



Space No. 1 5,069 SF
 Space No. 2 4,251 SF
 Space No. 3 2,043 SF
 Space No. 3A Pediatric Smile Associates
 Space No. 3B Gulf Coast Regional Blood

Space No. 4 Grain & Berry
 Space No. 5 Crave Cookies
 Space No. 6 Solis Mommography
 Space No. 7 The Derm Project
 Space No. 8 Maximiliano's Cuisine
 Space No. 9 Pet Supplies Plus
 Space No. 10 Houston Methodist
 Space No. 11 LA Fitness
 Space No. 12 Spec's
 Space No. 13 Ace Hardware

Space No. 14 Dollar Tree
 Space No. 15 My Salon Suite
 Space No. 16 Sushi Haya
 Space No. 17 3,552 SF
 Space No. 18 Supreme Dental
 Space No. 19 Chicken Salad Chick
 Space No. 20 First Watch
 Space No. 21 Torchy's Tacos
 Space No. 22 Chick-fil-A
 Space No. 23 IHOP
 Space No. 24 Jack in the Box
 Space No. 25 Cooking Girl
 Space No. 26 GNC
 Space No. 27 T-Mobile
 Space No. 28 Davita

HIGHWAY 6 (55,986, VPD)

HIGHWAY 6 (55,986, VPD)

NOT A PART

TDECU
YOUR CREDIT UNION

CVS
pharmacy

Domino's

Chick-fil-A
22

ihop
23

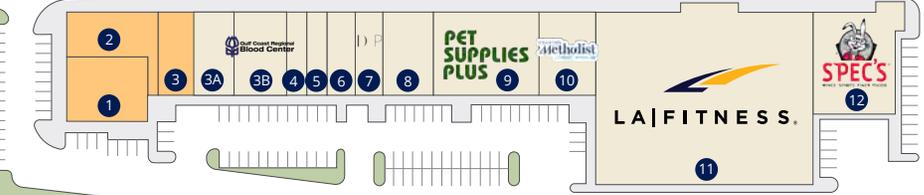
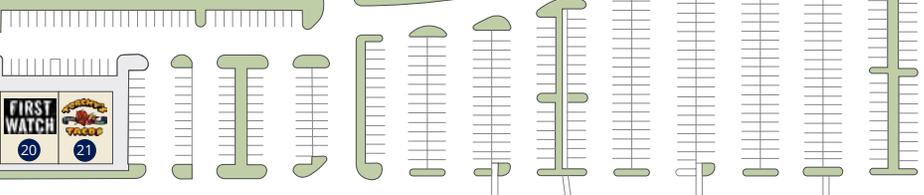
Jack
in the box
24

GNC
25
IHOP
26
Davita
28



SIENNA CROSSING DR

SIENNA PARKWAY (22,215 VPD)



NOT A PART

Academy
SPORTS+OUTDOORS

NOT A PART



AVAILABLE

SIENNA VILLAGE
OF BEES CREEK
992 HOMES

SIENNA VILLAGE
OF ANDERSON
SPRINGS
1,822 HOMES

H-E-B
2.4 MILLION VISITS
TO H-E-B ANNUALLY



ENTRANCE TO SIENNA:
20K+ RESIDENTS

FIRST WATCH

PET SUPPLIES PLUS

TORCHYS

Domino's

CVS

LA FITNESS

SPEC'S

TDECU
YOUR CREDIT UNION

Academy
SPORTS+OUTDOORS

SIENNA CROSSING DR

ACE
Hardware

Chick-fil-e

DOLLAR TREE

IHOP

MY SALON
Suite

Jack
in the box

SUSHI HAYA

T Mobile

CHICKEN SALAD
CHICK

GNC
LIVE WELL

55,986 VPD

6
TEXAS

6
TEXAS











Property Overview



Positioned at the entrance of Sienna with 20,000+ residents and the 26th top-selling master-planned community in the United States



Ground-up development with high-end, modern finishes



Easily accessed by commuters with access to the Fort Bend Parkway Toll Road (within one mile)



Affluent customers (average household income of \$140,780 and median household income of \$108,975 within one mile)



30-acre retail development with national tenants, including Academy, LA Fitness, Spec's Liquors, and Ace Hardware



19.3% of residents within one mile make \$200k+ income annually

Area Highlights



For a seventh consecutive year and a 13th time, Sienna has been ranked among the nation's top-selling master-planned communities.



Median home price in the greater Sienna area is \$499,000, which is 40.77% higher than Houston's \$330,000 median home value.



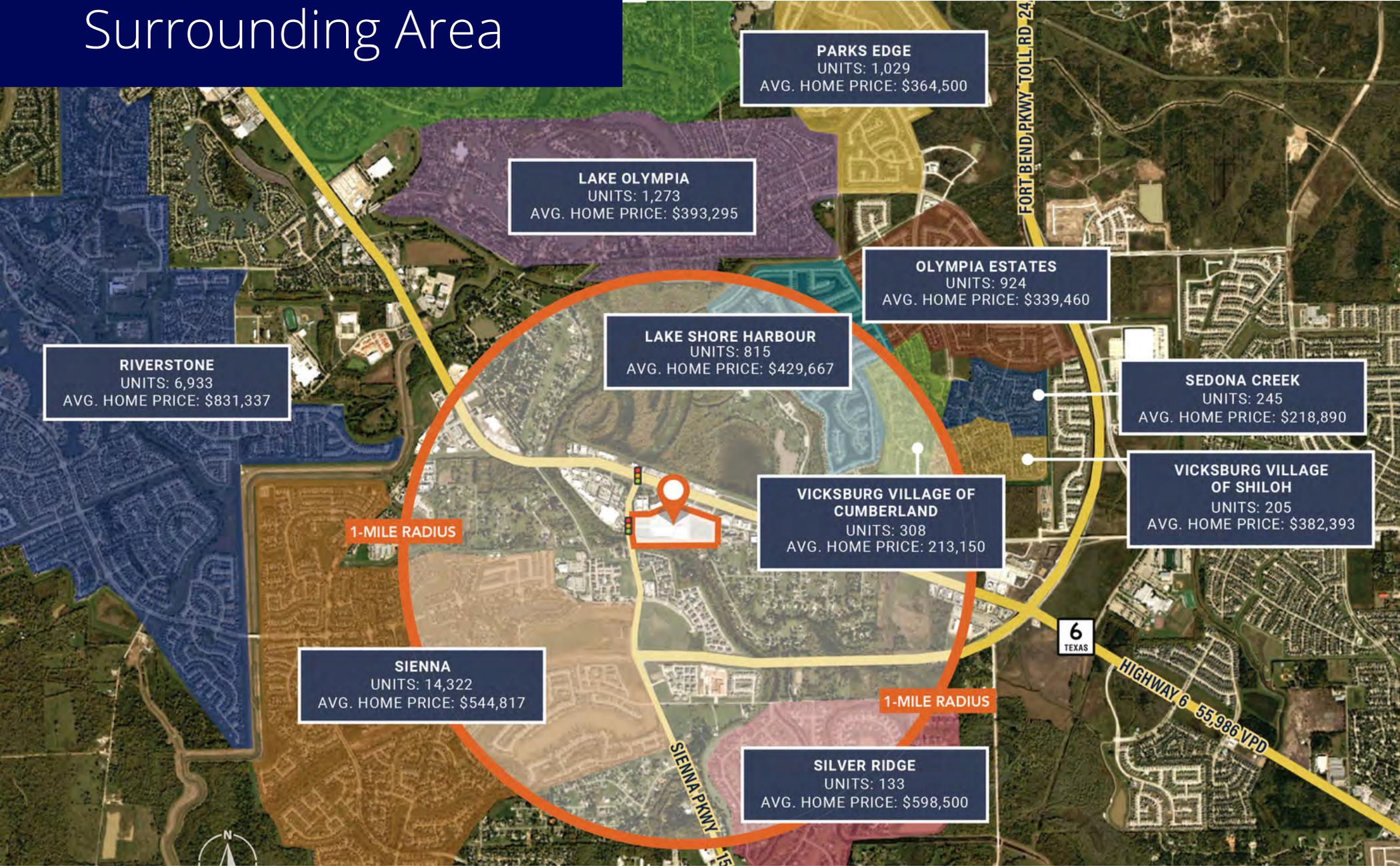
SIENNATM

The Sienna logo consists of a stylized, flowing orange 'S' shape above the word 'SIENNA' in a bold, white, serif font. A small 'TM' trademark symbol is positioned to the upper right of the word.

Retail Overview



Surrounding Area



Sienna Crossing

SEC Texas Highway 6 & Sienna Parkway
Missouri City, TX 77459



Wade Greene

Principal & Executive Vice President
+1 713 830 2189
wade.greene@colliers.com

Adriana Shaw

Senior Associate
+1 210 415 1349
adriana.shaw@colliers.com



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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.



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. **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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Colliers International Houston, Inc.

29114

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

houston.info@colliers.com

+1 713 222 2111

Email

Phone

Daniel P. Rice

811065

Designated Broker of Firm

License No.

danny.rice@colliers.com

+1 713 830 2134

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Wade Greene

680080

Sales Agent/Associate's Name

License No.

wade.greene@colliers.com

+1 713 830 2189

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date