

FOR SALE OR LEASE: ± 6,630 SF NEW RETAIL

GRAND PLAZA SIENNA | 6133 SIENNA RANCH ROAD, MISSOURI CITY, TEXAS 77459



S&PINTERESTS

JENNIFER ZAKY
713.598.8999
jennifer@spinterests.com

JOSHUA SEBESTA
713.298.1341
josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW



LOCATION

6133 Sienna Ranch Rd, Missouri City, TX 77459



AVAILABLE

± 6,630 SF



TRAFFIC COUNT

63,564 Cars Per Day



INCOME

\$141,754 within 3 miles



ROOFTOPS

23,875 in 3 mile radius



POPULATION

72,925 in 3 mile radius



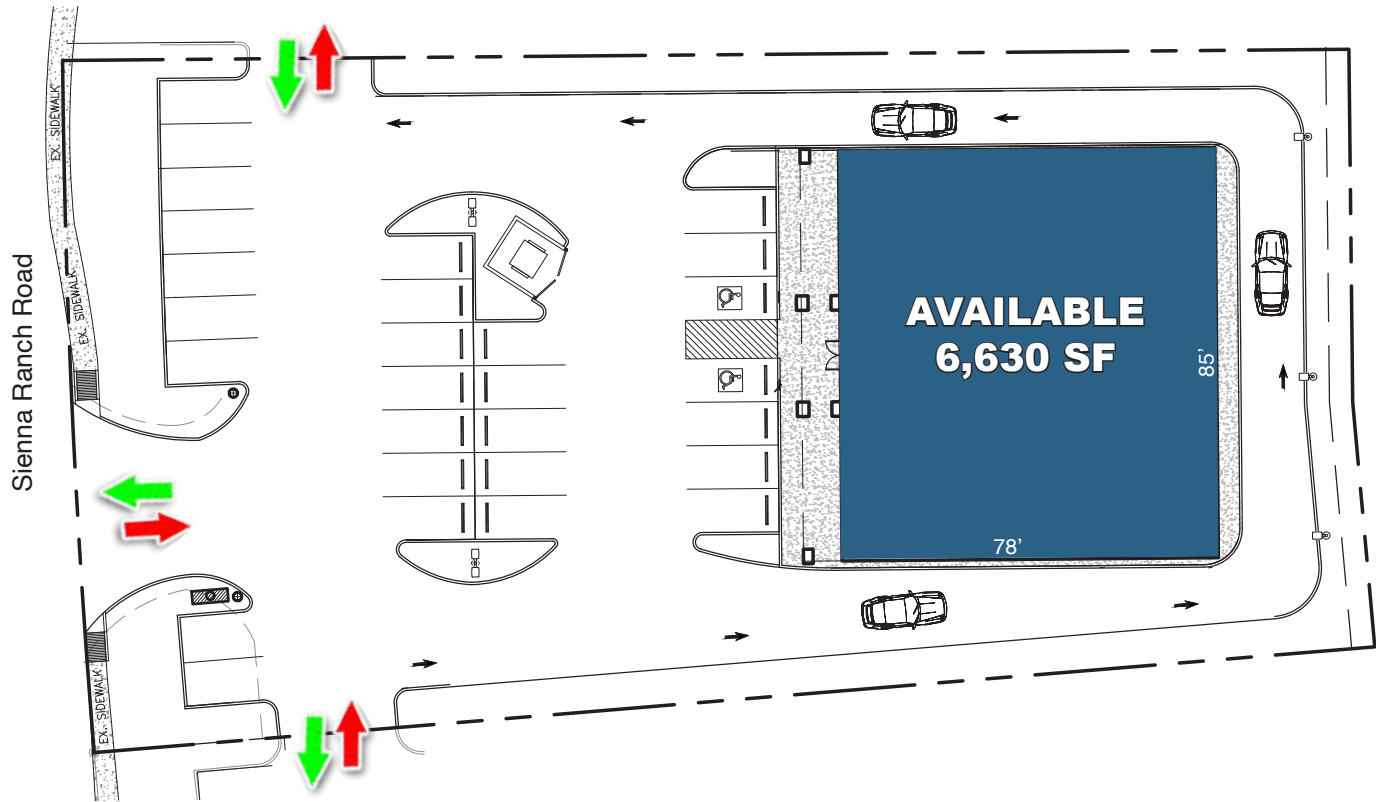
S&P INTERESTS

JENNIFER ZAKY
713.598.8999
jennifer@spinterests.com

JOSHUA SEBESTA
713.298.1341
josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

SITE PLAN



PROPERTY FEATURES:

- Brand New 6,630 SF Retail - Coming November 2025
- Seller Financing Available
- Drive-thru & Patio Available
- Ample Parking
- Great Visibility
- Convenient Access to Hwy 6
- Call for Sale Price

LEASE PRICING:

Base: \$36/SF | NNN: \$10/SF

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	6,750	72,925	198,234
2028 Population Est.	7,359	78,987	212,745
Households	2,243	23,875	64,169
Average HH Income	\$144,476	\$141,754	\$128,770

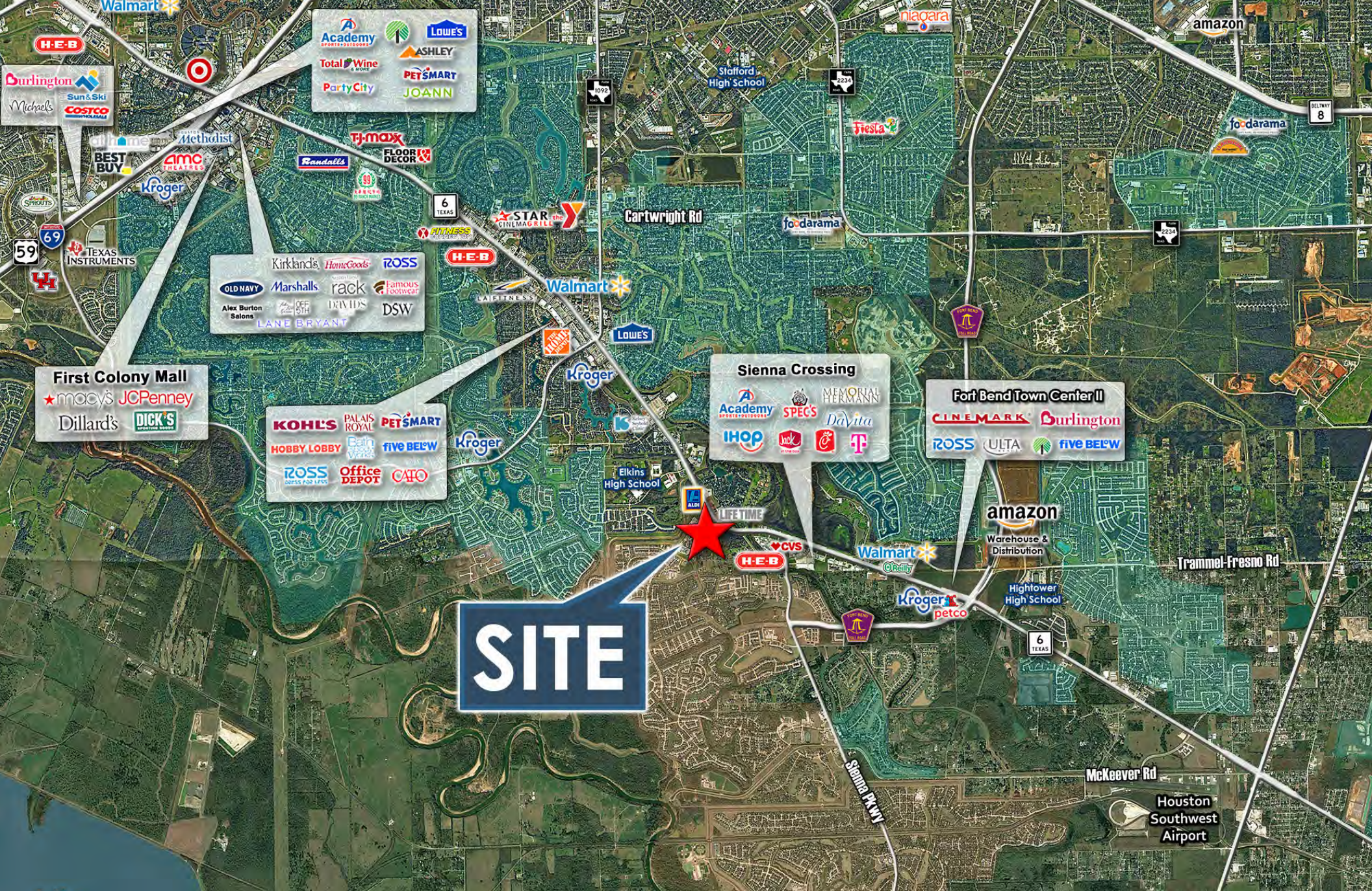
TRAFFIC COUNTS: (TXDOT 2021)
 Highway 6: 63,564 VPD
 Sienna Ranch Road: 13,053 VPD

S&P INTERESTS

JENNIFER ZAKY
 713.598.8999
 jennifer@spinterests.com

JOSHUA SEBESTA
 713.298.1341
 josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
 5353 W. Alabama St., Ste. 602 | Houston, TX 77056



SITE

S&PINTERESTS

JENNIFER ZAKY
713.598.8999
jennifer@spinterests.com

JOSHUA SEBESTA
713.298.1341
josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	7,359	78,987	212,745
2023 Estimate	6,750	72,925	198,234
2010 Census	3,895	46,288	141,972
Growth 2023 - 2028	9.02%	8.31%	7.32%
Growth 2010 - 2023	73.30%	57.55%	39.63%

2023 Population by Age	6,750	72,925	198,234
Age 0 - 4	394 5.84%	4,141 5.68%	11,592 5.85%
Age 5 - 9	460 6.81%	4,793 6.57%	13,263 6.69%
Age 10 - 14	513 7.60%	5,430 7.45%	14,876 7.50%
Age 15 - 19	497 7.36%	5,378 7.37%	14,789 7.46%
Age 20 - 24	410 6.07%	4,531 6.21%	12,682 6.40%
Age 25 - 29	355 5.26%	3,916 5.37%	11,218 5.66%
Age 30 - 34	375 5.56%	4,008 5.50%	11,630 5.87%
Age 35 - 39	457 6.77%	4,699 6.44%	13,351 6.73%
Age 40 - 44	513 7.60%	5,252 7.20%	14,273 7.20%
Age 45 - 49	512 7.59%	5,356 7.34%	14,135 7.13%
Age 50 - 54	476 7.05%	5,111 7.01%	13,408 6.76%
Age 55 - 59	427 6.33%	4,673 6.41%	12,359 6.23%
Age 60 - 64	396 5.87%	4,407 6.04%	11,726 5.92%
Age 65 - 69	351 5.20%	3,968 5.44%	10,507 5.30%
Age 70 - 74	279 4.13%	3,196 4.38%	8,311 4.19%
Age 75 - 79	176 2.61%	2,054 2.82%	5,211 2.63%
Age 80 - 84	93 1.38%	1,128 1.55%	2,788 1.41%
Age 85+	68 1.01%	883 1.21%	2,115 1.07%
Age 65+	967 14.33%	11,229 15.40%	28,932 14.59%

Median Age	39.10	39.50	38.40
Average Age	38.00	38.50	37.90

2023 Population By Race	6,750	72,925	198,234
White	2,463 36.49%	26,429 36.24%	72,808 36.73%
Black	2,071 30.68%	21,899 30.03%	67,959 34.28%
Am. Indian & Alaskan	24 0.36%	271 0.37%	1,012 0.51%
Asian	1,988 29.45%	22,350 30.65%	51,531 26.00%
Hawaiian & Pacific Island	4 0.06%	47 0.06%	149 0.08%
Other	200 2.96%	1,929 2.65%	4,775 2.41%

Population by Hispanic Origin	6,750	72,925	198,234
Non-Hispanic Origin	5,862 86.84%	62,669 85.94%	161,801 81.62%
Hispanic Origin	888 13.16%	10,256 14.06%	36,433 18.38%

2023 Median Age, Male	38.30	38.40	37.10
2023 Average Age, Male	37.30	37.70	37.00

2023 Median Age, Female	39.70	40.40	39.60
2023 Average Age, Female	38.60	39.30	38.80

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation Classification			
	5,283	57,487	155,551
Civilian Employed	3,550 67.20%	37,045 64.44%	101,373 65.17%
Civilian Unemployed	165 3.12%	1,850 3.22%	4,863 3.13%
Civilian Non-Labor Force	1,562 29.57%	18,570 32.30%	49,263 31.67%
Armed Forces	6 0.11%	22 0.04%	52 0.03%

Households by Marital Status			
Married	1,575	16,698	42,175
Married No Children	749	7,850	19,667
Married w/Children	826	8,849	22,508

2023 Population by Education	4,686	51,120	137,414
Some High School, No Diploma	220 4.69%	2,965 5.80%	10,792 7.85%
High School Grad (Incl Equivalency)	547 11.67%	6,463 12.64%	22,142 16.11%
Some College, No Degree	1,073 22.90%	12,272 24.01%	32,832 23.89%
Associate Degree	209 4.46%	2,469 4.83%	6,383 4.65%
Bachelor Degree	1,602 34.19%	16,099 31.49%	39,380 28.66%
Advanced Degree	1,035 22.09%	10,852 21.23%	25,885 18.84%

2023 Population by Occupation	6,825	71,261	193,289
Real Estate & Finance	289 4.23%	2,804 3.93%	7,717 3.99%
Professional & Management	2,749 40.28%	26,559 37.27%	66,843 34.58%
Public Administration	97 1.42%	1,166 1.64%	3,275 1.69%
Education & Health	1,149 16.84%	10,937 15.35%	27,533 14.24%
Services	354 5.19%	4,237 5.95%	12,509 6.47%
Information	36 0.53%	620 0.87%	2,060 1.07%
Sales	655 9.60%	7,438 10.44%	21,199 10.97%
Transportation	39 0.57%	644 0.90%	1,573 0.81%
Retail	253 3.71%	3,410 4.79%	10,662 5.52%
Wholesale	208 3.05%	1,642 2.30%	3,498 1.81%
Manufacturing	349 5.11%	3,321 4.66%	8,912 4.61%
Production	201 2.95%	2,624 3.68%	8,925 4.62%
Construction	47 0.69%	1,005 1.41%	5,278 2.73%
Utilities	166 2.43%	1,898 2.66%	5,476 2.83%
Agriculture & Mining	151 2.21%	1,678 2.35%	3,854 1.99%
Farming, Fishing, Forestry	0 0.00%	4 0.01%	148 0.08%
Other Services	82 1.20%	1,274 1.79%	3,827 1.98%

2023 Worker Travel Time to Job	3,310	34,811	95,186
<30 Minutes	1,216 36.74%	13,207 37.94%	38,675 40.63%
30-60 Minutes	1,691 51.09%	17,746 50.98%	45,048 47.33%
60+ Minutes	403 12.18%	3,858 11.08%	11,463 12.04%



JENNIFER ZAKY
713.598.8999
jennifer@spinterests.com

JOSHUA SEBESTA
713.298.1341
josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

Radius	1 Mile		3 Mile		5 Mile	
2010 Households by HH Size	1,290		15,373		46,049	
1-Person Households	170	13.18%	2,164	14.08%	6,603	14.34%
2-Person Households	395	30.62%	4,668	30.36%	12,993	28.22%
3-Person Households	265	20.54%	3,131	20.37%	9,497	20.62%
4-Person Households	273	21.16%	3,091	20.11%	9,306	20.21%
5-Person Households	117	9.07%	1,453	9.45%	4,596	9.98%
6-Person Households	45	3.49%	541	3.52%	1,854	4.03%
7 or more Person Households	25	1.94%	325	2.11%	1,200	2.61%
2023 Average Household Size	3.00		3.10		3.10	
Households						
2028 Projection	2,447		25,849		68,910	
2023 Estimate	2,243		23,875		64,169	
2010 Census	1,291		15,372		46,049	
Growth 2023 - 2028	9.09%		8.27%		7.39%	
Growth 2010 - 2023	73.74%		55.31%		39.35%	
2023 Households by HH Income	2,243		23,875		64,168	
<\$25,000	90	4.01%	1,431	5.99%	4,604	7.17%
\$25,000 - \$50,000	170	7.58%	2,340	9.80%	9,552	14.89%
\$50,000 - \$75,000	296	13.20%	3,234	13.55%	9,185	14.31%
\$75,000 - \$100,000	303	13.51%	3,092	12.95%	7,753	12.08%
\$100,000 - \$125,000	339	15.11%	3,384	14.17%	9,166	14.28%
\$125,000 - \$150,000	275	12.26%	1,986	8.32%	4,582	7.14%
\$150,000 - \$200,000	325	14.49%	3,406	14.27%	7,934	12.36%
\$200,000+	445	19.84%	5,002	20.95%	11,392	17.75%
2023 Avg Household Income	\$144,476		\$141,754		\$128,770	
2023 Med Household Income	\$119,358		\$113,597		\$102,700	
2023 Occupied Housing	2,244		23,875		64,169	
Owner Occupied	1,946	86.72%	21,335	89.36%	53,961	84.09%
Renter Occupied	298	13.28%	2,540	10.64%	10,208	15.91%
2010 Housing Units	2,393		25,371		67,390	
1 Unit	1,978	82.66%	23,336	91.98%	61,797	91.70%
2 - 4 Units	7	0.29%	74	0.29%	486	0.72%
5 - 19 Units	136	5.68%	780	3.07%	2,584	3.83%
20+ Units	272	11.37%	1,181	4.65%	2,523	3.74%
2023 Housing Value	1,946		21,336		53,961	
<\$100,000	26	1.34%	466	2.18%	3,030	5.62%
\$100,000 - \$200,000	174	8.94%	3,695	17.32%	13,391	24.82%
\$200,000 - \$300,000	637	32.73%	6,131	28.74%	14,294	26.49%
\$300,000 - \$400,000	440	22.61%	4,405	20.65%	9,196	17.04%
\$400,000 - \$500,000	200	10.28%	2,676	12.54%	5,771	10.69%
\$500,000 - \$1,000,000	410	21.07%	3,296	15.45%	6,869	12.73%
\$1,000,000+	59	3.03%	667	3.13%	1,410	2.61%
2023 Median Home Value	\$330,909		\$308,536		\$273,873	

Radius	1 Mile		3 Mile		5 Mile	
2023 Housing Units by Yr Built	2,393		25,657		69,053	
Built 2010+	1,055	44.09%	9,466	36.89%	20,930	30.31%
Built 2000 - 2010	608	25.41%	6,183	24.10%	16,418	23.78%
Built 1990 - 1999	508	21.23%	3,226	12.57%	10,550	15.28%
Built 1980 - 1989	138	5.77%	2,339	9.12%	11,011	15.95%
Built 1970 - 1979	73	3.05%	4,109	16.02%	8,799	12.74%
Built 1960 - 1969	1	0.04%	233	0.91%	868	1.26%
Built 1950 - 1959	5	0.21%	61	0.24%	261	0.38%
Built <1949	5	0.21%	40	0.16%	216	0.31%
2023 Median Year Built	2007		2004		2001	

Demographic Trend Report

Description	2010		2023		2028	
Population	3,895		6,750		7,359	
Age 0 - 4	248	6.37%	394	5.84%	413	5.61%
Age 5 - 9	298	7.65%	460	6.81%	442	6.01%
Age 10 - 14	329	8.45%	513	7.60%	493	6.70%
Age 15 - 19	295	7.57%	497	7.36%	526	7.15%
Age 20 - 24	178	4.57%	410	6.07%	502	6.82%
Age 25 - 29	210	5.39%	355	5.26%	444	6.03%
Age 30 - 34	236	6.06%	375	5.56%	406	5.52%
Age 35 - 39	297	7.63%	457	6.77%	426	5.79%
Age 40 - 44	303	7.78%	513	7.60%	482	6.55%
Age 45 - 49	329	8.45%	512	7.59%	522	7.09%
Age 50 - 54	354	9.09%	476	7.05%	523	7.11%
Age 55 - 59	296	7.60%	427	6.33%	487	6.62%
Age 60 - 64	230	5.91%	396	5.87%	442	6.01%
Age 65 - 69	130	3.34%	351	5.20%	394	5.35%
Age 70 - 74	78	2.00%	279	4.13%	332	4.51%
Age 75 - 79	35	0.90%	176	2.61%	247	3.36%
Age 80 - 84	26	0.67%	93	1.38%	155	2.11%
Age 85+	22	0.56%	68	1.01%	125	1.70%
Age 15+	3,019	77.51%	5,385	79.78%	6,013	81.71%
Age 20+	2,724	69.94%	4,888	72.41%	5,487	74.56%
Age 65+	291	7.47%	967	14.33%	1,253	17.03%
Median Age	38		39		40	
Average Age	35.60		38.00		39.50	

Population By Race	3,895		6,750		7,359	
White	1,843	47.32%	2,463	36.49%	2,669	36.27%
Black	1,064	27.32%	2,071	30.68%	2,272	30.87%
Am. Indian & Alaskan	13	0.33%	24	0.36%	26	0.35%
Asian	866	22.23%	1,988	29.45%	2,170	29.49%
Hawaiian & Pacific Islander	2	0.05%	4	0.06%	4	0.05%
Other	95	2.44%	200	2.96%	218	2.96%



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.

S&P Interests, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003291 License No.	info@spinterests.com Email	713.766.4500 Phone
Joseph Sebesta Designated Broker of Firm	591067 License No.	jsebesta@spinterests.com Email	832.455.7355 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jennifer Zaky Sales Agent/Associate's Name	774634 License No.	jennifer@spinterests.com Email	713.598.8999 Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

PROPERTY OVERVIEW



ADDRESS

6133 Sienna Ranch Rd, Missouri City, Texas 77459



PROJECT

6,630 SF



DRIVE-THRU

Optional



POPULATION

72,925 within 3 miles



AVERAGE HH INCOME

\$141,754 within 3 miles



TRAFFIC COUNT

63,800 cars per day on Hwy 6



S&P INTERESTS

JENNIFER ZAKY
713.598.8999
jennifer@spinterests.com

JOSHUA SEBESTA
713.298.1341
josh@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056