MARKET AT FIRST COLONY

2309 WILLIAMS TRACE BLVD | SUGAR LAND, TX 77478

Perform Properties

Property Details

Owned GLA
107,321 SF

Availability
2 Suites | 3,062 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

T.J.maxx, Keemat (WE VALUE YOU), UDIPI CAFE, TACO BELL, H&R BLOCK, menchie's frozen yogurt

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

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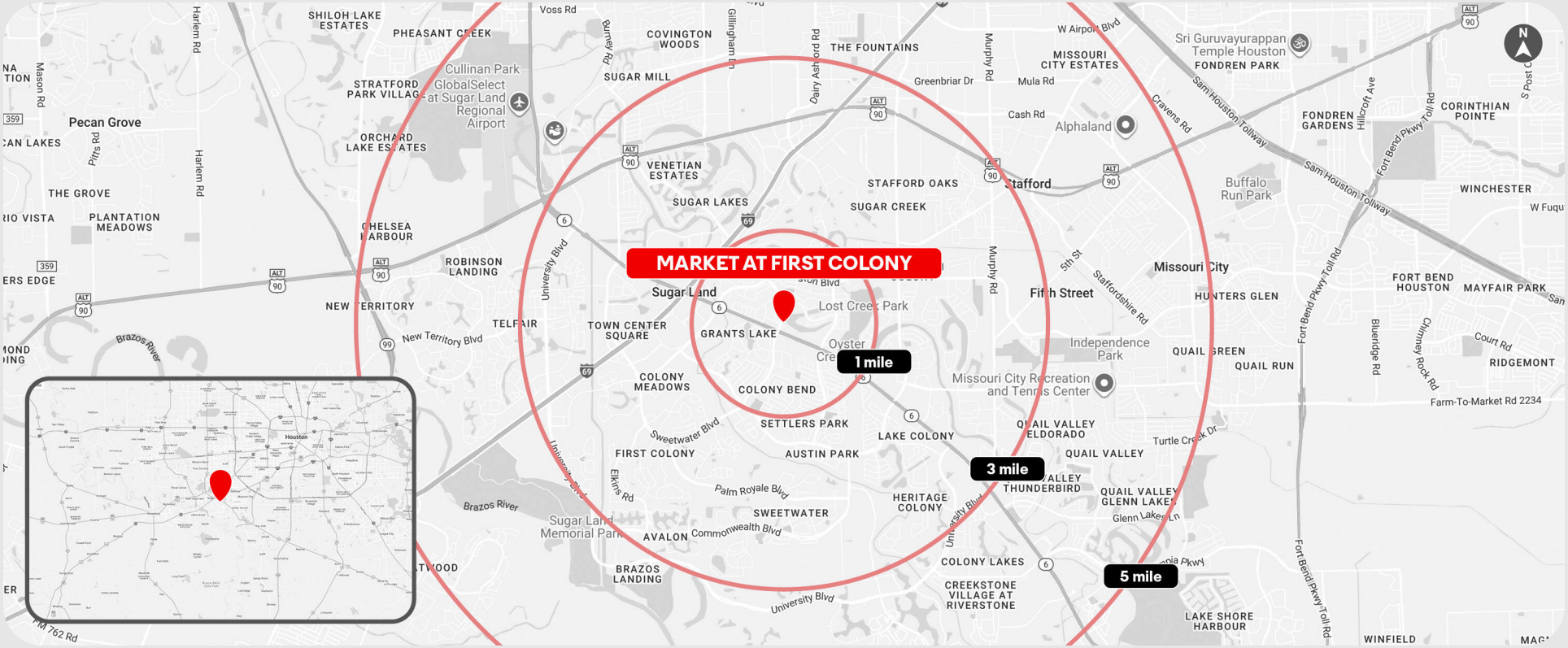
Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	13,536	9,823	4,862	$137,052	$115,839
3-MILE RADIUS	85,655	98,558	30,671	$173,470	$128,443
5-MILE RADIUS	226,096	236,271	77,679	$155,717	$122,739



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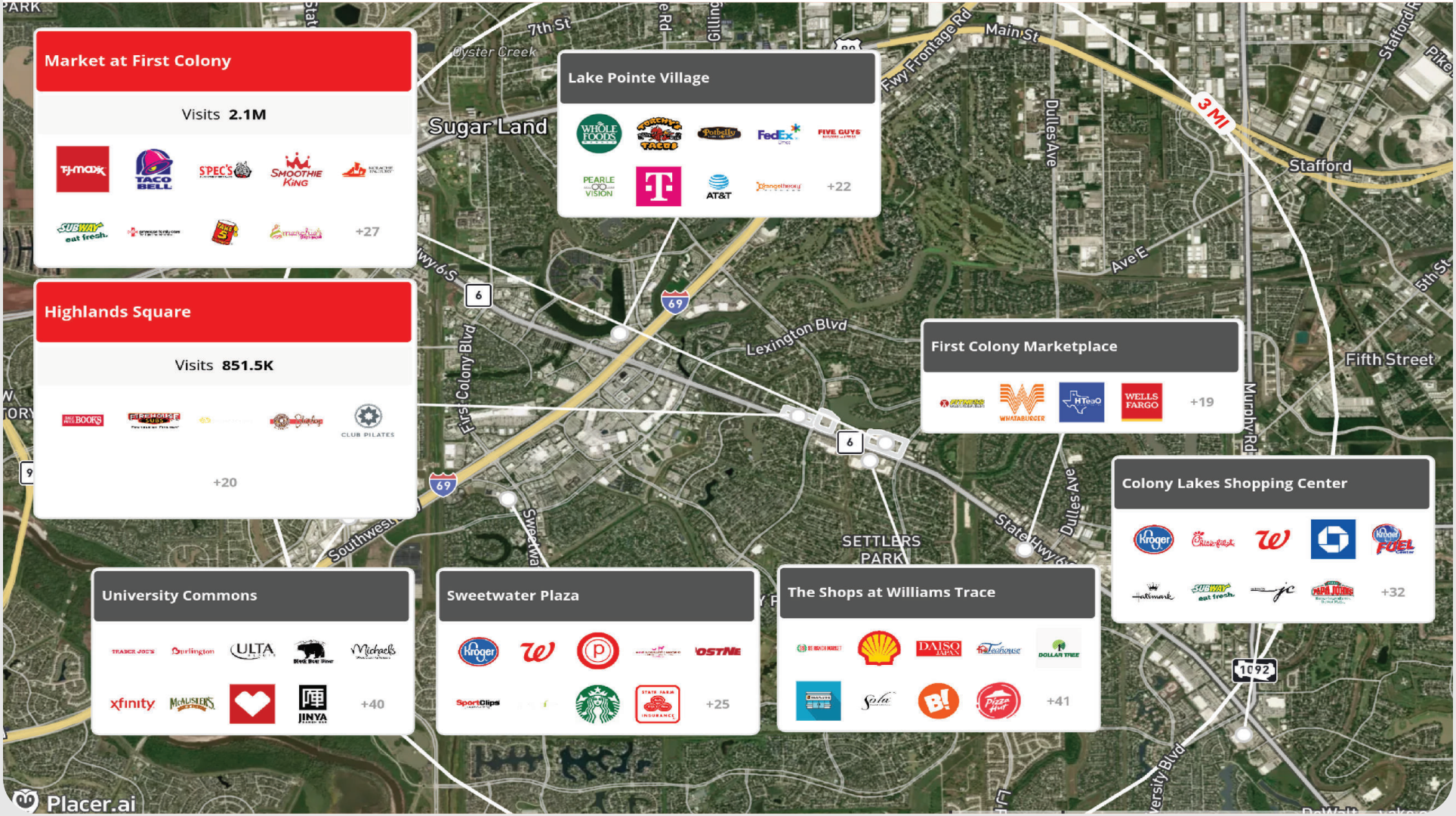
Market Aerial



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Site Plan

Suite	Tenant	GLA (SF)
3569	AVAILABLE	1,600
3683	AVAILABLE	1,462
3589	TJ MAXX	25,220
3311	KEEMAT GRAOCERS	8,640
3337	UNITED DEFENSE TACTICAL	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	PEDAL HUT	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 CIRLCE 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
2331	LOVETT NAILS	1,530
3363	MENCHIE'S FROZEN YOGURT	1,500
3685	IQ LEARNING	1,463
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

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Get in Touch with Us

Leasing

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