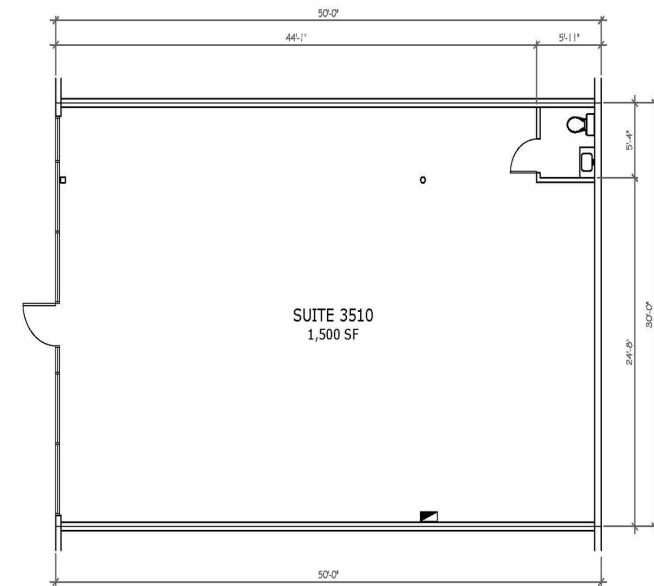
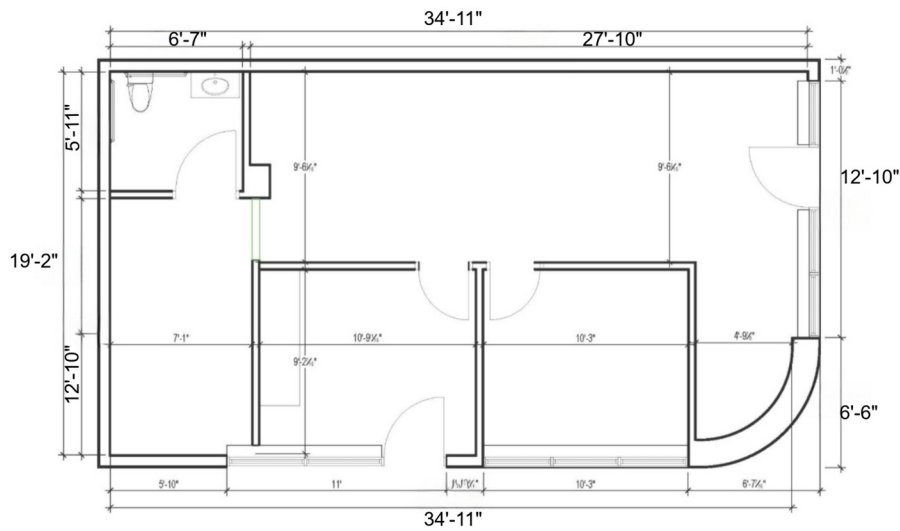
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3552-3526 US HIGHWAY 6, SUGAR LAND, TX 77478



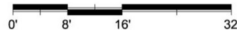
DESIGN
DRAWING
NOT FOR
PERMIT OR
CONSTRUCTION

FLOOR PLAN

705 SF

3552 US HIGHWAY 6
SUGAR LAND, TEXAS

DATE: 6-6-2018

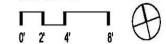


SHOPS AT WILLIAMS TRACE - SUITE 3510

FLOOR PLAN

2026.04.20

Scale: 1/8" = 1'-0"



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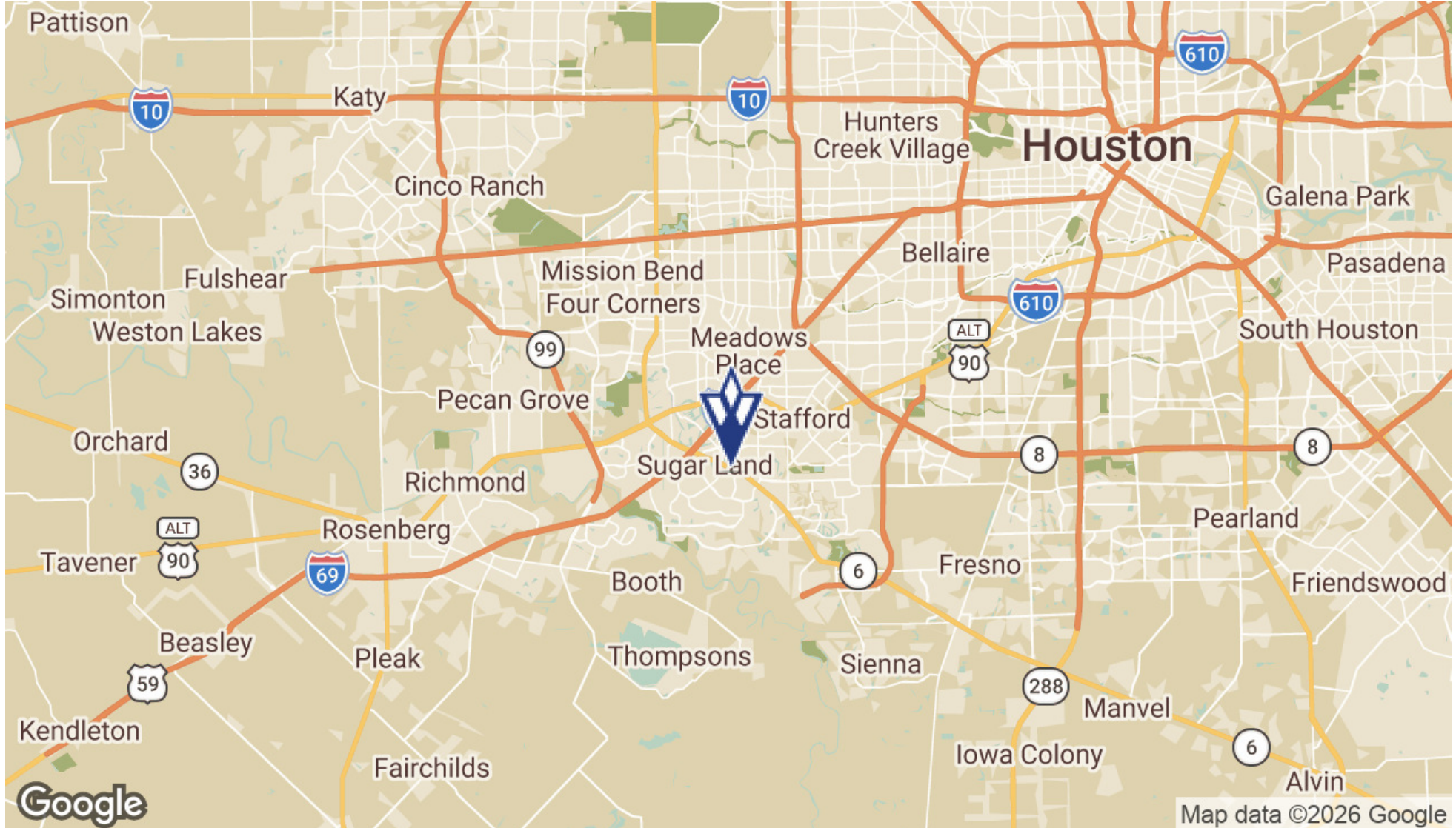
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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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