



DIANA GAINES

Senior Advisor
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Sienna is a community by Johnson Development Corporation,
an award-winning residential and commercial land development company.

±15.78 ACRES

±10.64 ACRES

SUZIE JOHNSON PARK



RIDGE POINT HIGH SCHOOL

SAWMILL LAKE CLUB

REGENCY AT SIENNA
BY TOLL BROTHERS

SIENNA LAKES DR

HERITAGE PARK

ALYSSA FERGUSON ELEMENTARY

SIENNA OAKS AMENITY CENTER

±5.58 ACRES

±4.41 ACRES

521

LEONETTI ELEMENTARY

WOODMONT PARK

±4.44 ACRES

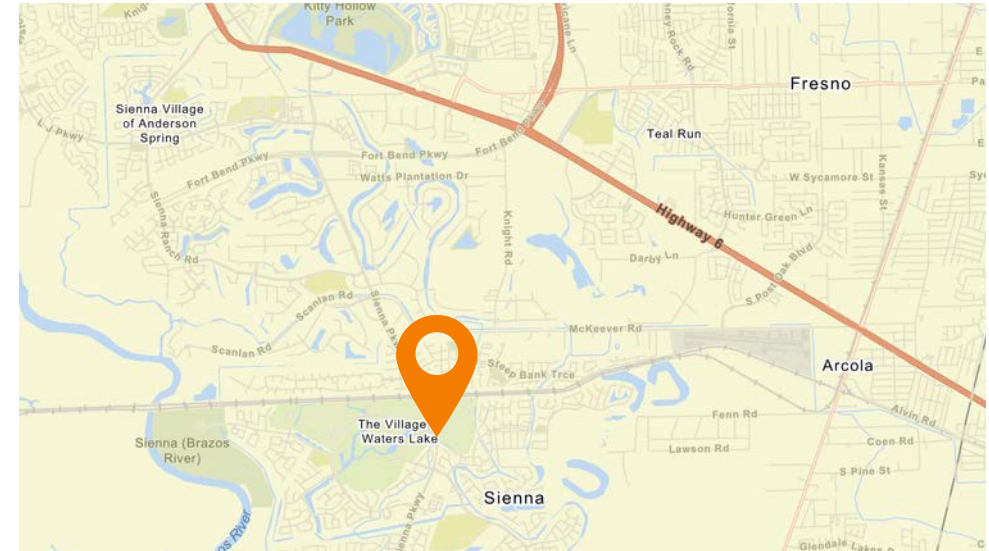
RONALD THORNTON MIDDLE SCHOOL

±0.76 - 15.78 ACRES AVAILABLE

SIENNA PARKWAY, MISSOURI CITY, TX 77459

RETAIL PAD
SITES FOR SALE

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- Available tracts of land can be subdivided depending on use, size and price.
- Preferred uses include:
 - Restaurants
 - Retail
 - Medical
 - Office
 - QSR
 - Carwashes
 - Auto Service's
- Access & Visibility: Quick and immediate access to FM 521 and major thoroughfares including HWY 6, SH 288 and Fort Bend Toll Road
- Utilities: Available to site from Sienna MUD 4-7
- Detention: Off-site detention in place
- Site Plan availability upon request

SALE PRICE

CALL FOR PRICING

LOT SIZE

±0.76 - 15.78 ACRES

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL POPULATION

9,729

42,058

118,232

TOTAL DAYTIME POPULATION

6,827

29,547

75,800

AVG HOUSEHOLD INCOME

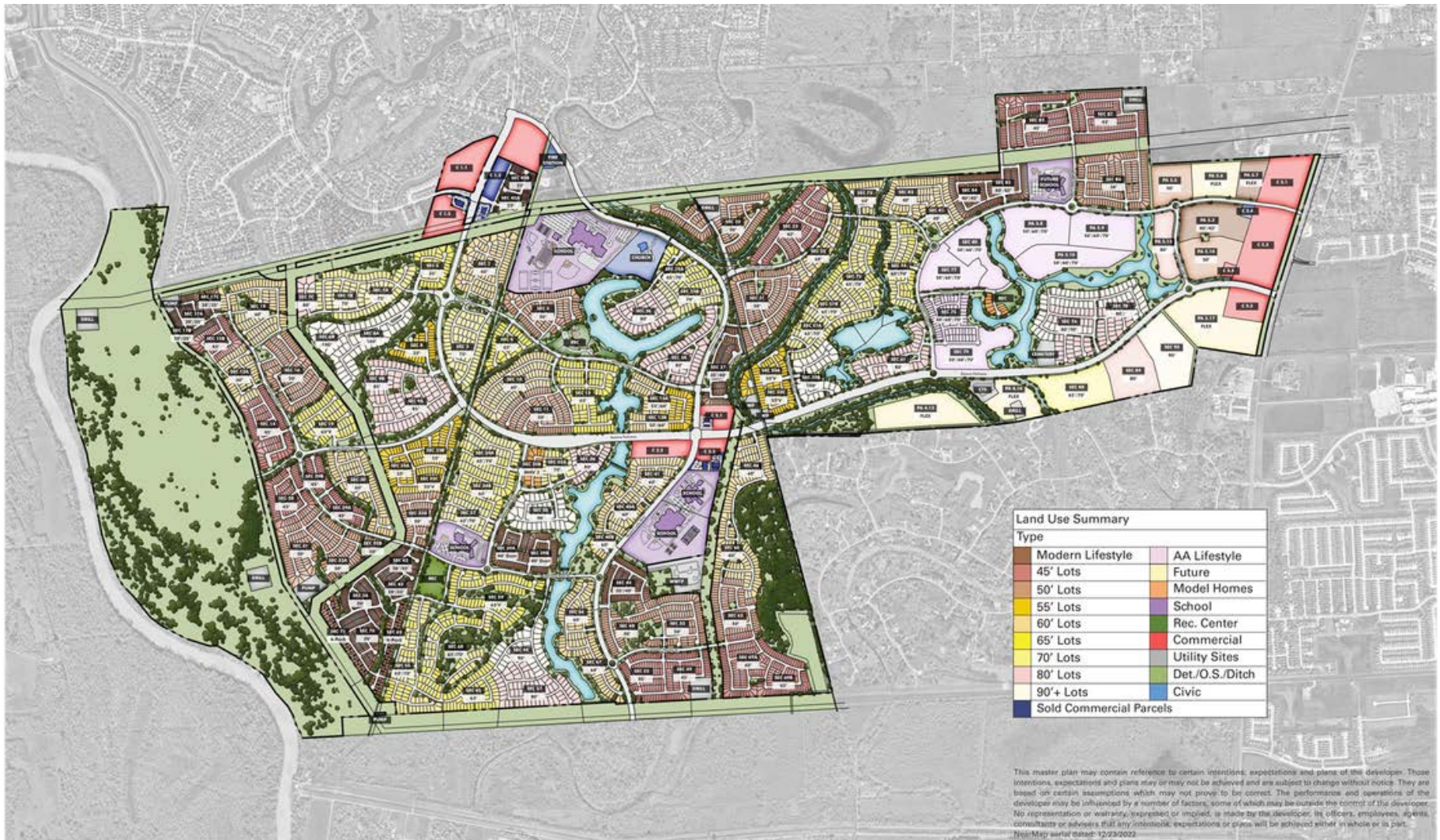
\$184,461

\$169,194

\$143,148

*SOURCE: SITE TO DO BUSINESS 2024

PROPERTY SITE PLAN



Sienna/ Master Plan

Missouri City, Texas

The Johnson Development Corporation

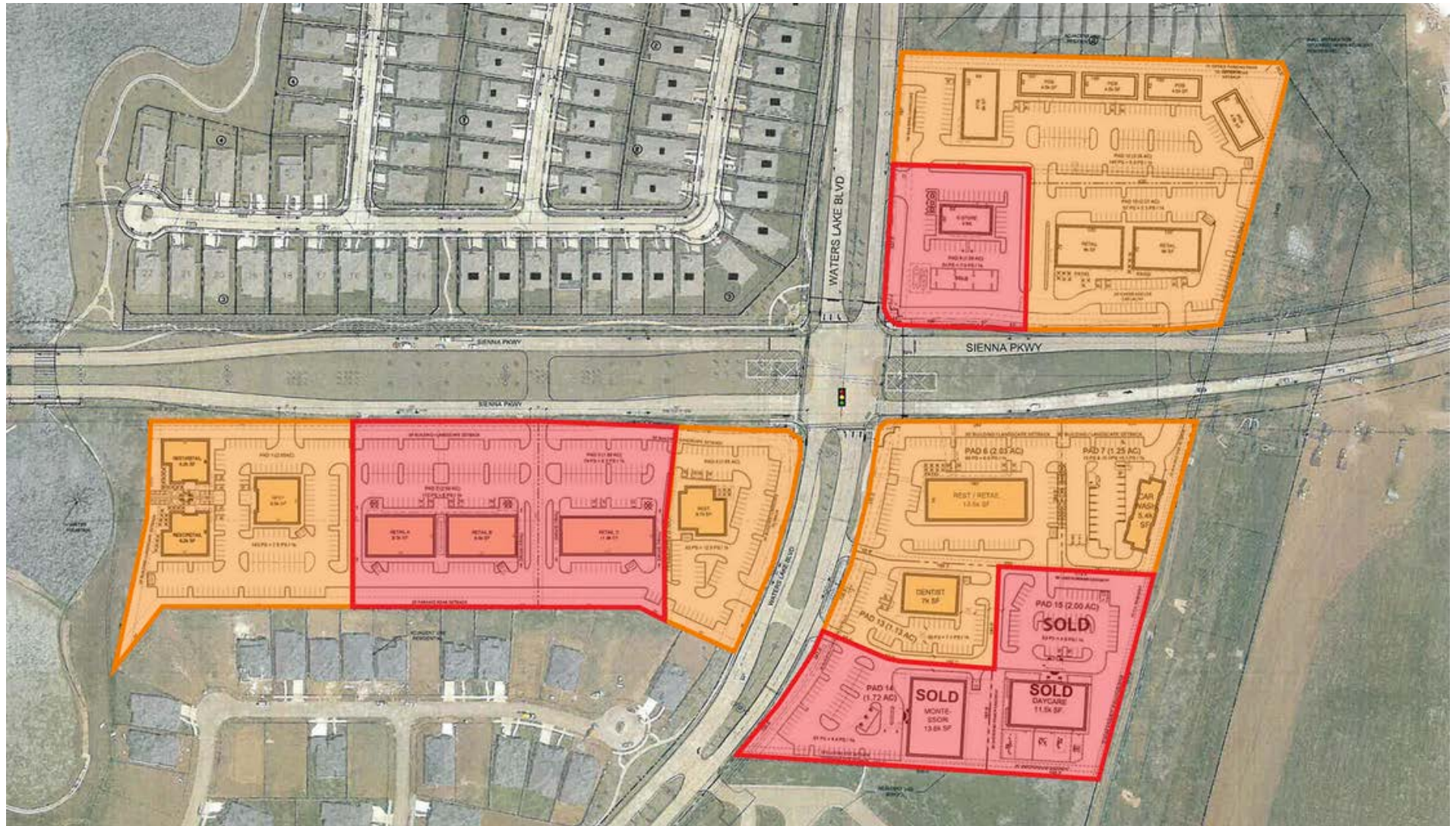
03/13/2025

V16

TBG
1333 W. Loop South
Suite 1450
Houston, Texas 77027
(713) 439-0027
tbgpartners.com

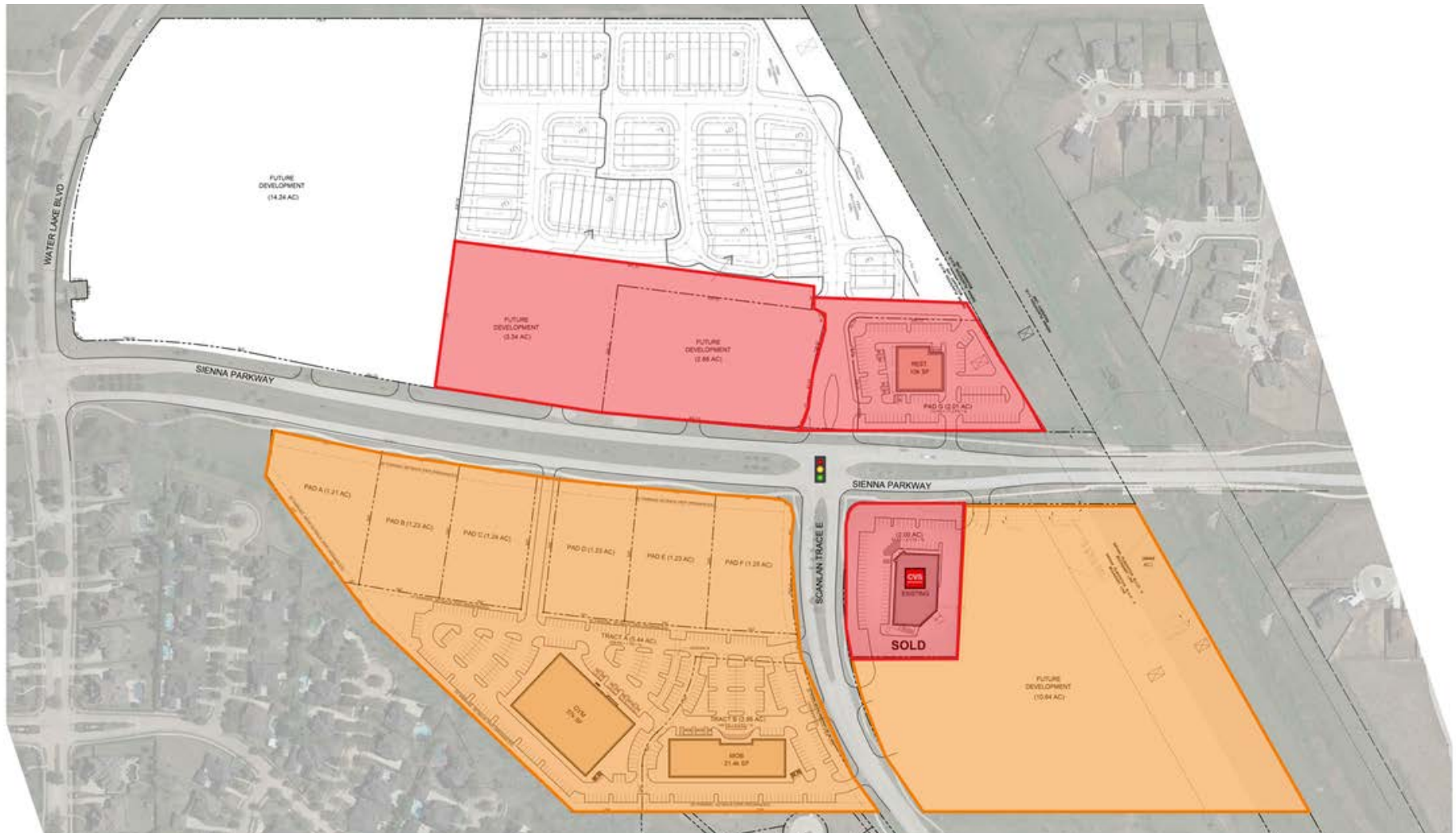


SIENNA PARKWAY @ WATERS LAKES BLVD



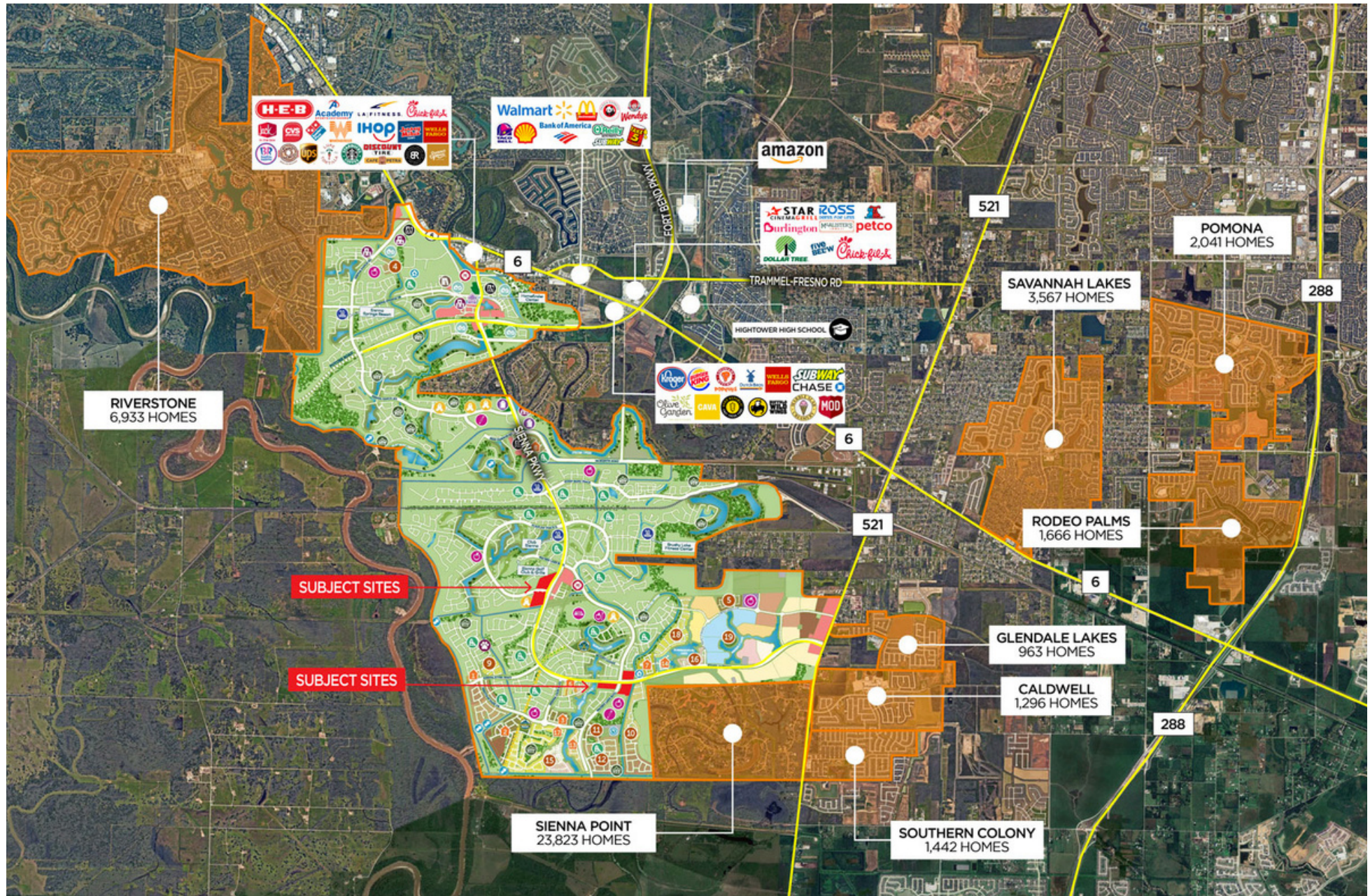
- AVAILABLE
- SOLD

SIENNA PARKWAY @ SCANLAN TRACE E



- AVAILABLE
- SOLD

PROPERTY AERIAL



MAKRET OVERVIEW



SIENNA - MARKET OVERVIEW

Sienna is Fort Bend County's largest and most celebrated community. At 10,800 acres and with a population nearing 40,000, it is larger than many small Texas towns, and yet has a cohesive, neighborly spirit.

Sienna is a community by Johnson Development Corp., an award-winning residential and commercial land development company. Johnson Development has founded its success on vibrant, responsible development and innovative master planning that has set the standard for residential communities. It has had more top-selling master-planned communities than any other developer in the nation for the past 10 years.

Sienna residents have more time to enjoy the amenities and activities in their community, thanks to a location that minimizes commute times. Fort Bend Parkway starts in Sienna and connects directly with Highway 6, Beltway 8 and Loop 610. Each juncture offers connections to endless business and entertainment opportunities

DEVELOPMENT HIGHLIGHTS

- Largest MPC in Fort Bend County, consistently among the fastest growing and most diverse counties in the nation
- 10,500-acre project celebrating 28 years of development in 2025
- Projecting annual home sales of 500+ through build-out in 2032
- Renowned portfolio of amenities, including 100+ acres of parks, miles of walking trails and greenways, waterparks, 160-acre Camp Sienna Sports Complex, Sawmill Lake Club, Club Sienna, Amphitheater, Sienna Tennis Center, Sienna Racquet Sports, and Sienna Golf Club, Grille and Pro Shop
- Eight on-site Fort Bend ISD schools including five elementary, two middle and one high school, plus an on-site K-12 private school
- Available commercial tracts located along Sienna Parkway, Sienna Springs, Fort Bend Toll Rd., Highway 6, and Waters Lake Blvd. Future options also planned along FM 521 at Sienna Parkway
- Sienna Town Center is planned for the high-traffic intersection of Sienna Parkway and Fort Bend Toll Rd. and is located in a management district with the ability to fund/reimburse public works projects
- Utilities available
- Regional drainage provided



HOUSTON - RETAIL MARKET OVERVIEW

Houston continues to rank among the largest and fastest-growing metropolitan areas in the United States. With a metro population approaching 7.9 – 8.0 million residents as of 2025 and trending toward that mark in 2026, it remains the 5th largest metro area in the U.S. The City of Houston itself has grown to approximately 2.43 million residents in 2026, maintaining its position as the 4th largest city in the nation.

Houston has consistently been a national leader in population growth. The region added approximately 126,000 residents between 2024 and 2025, continuing a long-term trend of strong in-migration and economic expansion. While growth has moderated slightly compared to prior years, the metro area is expected to surpass 8 million residents in the near term, reinforcing its status as one of the country's most dynamic and rapidly expanding markets.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA, including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers and wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.

4th largest city
Houstonians: nearly **14** in 100 are foreign-born
90 countries have official government representation here

7th largest metro economy
Top 3 Metro in the nation for the number of consular offices

PORT OF HOUSTON:
BUSIEST PORT IN TEXAS

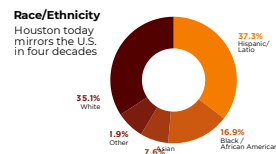


16th Busiest in the world by tonnage

1st in U.S. import & export tonnage
2nd in total tonnage in the U.S.

MORE THAN 8,000 ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports



5,000 + Houston companies doing business abroad

INTERNATIONAL BUSINESS CENTER

19 Foreign banks from 10 nations
1,700+ Houston firms report foreign ownership

HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS

George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT
Ellington Airport Launch Site
License approved by FAA in 2015
Became a commercial spaceport in 2015



188 nonstop destinations to 37 countries

2018 Passenger Volume (Pre COVID)



Scheduled and charter passenger and cargo carriers fly directly to approximately

122 Domestic Destinations

66 International Destinations
37 Countries



FOR MORE INFORMATION:

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