

FOR LEASE

WILLIAMS TRACE SHOPPING CENTER



3412 Hwy 6 South
Sugar Land, TX 77478

AVAILABLE SPACE

1,373 SF

Second Generation Café/Bakery
High Visibility Storefront next to Jusgo

Rental Rate
\$32.88 + CAM

TENANTS

Jusgo Supermarket
Ninja Kidz Action Park



For Leasing inquiries, please contact:
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cmi brokerage

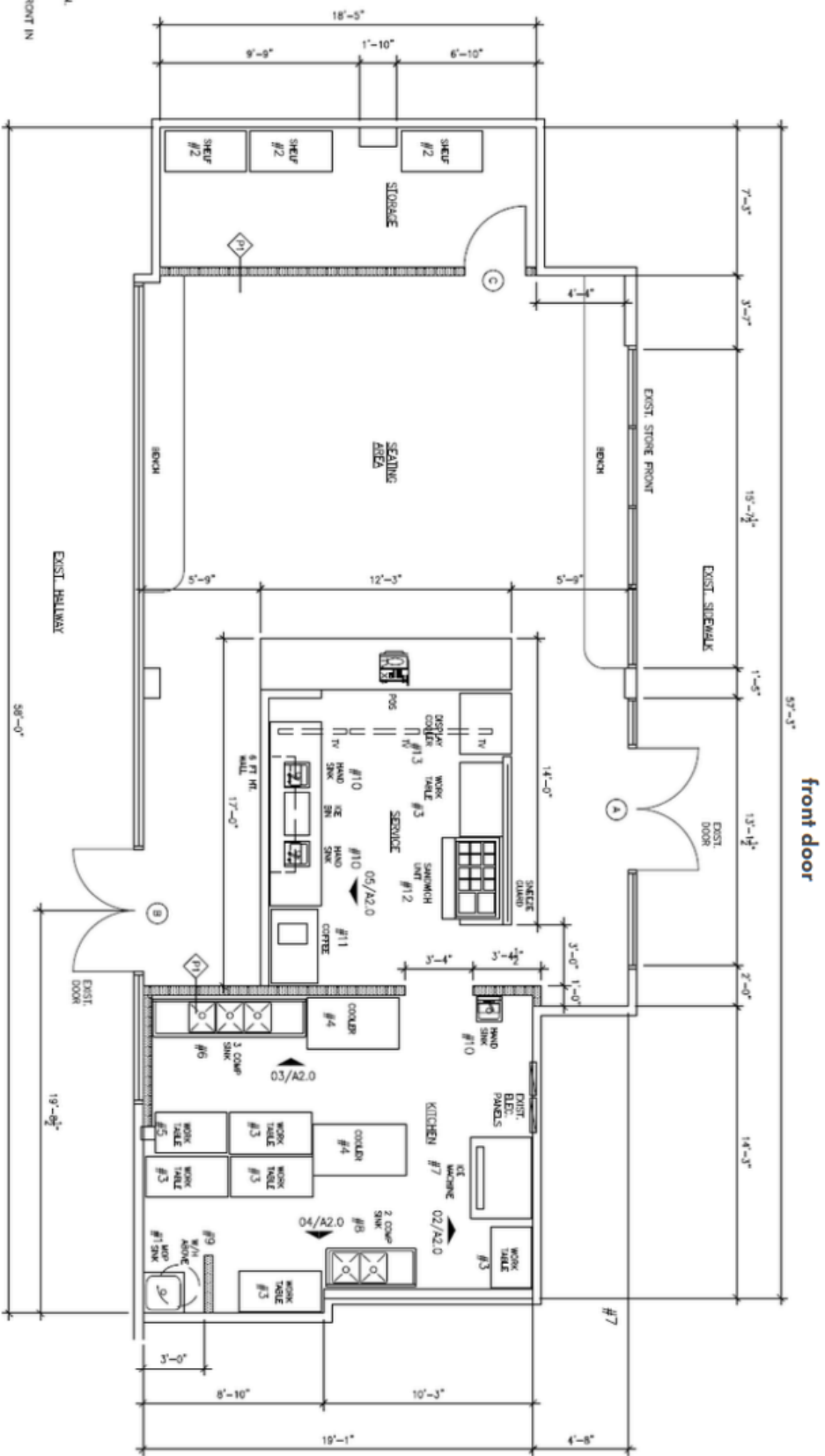
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**Williams Trace Shopping Center
3412 Hwy 6 South
Sugar Land, TX 77478**

Second Generation Restaurant



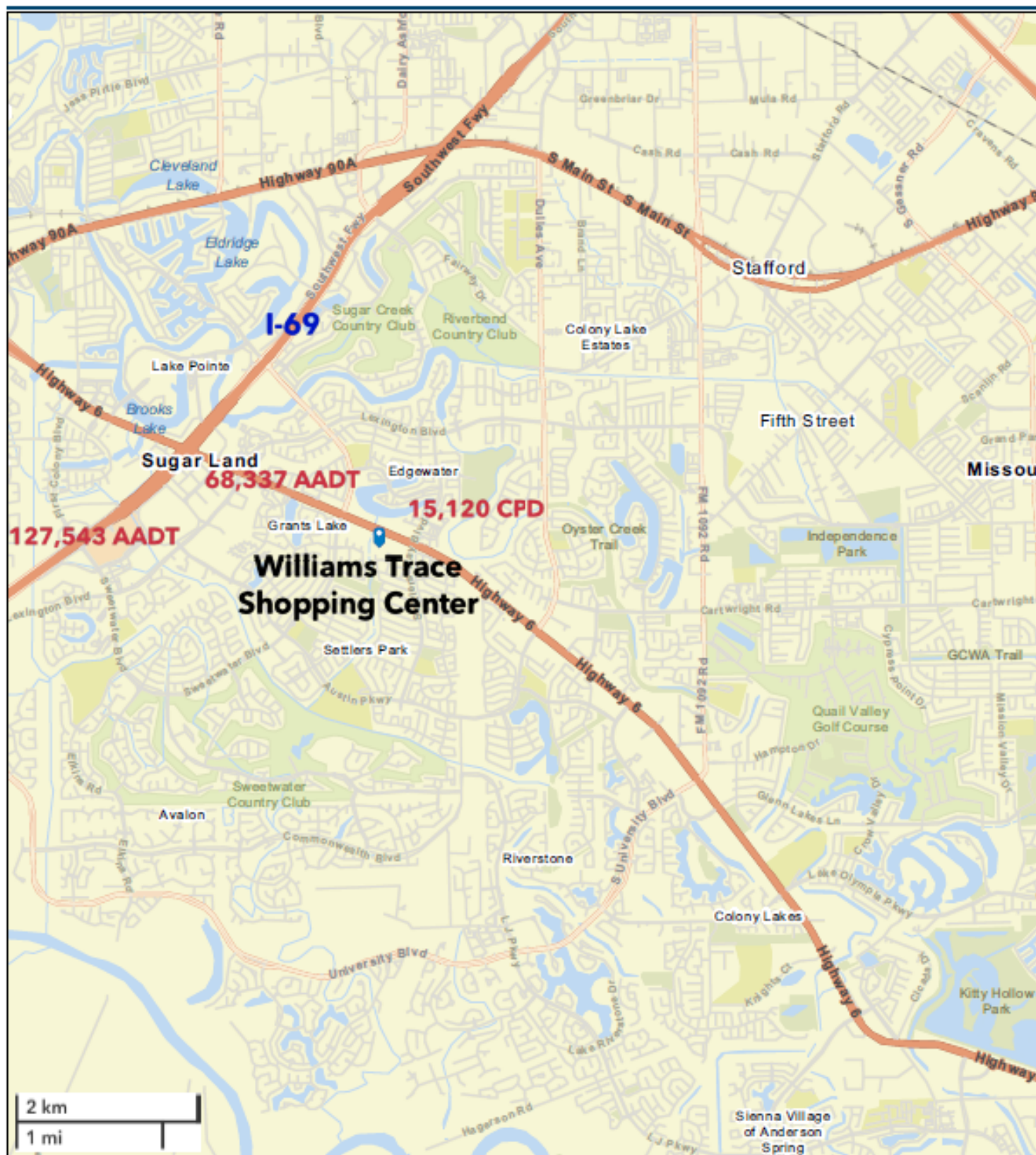
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WALL LEGEND:

- EXIST. WALL TO REMAIN.
- EXIST. GLASS STORE FRONT IN ALUMINUM FRAME.
- NEW EXTERIOR WALL.

01 FLOOR PLAN SCALE: 1/4" = 1'-0"



Demographic Summary Report

Williams Trace Shopping Center

3410-3412 Highway 6, Sugar Land, TX 77478

Building Type: **General Retail**

Total Available: **1,373 SF**

Secondary: **Storefront**

% Leased: **100%**

GLA: **102,937 SF**

Rent/SF/Yr: **Negotiable**

Year Built: **1983**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	18,748		114,853		274,407	
2025 Estimate	16,711		102,012		244,026	
2020 Census	15,133		90,291		215,814	
Growth 2025 - 2030	12.19%		12.59%		12.45%	
Growth 2020 - 2025	10.43%		12.98%		13.07%	
2025 Population by Hispanic Origin	2,604		14,231		41,609	
2025 Population	16,711		102,012		244,026	
White	6,712	40.17%	31,806	31.18%	67,720	27.75%
Black	1,402	8.39%	13,424	13.16%	46,264	18.96%
Am. Indian & Alaskan	87	0.52%	430	0.42%	1,394	0.57%
Asian	5,784	34.61%	41,566	40.75%	87,561	35.88%
Hawaiian & Pacific Island	10	0.06%	38	0.04%	112	0.05%
Other	2,716	16.25%	14,748	14.46%	40,974	16.79%
U.S. Armed Forces	62		127		170	
Households						
2030 Projection	7,009		41,198		95,546	
2025 Estimate	6,221		36,445		84,634	
2020 Census	5,588		32,031		74,333	
Growth 2025 - 2030	12.67%		13.04%		12.89%	
Growth 2020 - 2025	11.33%		13.78%		13.86%	
Owner Occupied	4,170	67.03%	25,621	70.30%	60,623	71.63%
Renter Occupied	2,050	32.95%	10,824	29.70%	24,010	28.37%
2025 Households by HH Income	6,220		36,444		84,634	
Income: <\$25,000	583	9.37%	3,054	8.38%	7,749	9.16%
Income: \$25,000 - \$50,000	685	11.01%	4,151	11.39%	10,217	12.07%
Income: \$50,000 - \$75,000	843	13.55%	4,642	12.74%	11,504	13.59%
Income: \$75,000 - \$100,000	953	15.32%	4,624	12.69%	10,246	12.11%
Income: \$100,000 - \$125,000	671	10.79%	3,532	9.69%	9,125	10.78%
Income: \$125,000 - \$150,000	775	12.46%	2,942	8.07%	7,074	8.36%
Income: \$150,000 - \$200,000	815	13.10%	4,617	12.67%	10,422	12.31%
Income: \$200,000+	895	14.39%	8,882	24.37%	18,297	21.62%
2025 Avg Household Income	\$124,269		\$144,359		\$137,176	
2025 Med Household Income	\$101,714		\$112,393		\$107,126	

Traffic Count Report

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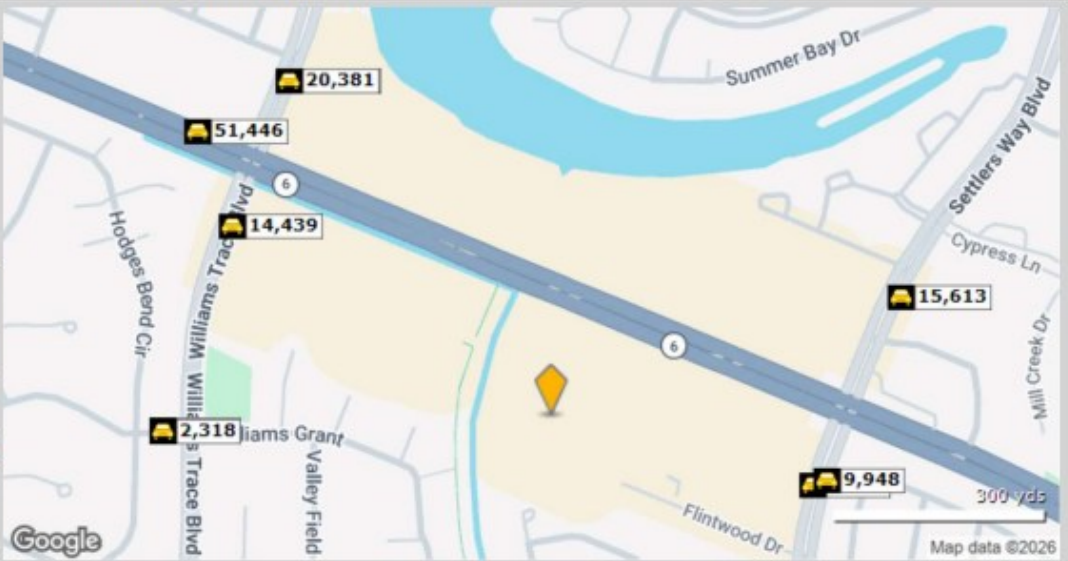
% Leased: **100%**

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Williams Trace Shopping Center

3410-3412 Highway 6, Sugar Land, TX 77478



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Settlers Way Blvd	Flintwood Dr	0.06 S	2025	8,012	MPSI	.22
2 Settlers Way Boulevard	Kitchen Hill Ln	0.03 E	2025	9,948	MPSI	.23
3 Williams Trace Blvd	Alvin-Sugarland Rd	0.05 NE	2024	14,287	MPSI	.30
4 Williams Trace Blvd	Alvin-Sugarland Rd	0.05 NE	2025	14,439	MPSI	.30
5 Settlers Way Blvd	Cypress Ln	0.07 NE	2025	15,613	MPSI	.30
6 Williams Grant	Williams TrceBlvd	0.02 E	2024	2,297	MPSI	.32
7 Williams Grant	Williams TrceBlvd	0.02 E	2025	2,318	MPSI	.32
8 Williams Trace Blvd	Quarry Hill Rd	0.02 N	2025	20,506	MPSI	.35
9 Williams Trace Blvd	Quarry Hill Rd	0.02 N	2024	20,381	MPSI	.35
10 Alvin-Sugarland Rd	Williams TrceBlvd	0.05 SE	2024	51,446	MPSI	.37

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7/29/2026



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

CMI Brokerage	390205-BB	cmi@cmirealestate.com	713.961.4666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Gary Triplett	279923-B	gtriplett@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date