



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, Los Tios, and Walgreens

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AVAILABILITY

15,000 SF Retail space	995 SF Retail space
3,689 SF Retail/Office space	
1,322 SF Retail space	
1,811 Retail Space	

TRAFFIC COUNTS

65,000 VPD via SH -6	17,000 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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LEGEND

Available

Unavailable



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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	Available	15,000 SF
Suite 3338	Great Chinese Restaurant	3,194 SF
Suite 3340	Unique Nails	1,200 SF
Suite 3344	Bombay Delight	2,100 SF
Suite 3344A	Movita	1,379 SF
Suite 3348	Herbal Essentials Nails Spa	1,906 SF
Suite 3350	Available	3,689 SF
Suite 3350B	Available	995 SF
Suite 3356	LOTY Beauty Retreat	793 SF
Suite 3358	Senior Health Services	1,007 SF
Suite 3360	Kumon	1,200 SF
Suite 3362	Sugarland Dive Center LLC	2,748 SF

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SUITE	TENANT	SIZE
Suite 3362	Sugarland Dive Center LLC	2,748 SF
Suite 3366	Baskin Robbins	900 SF
Suite 3368	Available	1,811 SF
Suite 3370	Pizza Twist	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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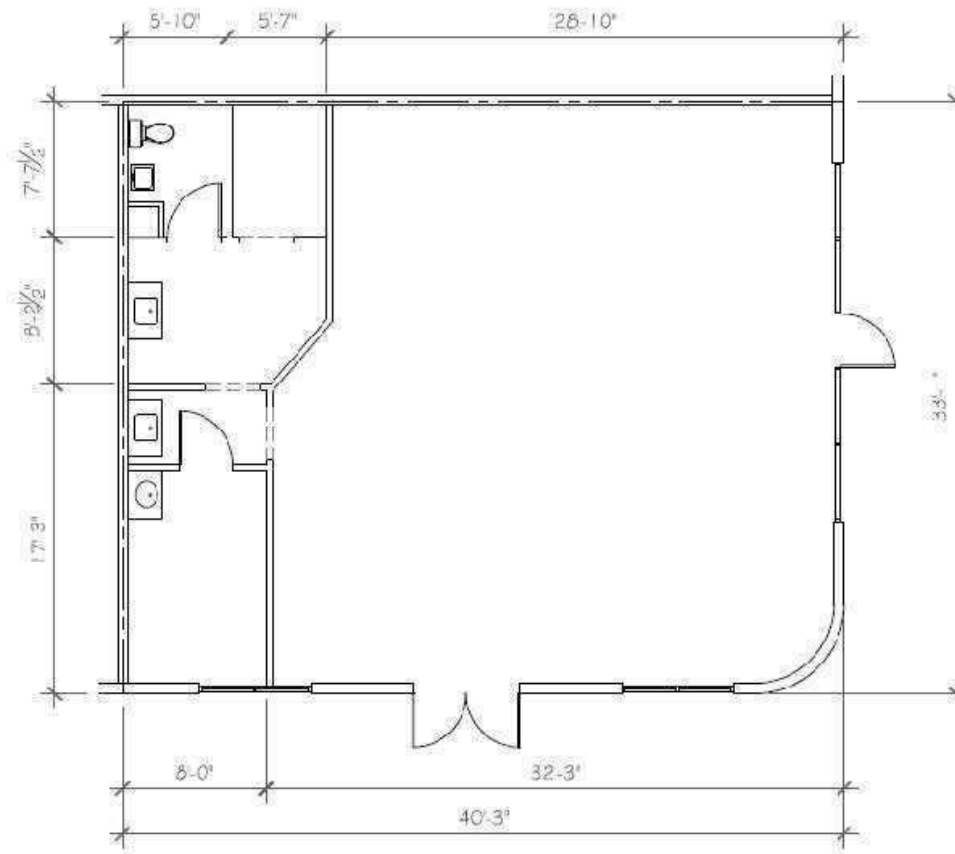


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WILLIAMS TRACE PLAZA

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



SUITE 3378
1,332 SF

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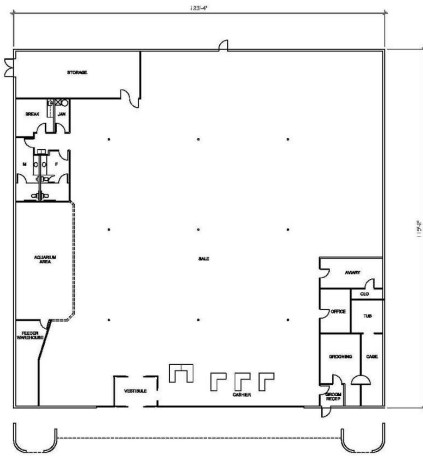
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AS-BUILT FLOOR PLAN 15,000 RSF

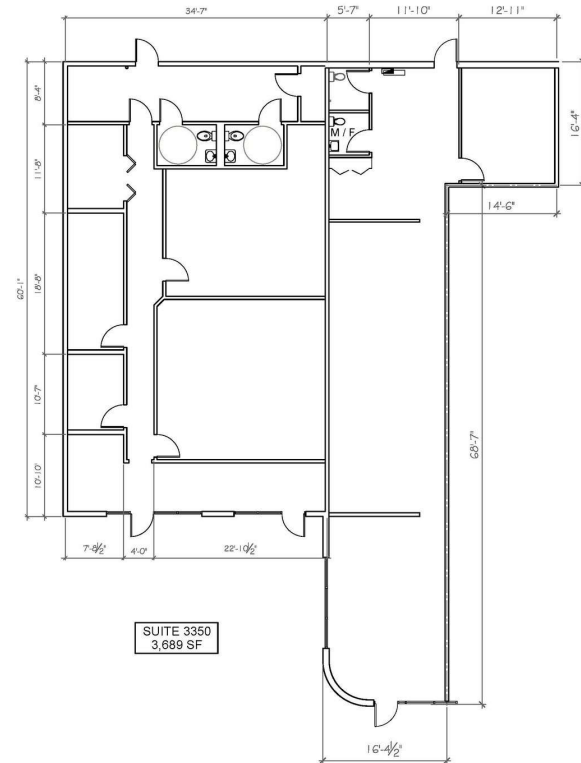
3326 US HIGHWAY 6, SUGAR LAND, TEXAS

DATE: 9-24-2019
need verify

0' 16' 32' 64'



DESIGN
DRAWING
NOT FOR
PERMIT OR
CONSTRUCTION



SUITE 3350
3,689 SF

EXISTING FLOOR PLAN

3350 WILLIAMS TRACE,
SUGARLAND, TEXAS

0' 4' 8' 16'

DATE: 01-12-2028

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FLOOR PLAN

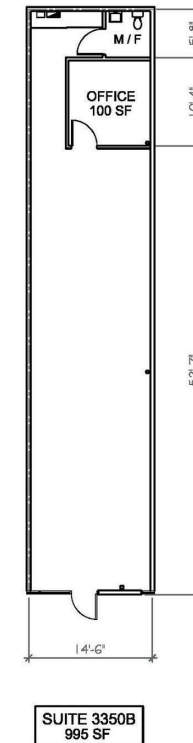
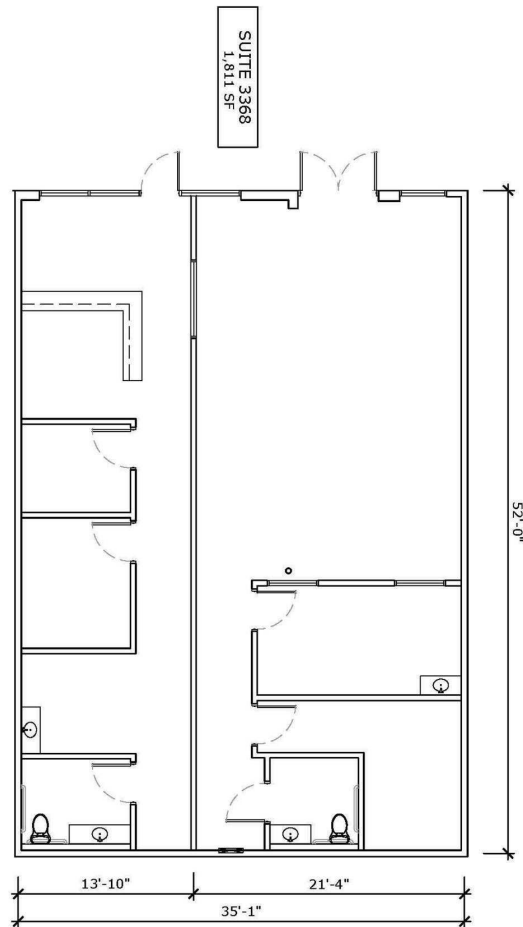
2025.04.29

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

0' 2' 4' 8'

NORTH

The information contained in this floor plan is provided for informational purposes only. It is not intended to constitute an offer of real estate. The information is subject to change without notice. The information is not to be used in any way to make a decision regarding the suitability of the property for a particular use. The information is not to be used in any way to make a decision regarding the suitability of the property for a particular use. The information is not to be used in any way to make a decision regarding the suitability of the property for a particular use.



EXISTING FLOOR PLAN

3350B WILLIAMS TRACE,
SUGARLAND, TEXAS

0' 4' 8' 12'

DATE: 2025-09-24

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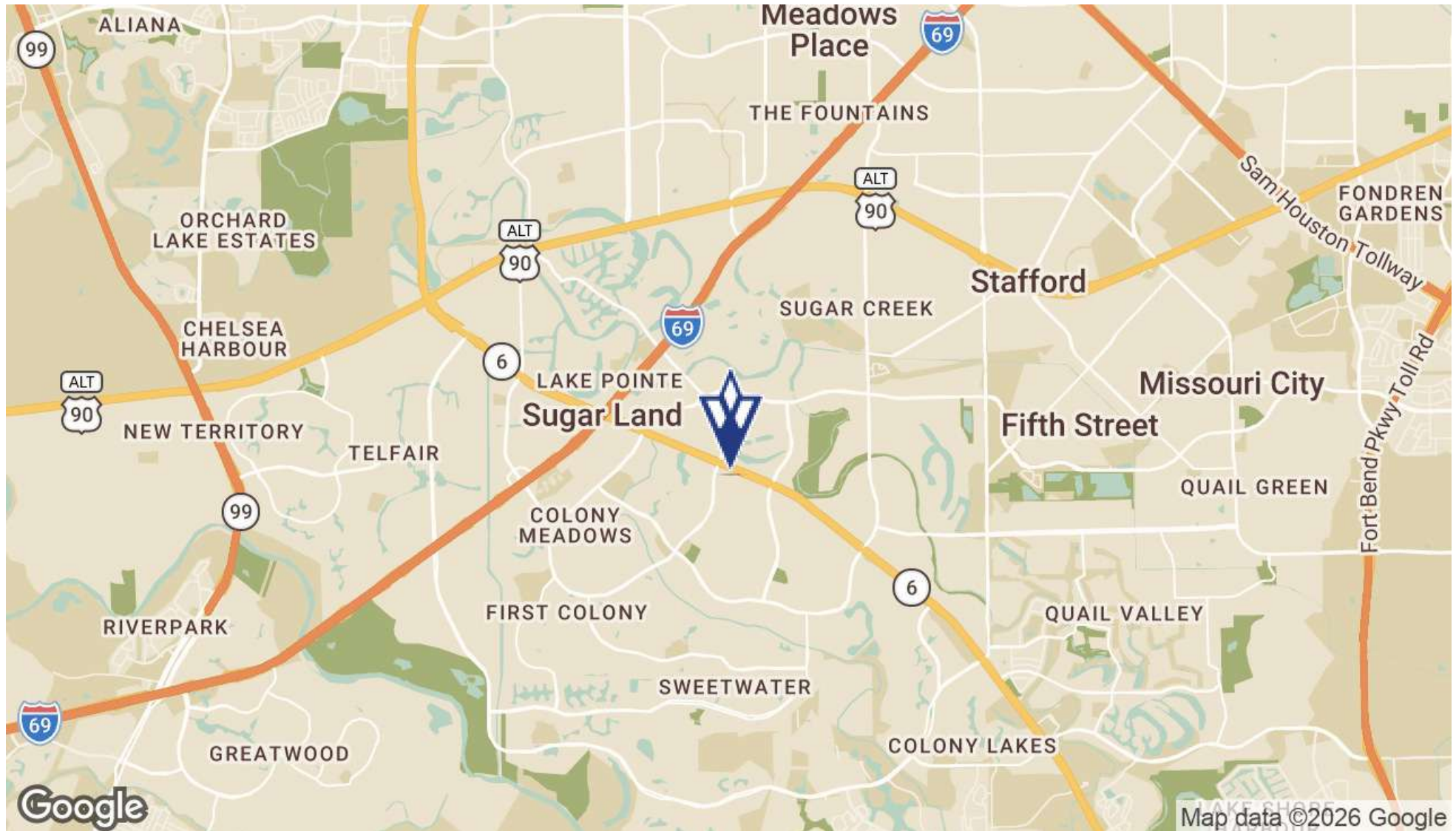
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Information About Brokerage Services

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/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
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

IABS 1-1

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