

MARKET AT FIRST COLONY

2309 WILLIAMS TRACE BLVD | SUGAR LAND, TX 77478

Perform Properties

Property Details

Owned GLA
107,321 SF

Availability
0 Suites | 0 SF

Overview

- Anchored by T.J.Maxx with anticipated opening of H-Mart as new shadow anchor, along with diverse mix of 35 tenants.
- Boasts strong historical occupancy with average occupancy of 93.9% over last 10 years.
- Prime location offers excellent accessibility with multiple entry and exit points: six from Highway 6 and three from Williams Trace Boulevard.

Tenant Mix



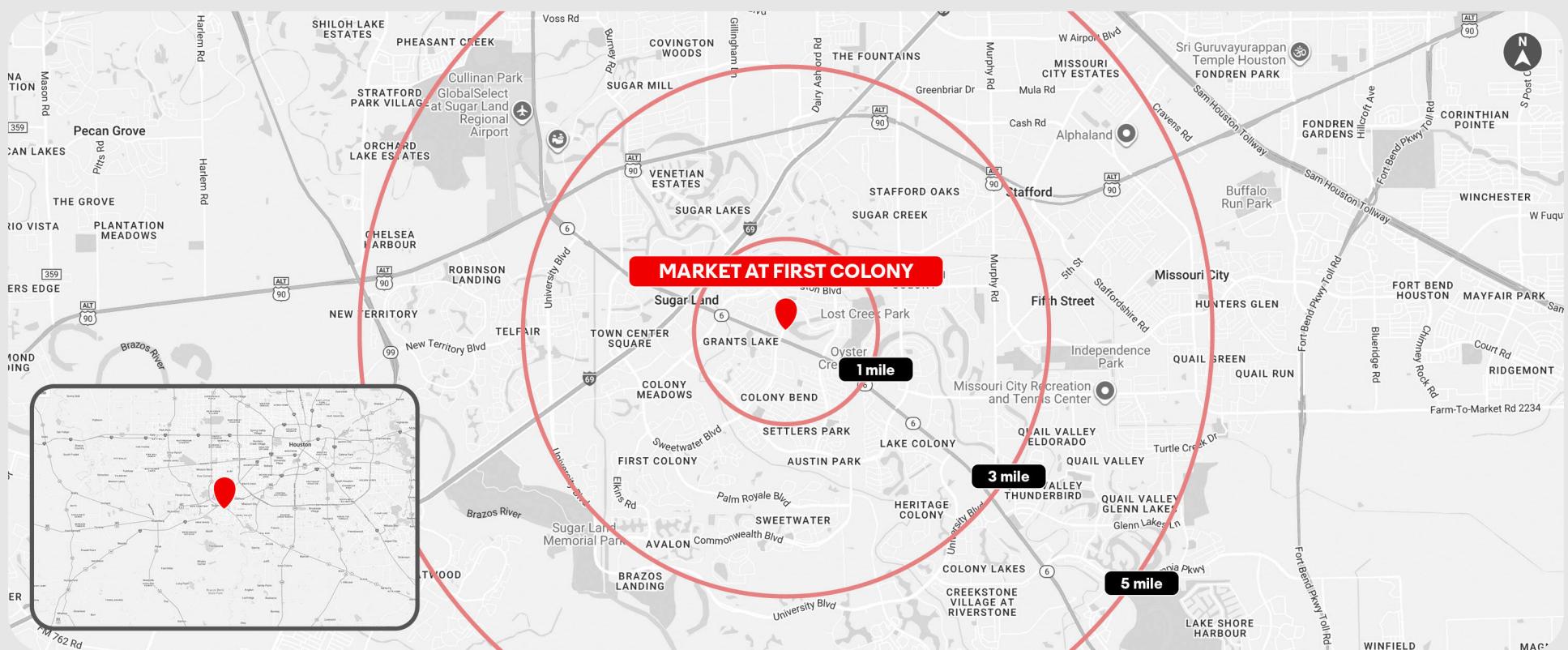
MARKET AT FIRST COLONY

2309 WILLIAMS TRACE BLVD | SUGAR LAND, TX 77478

Perform Properties

Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	13,730	9,965	4,932	\$143,952	\$119,240
3 MILES	85,427	98,684	30,573	\$173,138	\$132,239
5 MILES	226,424	234,850	77,636	\$155,500	\$124,077



For more information, contact: **Catie Whorton** | **281-699-8396** | cwhorton@performproperties.com

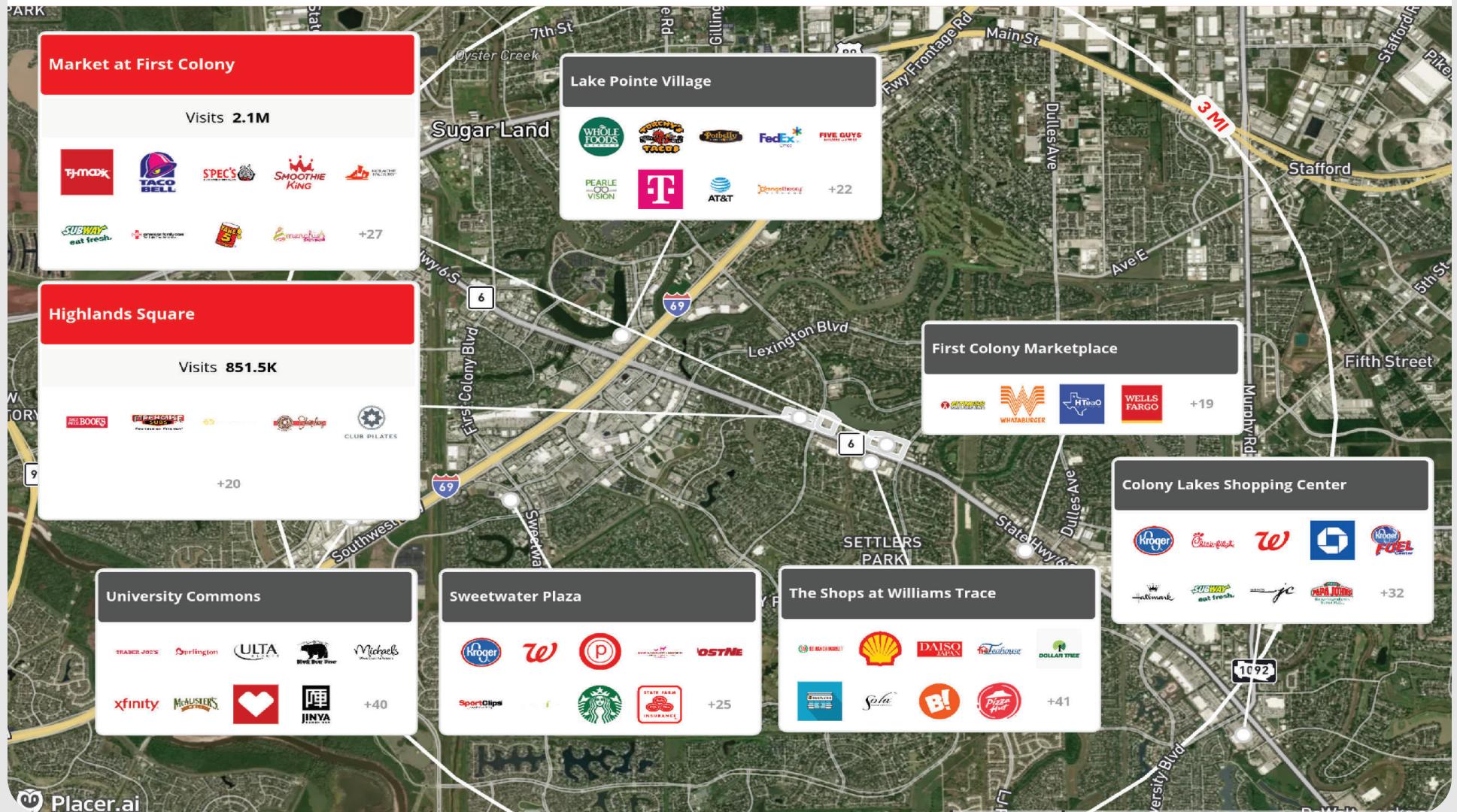
Updated January 2026

MARKET AT FIRST COLONY

2309 WILLIAMS TRACE BLVD | SUGAR LAND, TX 77478

Perform Properties

Market Aerial

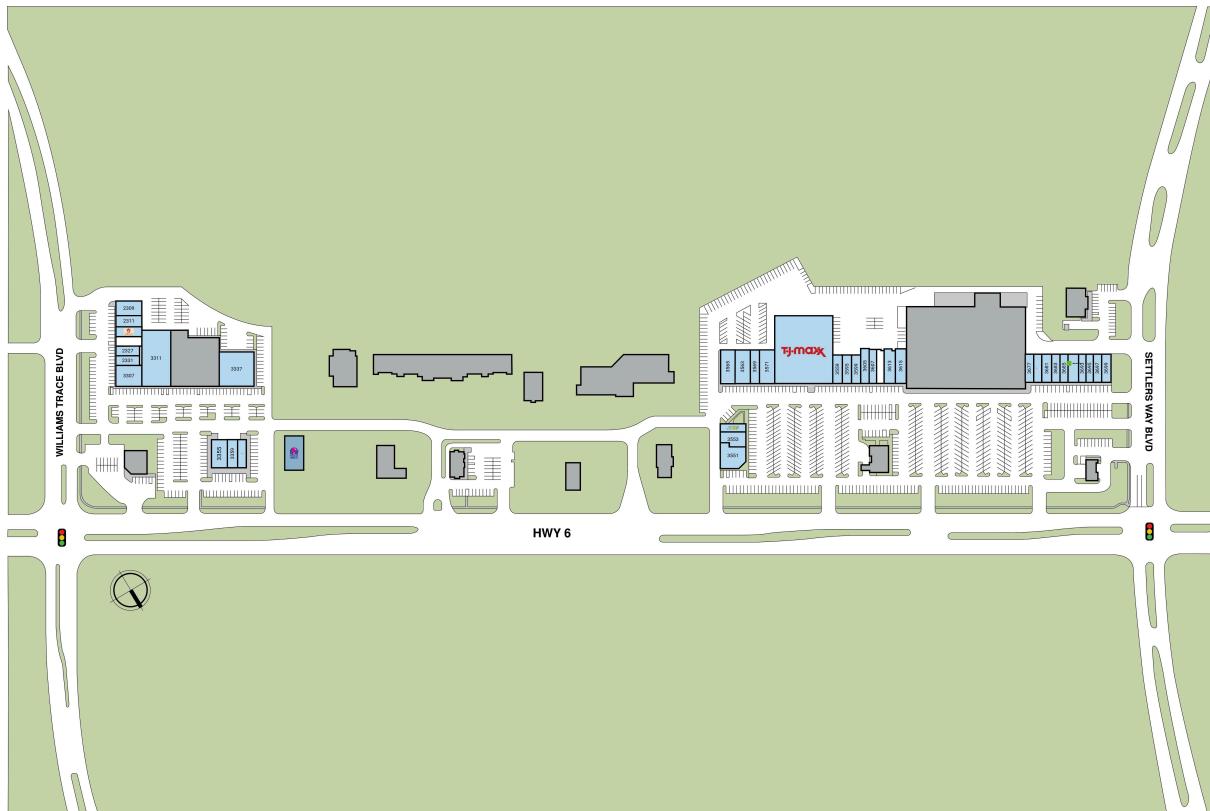


MARKET AT FIRST COLONY

2309 WILLIAMS TRACE BLVD | SUGAR LAND, TX 77478

Perform Properties

Site Plan



Suite	Tenant	GLA (SF)
3589	TJ MAXX	25,220
3311	KEEMAT GROCERS	8,640
3337	UNITED STUDIOS OF SELF DEFENSE	7,040
3613	PHO BEN	4,000
3571	LITTLE GYM OF SUGAR LAND	4,000
3307	AISHA'S SALON & SPA	3,498
3565	VIP NAILS	3,200
2319	UDIPI CAFE	3,000
3551	AFC URGENT CARE	2,921
3355	LA CAJUN TABLE	2,800
3563	PANDA GARDEN	2,400
3553	92 CHICKEN	2,179
2309	PEDALISA ARTS	2,040
3615	MARY REGINA	2,000
3453	TACO BELL	1,989
3691	H&R BLOCK	1,950
2311	BOLLYWOOD DANCE STUDIO	1,800
3595	RED CIRCLE ICE CREAM	1,750
3559	NASEEB INDIAN RESTAURANT	1,750
3699	SUKI SUSHI	1,744
3359	KOLACHE FACTORY	1,720
3681	SIGN CITY EXPRESS	1,625
3607	R&B TEA HUNTINGTON BEACH	1,600
3605	BRIGHT EYE CARE & VISION	1,600
3569	PAINTING WITH A TWIST	1,600
2331	LOVETT NAILS	1,530
3363	MENCHIE'S FROZEN YOGURT	1,500
3685	IQ LEARNING	1,463
3683	HEALTHY FOOT CARE	1,462
3599	KC CABINETS & MORE	1,400
3695	MEDIHEALTH PHARMACY	1,302
3679	COST CUTTERS	1,300
2327	DESI BARBER	1,200
3697	JUICE TIME	1,199
3693	FIRST COLONY FLORIST	975
3677	ROYAL MASSAGE	975
3557	SUBWAY	949

MARKET AT FIRST COLONY

2309 WILLIAMS TRACE BLVD | SUGAR LAND, TX 77478

Perform Properties

Get in Touch with Us

Leasing

Catie Whorton
281-699-8396
cwhorton@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team
281-215-9387
specialtyleasing@performproperties.com

Property Management

Sara Connelly
630-686-3330
sconnelly@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Market At First Colony at performproperties.com/property/market-at-first-colony

