



# 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 Jusgo 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.

## WENDELL NAULT

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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 |
|----------------------|-------------------------------|--------------------------|

| 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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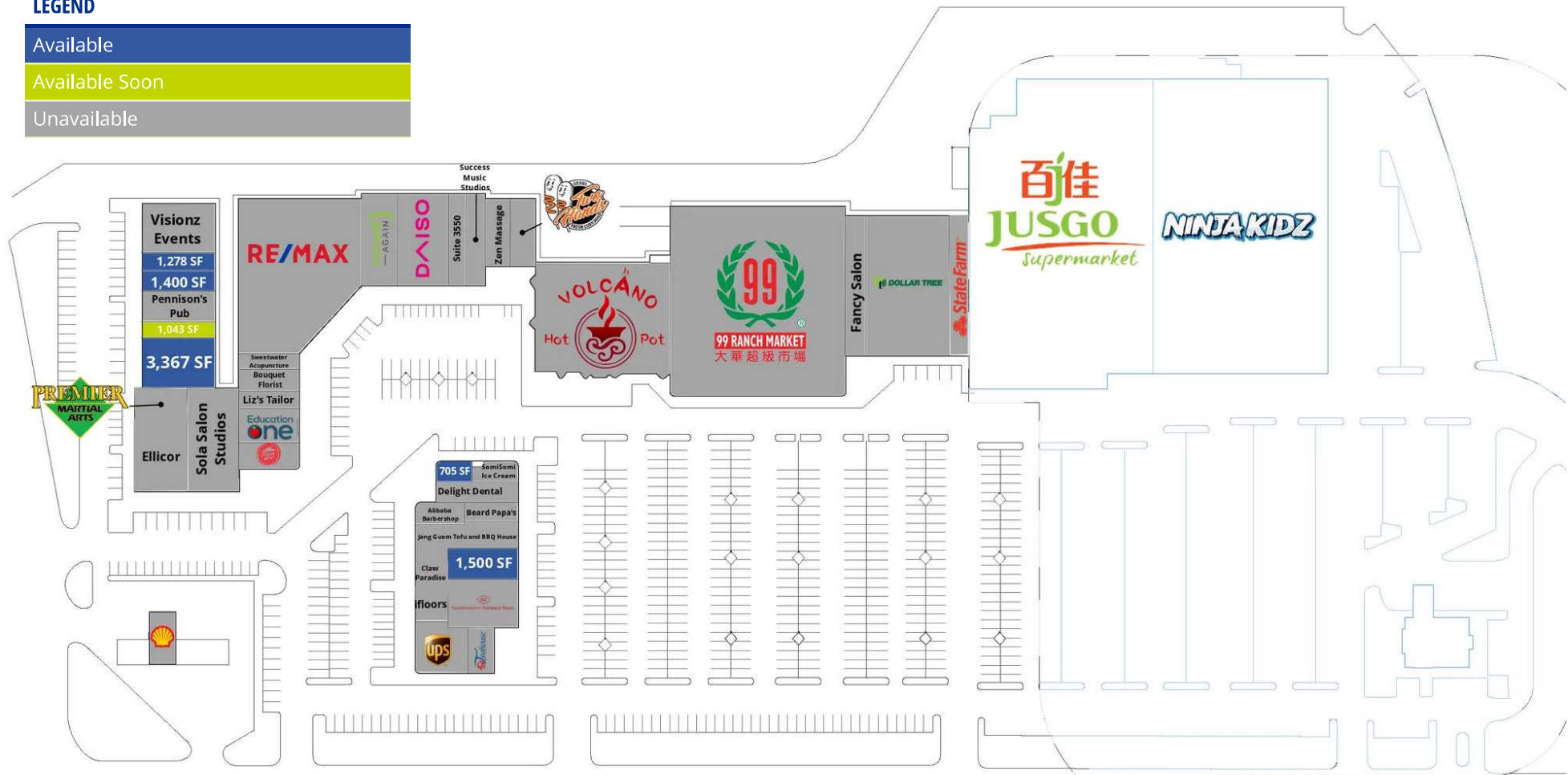
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## LEGEND

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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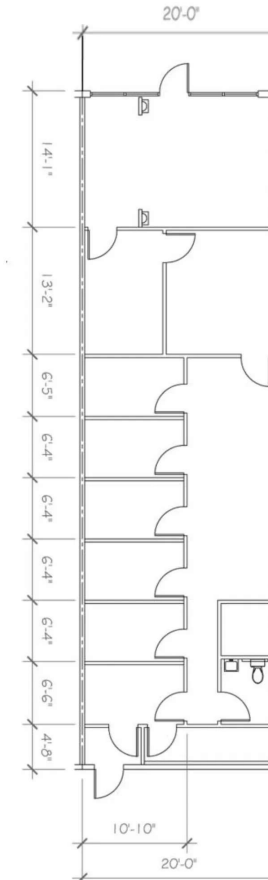
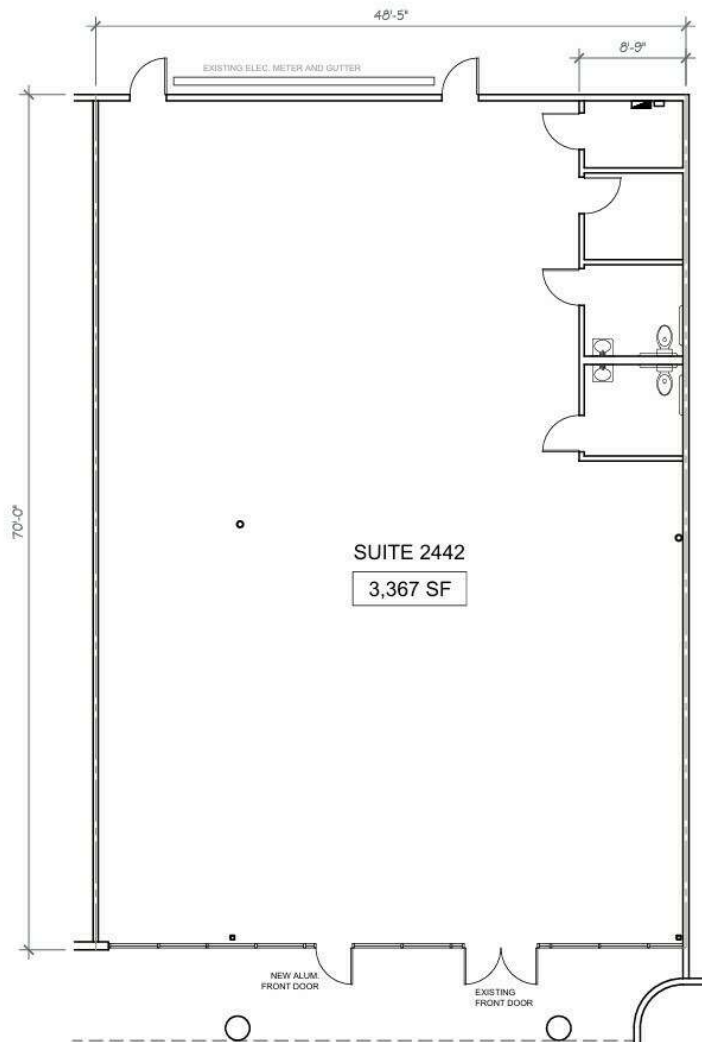
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# WILLIAMS TRACE SHOPS

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



DESIGN  
DRAWING  
NOT FOR  
PERMIT OR  
CONSTRUCTION

## FLOOR PLAN

1,400 SF

2448 US HIGHWAY 6  
SUGAR LAND, TEXAS

DATE: 6-6-2018



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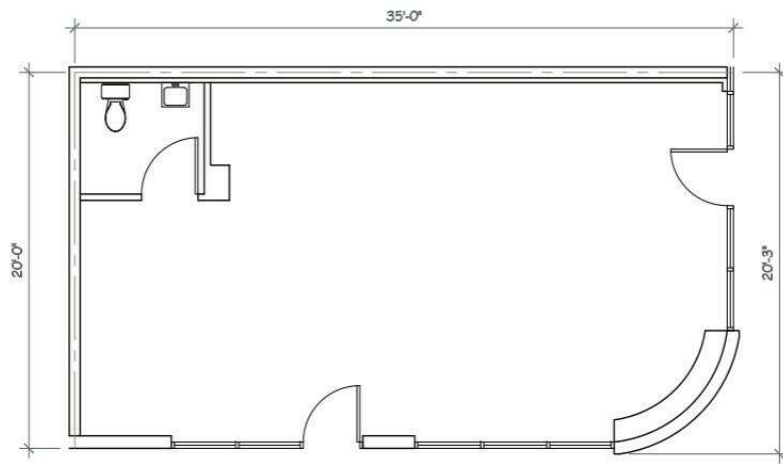
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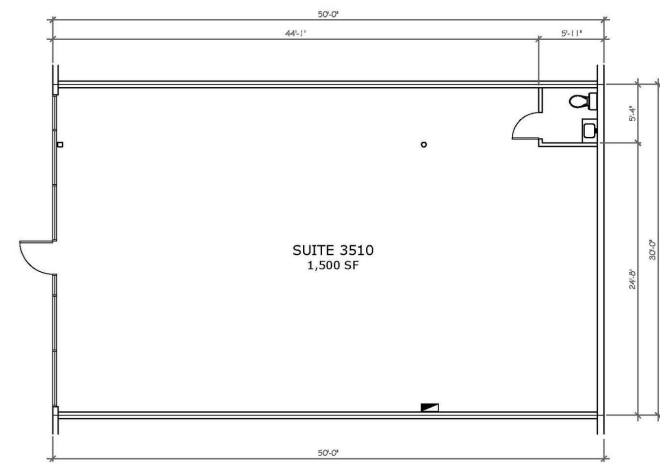
3552-3526 US HIGHWAY 6, SUGAR LAND, TX 77478



## FLOOR PLAN

3522 US HIGHWAY 6, SUGAR LAND, TEXAS

DATE: 06-15-2026

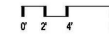


## SHOPS AT WILLIAMS TRACE - SUITE 3510

FLOOR PLAN

2026.04.20

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



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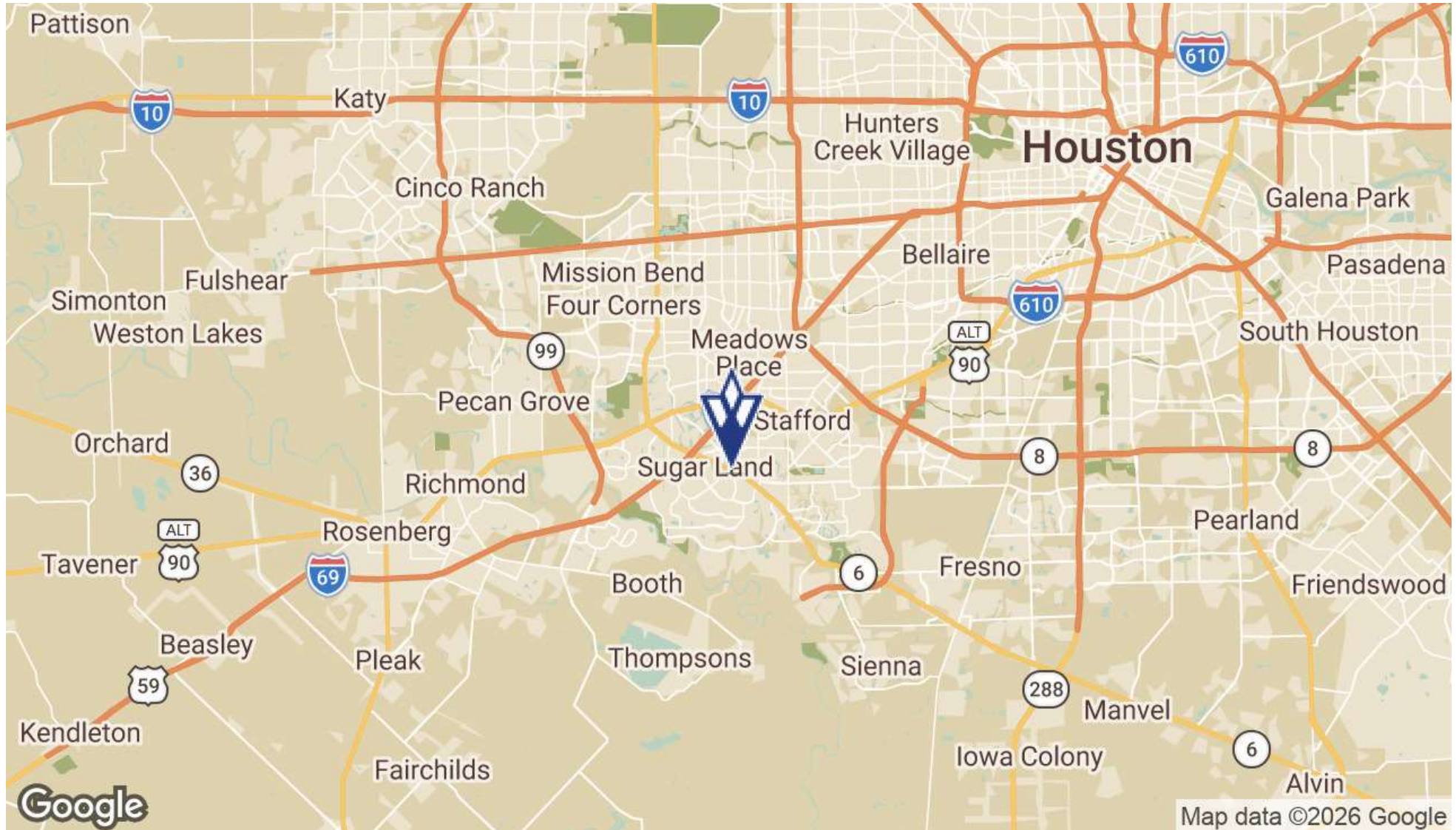
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## TYPES OF REAL ESTATE LICENSE HOLDERS:

- 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/Broker 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 |

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