

FOR LEASE

WILLIAMS TRACE SHOPPING CENTER



3410 Hwy 6 South
Sugar Land, TX 77478

AVAILABLE SPACE

35,400 SF

Rental Rate

\$17.00 + CAM

TENANTS

Big Lots—Store Closing
Jusgo Supermarket



For Leasing inquiries, please contact:
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cmi brokerage

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Williams Trace Shopping Center

Demographic Summary Report

Phase II

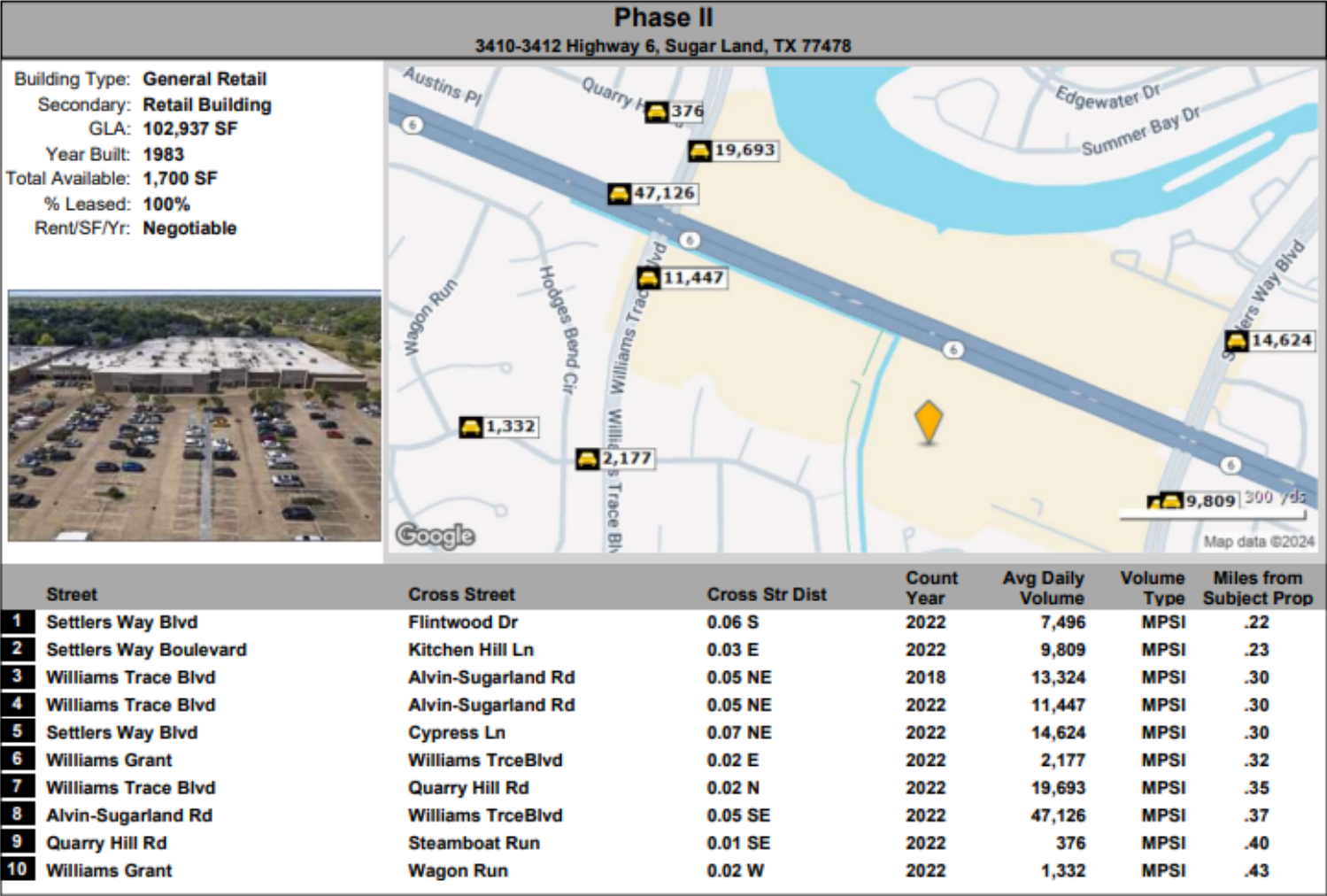
3410-3412 Highway 6, Sugar Land, TX 77478

Building Type: **General Retail** Total Available: **1,700 SF**
 Secondary: **Retail Building** % Leased: **100%**
 GLA: **102,937 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **1983**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	18,919		114,231		273,526	
2024 Estimate	15,872		95,662		229,953	
2020 Census	15,138		90,040		215,733	
Growth 2024 - 2029	19.20%		19.41%		18.95%	
Growth 2020 - 2024	4.85%		6.24%		6.59%	
2024 Population by Hispanic Origin	2,593		13,957		41,135	
2024 Population	15,872		95,662		229,953	
White	6,537	41.19%	30,898	32.30%	65,969	28.69%
Black	1,189	7.49%	11,515	12.04%	40,742	17.72%
Am. Indian & Alaskan	50	0.32%	246	0.26%	874	0.38%
Asian	5,224	32.91%	37,736	39.45%	79,824	34.71%
Hawaiian & Pacific Island	36	0.23%	123	0.13%	355	0.15%
Other	2,837	17.87%	15,145	15.83%	42,190	18.35%
U.S. Armed Forces	18		23		49	
Households						
2029 Projection	7,061		40,986		95,127	
2024 Estimate	5,892		34,142		79,575	
2020 Census	5,588		31,951		74,309	
Growth 2024 - 2029	19.84%		20.05%		19.54%	
Growth 2020 - 2024	5.44%		6.86%		7.09%	
Owner Occupied	3,954	67.11%	23,956	70.17%	56,970	71.59%
Renter Occupied	1,938	32.89%	10,185	29.83%	22,604	28.41%
2024 Households by HH Income	5,895		34,141		79,575	
Income: <\$25,000	583	9.89%	3,383	9.91%	7,700	9.68%
Income: \$25,000 - \$50,000	888	15.06%	5,161	15.12%	12,174	15.30%
Income: \$50,000 - \$75,000	930	15.78%	4,558	13.35%	12,300	15.46%
Income: \$75,000 - \$100,000	700	11.87%	4,274	12.52%	9,629	12.10%
Income: \$100,000 - \$125,000	986	16.73%	4,027	11.80%	10,029	12.60%
Income: \$125,000 - \$150,000	446	7.57%	2,365	6.93%	5,275	6.63%
Income: \$150,000 - \$200,000	542	9.19%	3,425	10.03%	8,730	10.97%
Income: \$200,000+	820	13.91%	6,948	20.35%	13,738	17.26%
2024 Avg Household Income	\$115,595		\$129,755		\$123,309	
2024 Med Household Income	\$94,517		\$98,212		\$94,766	

Traffic Count Report





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.

11-2-2015



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.

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.

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.

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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	