

WILLIAMS TRACE PLAZA

3300 - 3388 US HIGHWAY 6
SUGAR LAND, TX 77478

RETAIL PROPERTY FOR LEASE

DENNIS YOUNES

DIRECTOR OF LEASING
dyounes@whitstonereit.com
p: 713.435.2269

WENDELL NAULT

SR. LEASING AGENT
wnault@whitstonereit.com
p: 713.435.2203



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PROPERTY DESCRIPTION

REDEVELOPED SHOPPING CENTER

Anchored by: Randall's; Petco, Walgreens; Chase; Shell gas station; Los Tios
Shadow Anchored by: 99 Ranch Market; Jusgo Supermarket; Big Lots; Luby's; 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: | 793 - 3,734 SF |
| Building Size: | 113,036 SF |
| Vehicles Per Day: | 67,000 |
| Major Tenants: | Randall's; Petco, Walgreens; Chase; Shell; Los Tios |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Average HH Income | \$111,624 | \$119,098 | \$107,700 |
| Total Population | 14,331 | 79,593 | 184,598 |
| Total Households | 5,156 | 26,451 | 59,976 |



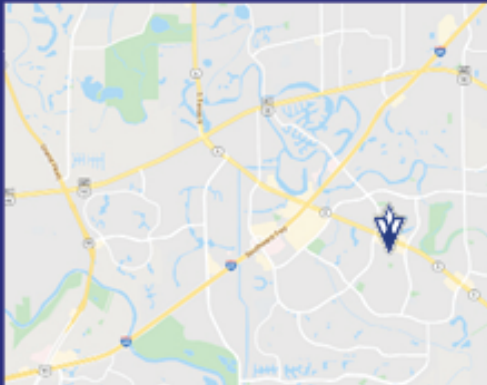
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SUGAR LAND IS RANKED #9 BEST CITIES TO LIVE IN TEXAS

- Houston Chronicle, 2019

29%
Increase
in Asian
Community
(2010 - 2018)



225,334
ESTIMATED
POPULATION
WITHIN
5 MILE
TRADE AREA

\$122K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILE
TRADE AREA



Major Area Employers



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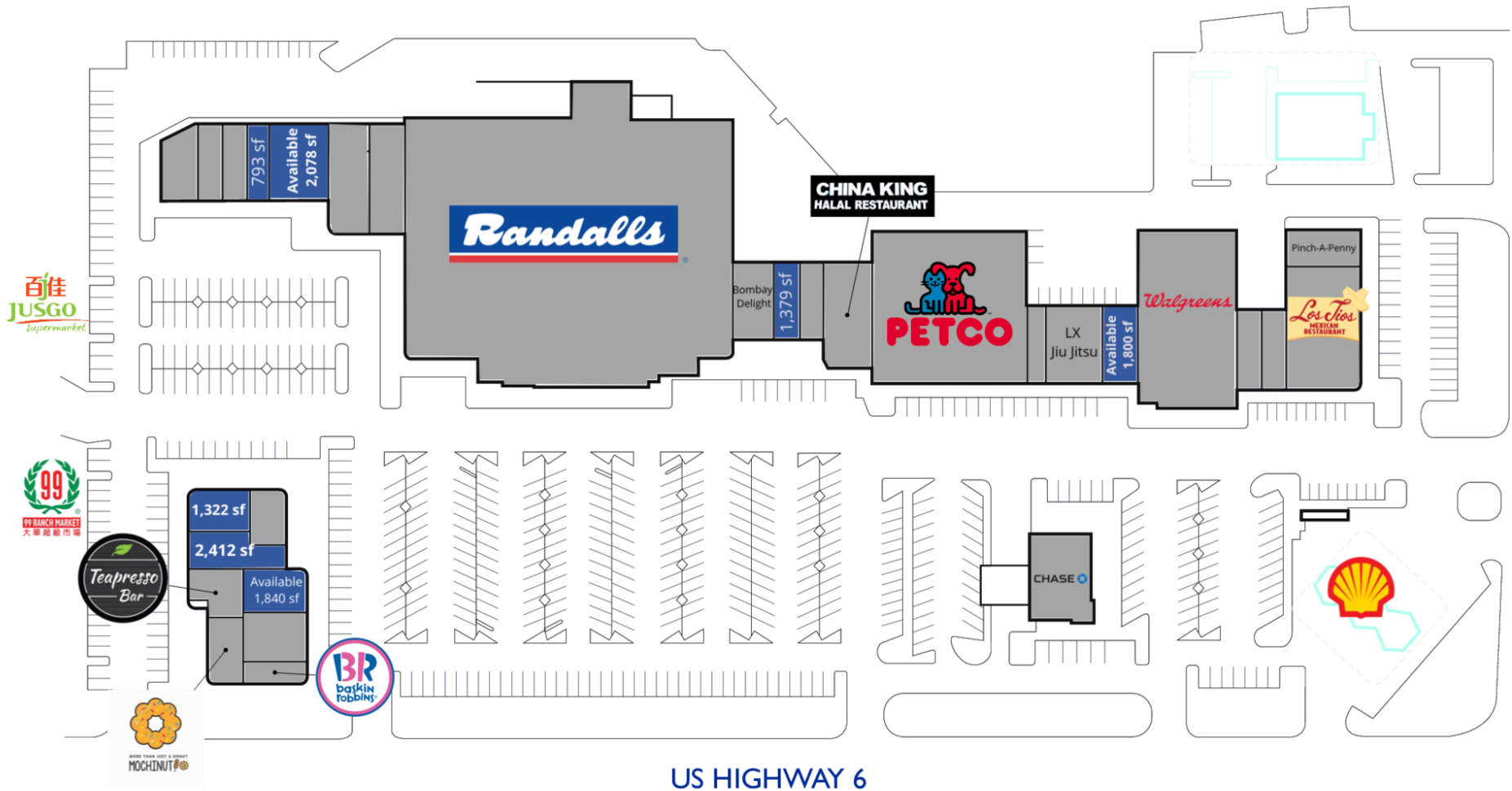
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent 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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Williams Trace Plaza Site Plan

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LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 793 - 2,412 SF | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------|------------------------------------|-----------|------------|------------|-------------|
| Suite 3320 | Available | 1,800 SF | NNN | Negotiable | - |
| Suite 3324 | Barber Shop | 900 SF | NNN | Negotiable | - |
| Suite 3352 | Available | 2,078 SF | NNN | Negotiable | - |
| Suite 3378 | Available | 1,322 SF | NNN | Negotiable | - |
| Suite 3374 | Available | 2,412 SF | NNN | Negotiable | - |
| Suite 3300 | Texas Petroleum Group, Inc | 200 SF | NNN | Negotiable | - |
| Suite 3302 | Pinch-A-Penny | 1,646 SF | NNN | Negotiable | - |
| Suite 3308 | Los Tios Mexican Restaurant | 5,754 SF | NNN | Negotiable | - |
| Suite 3312 | Thephong D Nguyen | 1,200 SF | NNN | Negotiable | - |
| Suite 3314 | Great Forest LLC | 1,200 SF | NNN | Negotiable | - |
| Suite 3316 | Walgreens | 10,998 SF | NNN | Negotiable | - |
| Suite 3322B | LX Jiu Jitsu LLC | 2,700 SF | NNN | Negotiable | - |
| Suite 3326 | PETCO | 15,000 SF | NNN | Negotiable | - |
| Suite 3338 | Tsaou Tai Sun & Liou Yueh Hua | 3,194 SF | NNN | Negotiable | - |
| Suite 3340 | Dien Vu And Yen Ha | 1,200 SF | NNN | Negotiable | - |
| Suite 3344 | Line R. Patel & Rasikbhai D. Patel | 2,100 SF | NNN | Negotiable | - |
| Suite 3344A | Available | 1,379 SF | NNN | Negotiable | - |

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| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------------|-----------------------------|-----------|------------|------------|-------------|
| Suite 3346, 3346A | Randalls Food and Drug | 51,130 SF | NNN | Negotiable | - |
| Suite 3348 | Herbal Essentials Nails Spa | 1,906 SF | NNN | Negotiable | - |
| Suite 3350, 3350B | Mediplan MAX | 2,606 SF | NNN | Negotiable | - |
| Suite 3356 | Available | 793 SF | NNN | Negotiable | - |
| Suite 3358 | Beltone Hearing Care Group | 1,007 SF | NNN | Negotiable | - |
| Suite 3360 | ADA SCOTT | 1,200 SF | NNN | Negotiable | - |
| Suite 3362 | Sugarland Dive Center LLC | 2,748 SF | NNN | Negotiable | - |
| Suite 3366 | BSS Eats | 900 SF | NNN | Negotiable | - |
| Suite 3368 | Tejani Corporation | 1,811 SF | NNN | Negotiable | - |
| Suite 3370 | Mochinut | 1,500 SF | NNN | Negotiable | - |
| Suite 3372 | Available | 1,840 SF | NNN | Negotiable | - |
| Suite 3376 | Elegant Jewelers Inc | 1,318 SF | NNN | Negotiable | - |
| Suite 3382 | Teapresso Bar - L Cubed LLC | 1,612 SF | NNN | Negotiable | - |
| Suite 3388A | JP Morgan Chase | 3,483 SF | NNN | Negotiable | - |

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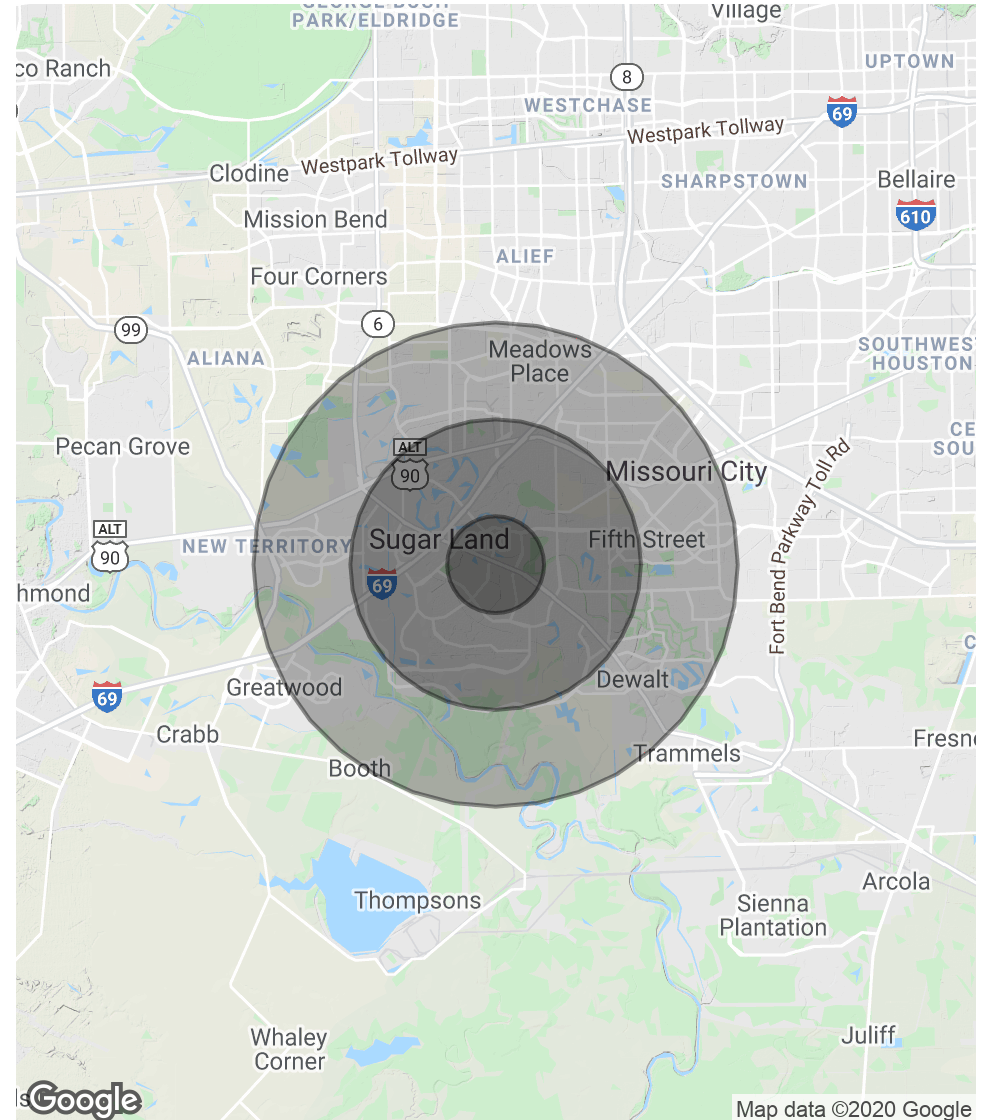
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 14,331 | 79,593 | 184,598 |
| Average age | 40.1 | 39.8 | 37.7 |
| Average age (Male) | 39.7 | 38.8 | 36.3 |
| Average age (Female) | 40.4 | 40.8 | 38.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,156 | 26,451 | 59,976 |
| # of persons per HH | 2.8 | 3.0 | 3.1 |
| Average HH income | \$111,624 | \$119,098 | \$107,700 |
| Average house value | \$208,344 | \$270,756 | \$262,334 |

* Demographic data derived from 2010 US Census



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