



# Riverstone Shops For Lease

±24,653 SF Available (will subdivide)

5422 Hwy 6, Missouri City, TX 77459

# Property Overview & Demographics

## Location

5422 Hwy 6  
Missouri City, TX 77459

## Size

±24,653 SF (will subdivide)  
2 Buildings

## Detail

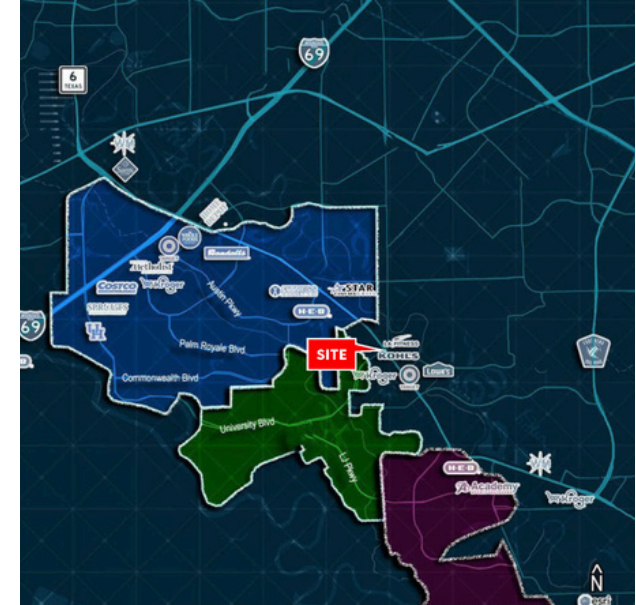
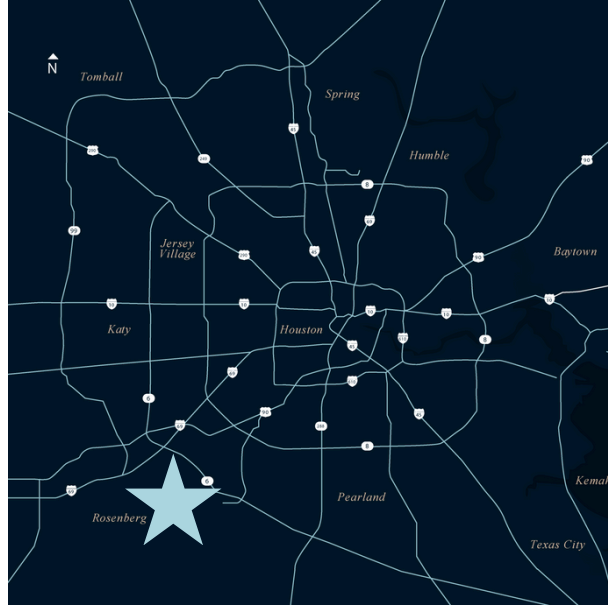
Shell Space - 75" depths  
1 Drive Thru - Bldg. A  
Rear signage available  
Shared grease trap  
+/- 90 parks

## Availability

Building A: 14,923 SF  
Building B: 9,730 SF

## Pricing

Call Broker  
2024 NNN = \$8.50 psf/yr



	1 mile	3 miles	5 miles
<b>Est. Daytime Population</b>	6,101	56,515	107,563
<b>Est. Population Growth % - 2028</b>	0.71%	0.76%	0.96%
<b>Est. Households</b>	3,693	36,064	70,041
<b>Est. Median HH income</b>	\$112,208	\$97,964	\$94,326

# Site Plan





Aerial

Austin Pkwy | 12,755 VPD

SPRING CREEK BARBEQUE



HWY 6 | 45,143 VPD



FM 1092 | 43,347 VPD

Cross Lakes Blvd

**SITE**



Riverstone Blvd



KOHL'S

T-Mobile



verizon

HOBBY LOBBY



**Riverstone Shopping Center**  
3.M Annual Visits

ROSS DRESS FOR LESS

**Missouri City Shopping Center**  
2.5M Annual Visits

ROSS DRESS FOR LESS

Denny's

Jack in the Box

LA CRACK SH

Cane's

FIVE GUYS BURGERS and FRIES

**Township Shopping Center**  
300K Annual Visits



LOWE'S



Aerial

SUGAR LAND

MISSOURI CITY

SIENNA

**SITE**

RIVERSTONE

6,540 Households

**Kroger** **AMC THEATRES**  
**Walmart** **Olive Garden**

**Walmart** **PETCO** **BIG LOTS**  
**99 CENTS ONLY** **BR** **La Jolla**

**SPECS** **LIFETIME** **SMOOTHIE KING**

**STAR CINEMA & RILL**  
**Welfresh MARKET** **HEB**  
**SPRING CREEK (BARBECUE)**

**MISSOURI CITY SHOPPING CENTER**  
**Great Clips** **GameStop** **Target**  
**Home Depot** **Walmart**

**RIVERSTONE SHOPPING CENTER**  
**Five Below** **Wendy's** **Minist'ros**  
**ROSS Dress for Less** **Office DEPOT** **CAPO**  
**KOHL'S** **PET SMART**

**STONE RIVER CENTER SHOPPING MALL**  
**Dunkin' Donuts** **Leslie's**  
**Five Guys** **McCrackin's** **McDonald's**  
**Cane's** **Jack-in-the-Box**

**Kroger** **Walmart**  
**Market SLAB CREAMERY** **Subway**

**SHOPS AT VICKSBURG**  
**Walmart** **Subway** **O'Reilly AUTO PARTS**

**THE VILLAGE AT RIVERSTONE**  
**Kroger** **Orangetheory** **Natural Pawz**  
**Wendy's** **McDonald's** **Marv's**

**ALDI** **SONIC**  
**MEMORIAL**

**RIVERSTONE PLACE**  
**CYCLEBAR** **SUPERCUTS** **FAS**

**SIENNA VILLAGE**  
**HEB** **Leslie's** **Wells Fargo**  
**Walmart** **Jack-in-the-Box** **Alakali**  
**next level** **UJHealth**

**THE SHOPS AT SIENNA CREEK**  
**CVS pharmacy** **IHOP** **LA Fitness** **Academy** **PET SUPPLIES PLUS** **SPECS**

**Summer Smoothies** **Black & Rock COFFEE BAR**  
**Sherwin Williams** **Discount Tire** **Caliber Collision**



# Market Demographics

1B

LifeMode Group: Affluent Estates

## Professional Pride

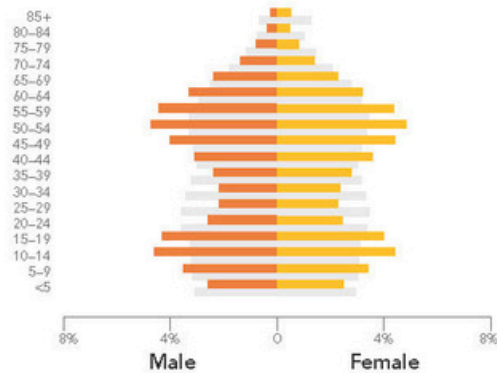


**TAPESTRY**  
SEGMENTATION  
esri.com/tapestry

### AGE BY SEX (Esri data)

Median Age: **40.8** US: 38.2

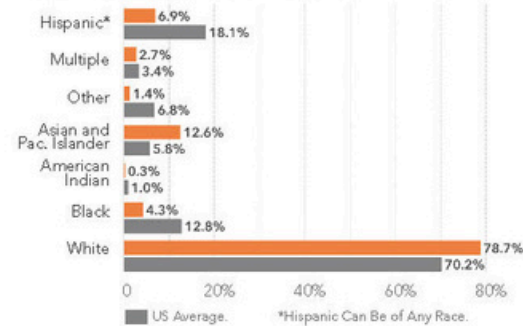
■ Indicates US



### RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **44.5** US: 64.0



### INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

#### Median Household Income

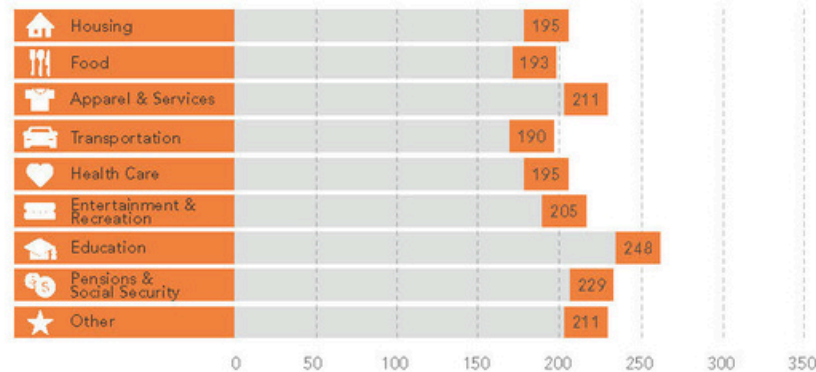


#### Median Net Worth



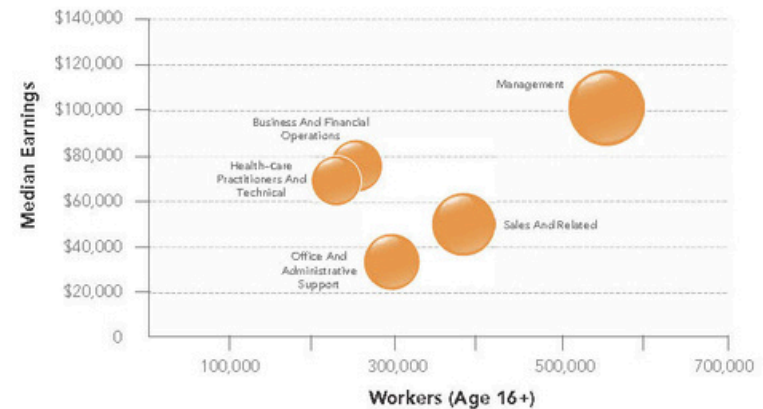
### AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



### OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



# At a Glance

## Fort Bend

### Geography

**1 of 9**  
Counties  
in the Houston MSA

**875.0**  
Square miles  
larger than the city of New York  
and Los Angeles combined

### Population & Demos

**858.5**  
Thousands  
residents in the  
Fort Bend County

**1.1**  
Million  
Estimated 2030  
population (ESRI)

### Fort Bend County



**FBISD**

### Innovation Hub

**27th**  
In the nation for Innovation  
Index/Capacity (StatsAmerica)



Three networked and fully integrated  
innovation hubs spread

**Microsoft Showcase**  
FBISD is selected for a technology  
incubator program

### Economy



**\$27.9** Billion GDP [2020]



**\$129,049**

Average Household Income



**\$33,600**

GDP per Capita [2020]

### Local Businesses



**16,710**

Total Establishments

### Airports & Ports



**Sugar Land Airport &  
Houston Southwest Airport**

With George Bush Intercontinental  
Airport and Hobby Airport nearby

Houston Ship Channel  
Ranks #1 in Nation

**1st**

In Domestic  
& Foreign  
Waterborne  
Tonnage

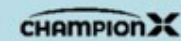
### Diverse Blend of Companies



**FLUOR**



**FedEx**



# Thank you

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### **Rachael Keener**

Vice President

[Rachael.Keener@jll.com](mailto:Rachael.Keener@jll.com)

+1 713 888 4074

### **Lucas de la Garza**

Associate

[Lucas.delaGarza@jll.com](mailto:Lucas.delaGarza@jll.com)

+1 713 243 3313