



8.59 AC SIENNA PLANTATION TRACK

TBD KNIGHTS CT
MISSOURI CITY, TX 77459



Gary Greene
Commercial
TBD KNIGHTS CT
MISSOURI CITY, TX 77459
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Highway 6



52,857 VPD

8.59 Acres

4,202 VPD

Knights Ct

PROPERTY SUMMARY

| | |
|------------------|----------------------|
| Offering Price | Contact Broker |
| Lot Size (acres) | 8.59 |
| Lot Size (SF) | 374,006.00 SqFt |
| Intersection | Hwy 6 x Knights Ct |
| Parcel ID | 0077-00-000-1410-907 |
| Zoning Type | SUP |
| County | Fort Bend |
| Frontage | 610 ft on Knights Ct |
| Utilities | All to site |

INVESTMENT SUMMARY

Prime 8.23-Acre Development Opportunity in Sienna Plantation

Gary Greene Commercial is pleased to present this exceptional 8.59-acre tract of land in the highly desirable Sienna Plantation community in Missouri City. Strategically situated at the intersection of Highway 6 and Knights Court, this property offers unparalleled potential in a thriving, rapidly growing market. Location Highlights:

Zoning Flexibility: Zoned as Special Use Permit (SUP), allowing for a broad range of development opportunities pending city approval.

Prime Access: Positioned just 1/4 mile from Elkins High School, ensuring steady visibility and access to local residents.

Residential Density: Surrounded by established and expanding residential communities, providing a strong foundation for retail, office, medical, educational, or other commercial ventures.

Connectivity: Convenient access to Highway 6, a key corridor with high traffic flow

NO Restrictions

ALL Utilities to site





Glenn Lakes Ln

QUAIL VALLEY
MASTER PLANNED
COMMUNITY

WATER'S
EDGE AT
COLONY LAKES

LAKE OLYMPIA
MIDDLE SCHOOL

PALMER ELEMENTARY
SCHOOL

LAKE OLYMPIA

6

RIVERSTONE
MASTER PLANNED
COMMUNITY

fbcc
FORT BEND
COMMUNITY CHURCH

SITE

RPC+
RIVERPOINT
CHURCH

OFFICE CONDO
COMMUNITY

OYSTER CREEK
VILLAGES AT
LAKE OLYMPIA

FUTURE
OFFICE CONDO
DEVELOPMENT

6

ELKINS
HIGH SCHOOL

SONAL BHUCHAR
ELEMENTARY
SCHOOL

Knights Ct

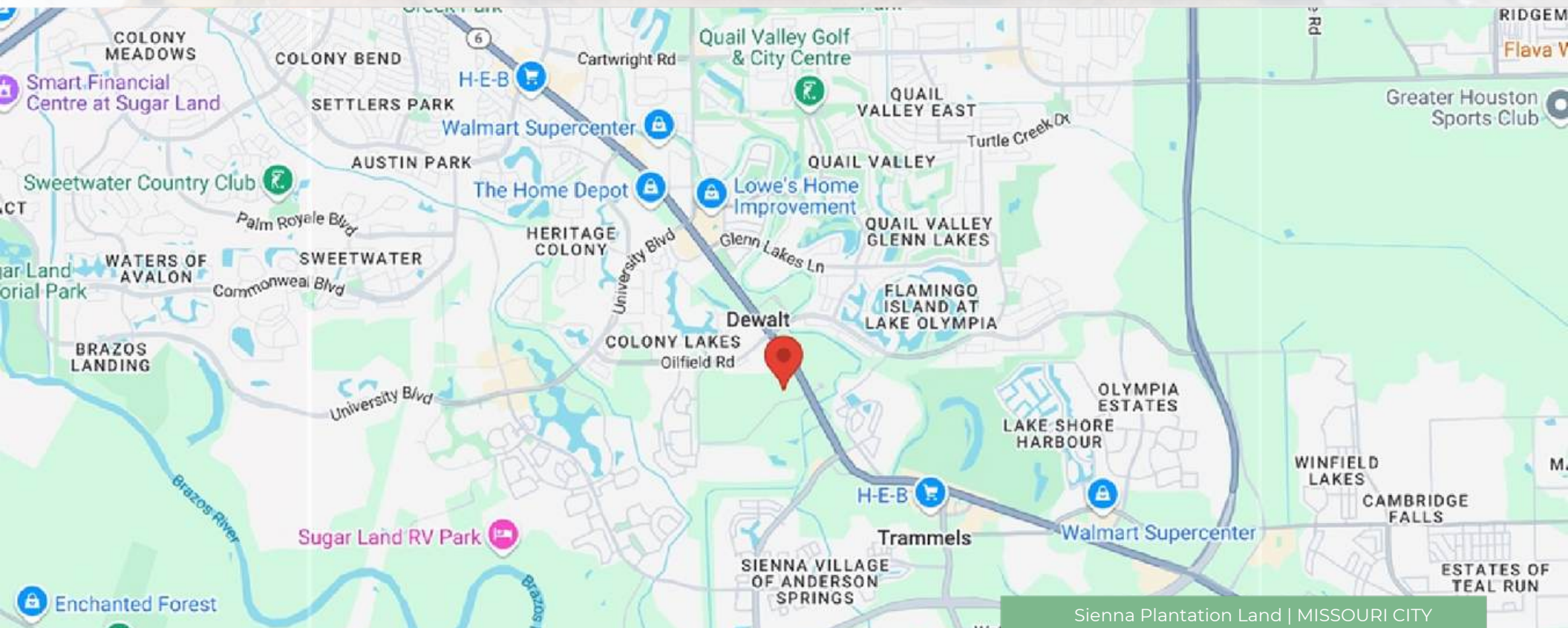
Creekstone Crossing Dr

RIVERSTONE
MASTER PLANNED
COMMUNITY

Shadow View Ln

INVESTMENT HIGHLIGHTS

- SUP Zoning
- No Restrictions: The property offers unparalleled freedom for a range of development types.
- Utilities On Site: All essential utilities are available on-site, streamlining the development process.
- 1/4 mile from Elkins High School
- Intersection: Highway 6 and Knights Court with excellent visibility
- Strong Demographics
- Fast growing area with strong, established residential around



Walmart

THE HOME DEPOT
HOBBY LOBBY
TARGET
Planet fitness
Walgreens

CHASE
KOHLS
PET SMART
GameStop
Office DEPOT
chili's
verizon

LOWE'S
McDonald's
CHIPOTLE MEXICAN GRILL
SONIC

Kroger

RPG+
SITE

HICKSTON GARDEN CENTERS

fbcc

ELKINS

ALDI

SONIC

MEMORIAL HERMANN

STARBUCKS COFFEE

LIFETIME FITNESS

BR

KUMON

SPINNY

ups

Jamba Juice

LUPE TORTILLA

REGIONS

Methodist

GODDARD SCHOOL

K

H-E-B

WHATABURGER

SPEC'S

MEMORIAL HERMANN

Chick-fil-A

Academy SPORTS+OUTDOORS

Dominos Pizza

CVS pharmacy

ihop

LOCATION HIGHLIGHTS

- Strategically located at the major intersection of Hwy 6 and Knights Ct with over 52,857 VPD on Hwy 6 and 4,200 on Knights Ct.
- Dense Residential Neighborhood. Proximity to Sienna, Riverstone, and Lake Olympia.
- Located on an established street that leads directly to Elkins High School
- Affluent and growing trade area.
- One of the strongest and most desirable retail trade areas within Missouri City.
- Located 4 miles from Fort Bend Parkway Toll Rd



3 MILE RADIUS



POPULATION
86,907



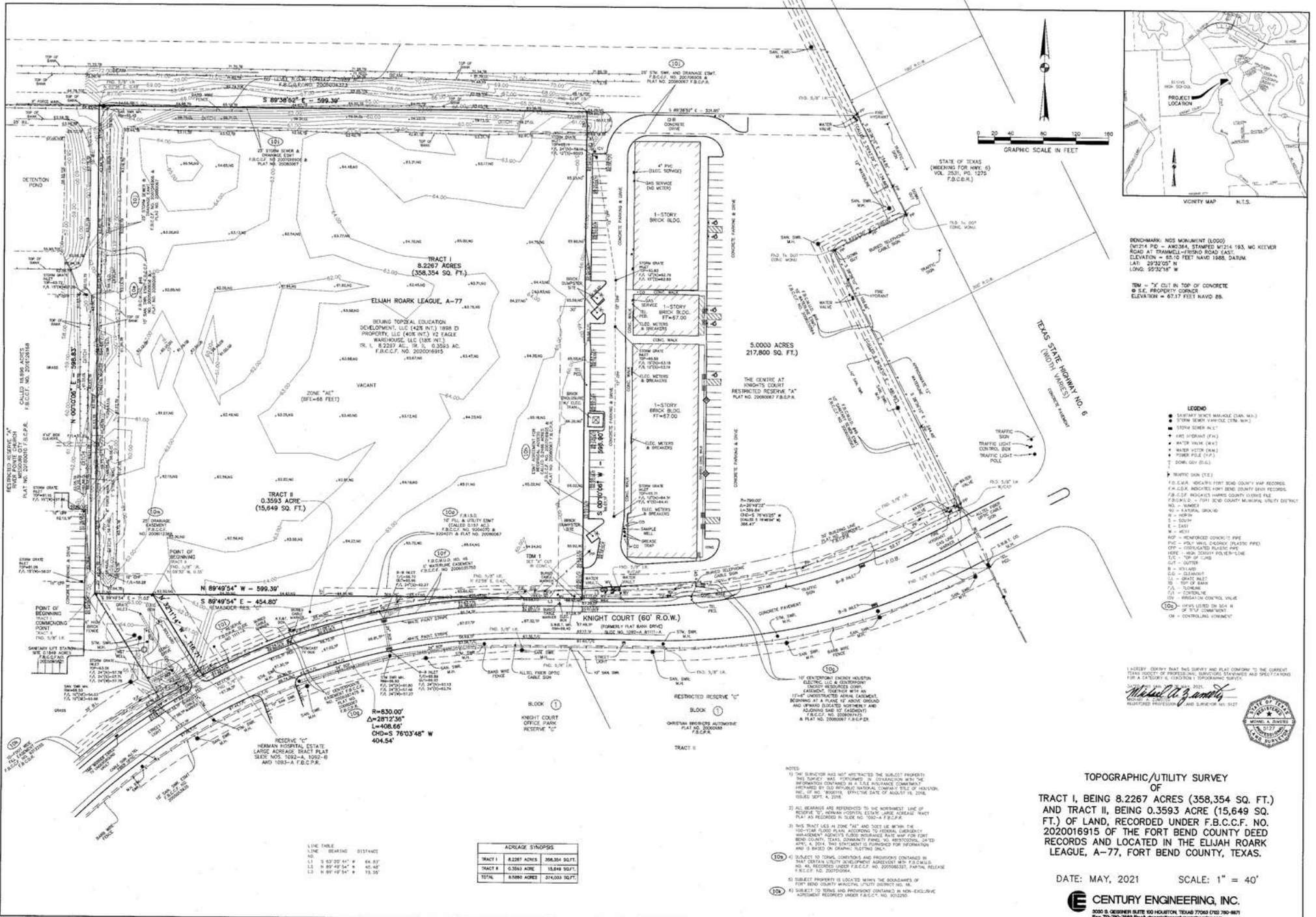
DAYTIME POPULATION
66,030



HOUSEHOLDS
29,176



AVG. HOUSEHOLD INCOME
\$ 160,444



BENCHMARK: NGS MONUMENT (0000)
 (N) 214 P.C. - AN2364, STAMPED M/214-193, MC KEEVER
 ROAD AT TRAMMEL-ELMHURST ROAD JUNCT.
 ELEVATION = 65.10 FEET NAVD 83. DATUM
 LAT. 29°32'05" N
 LONG. 92°52'16" W

TBM = "X" CUT IN TOP OF CONCRETE
 @ S.E. PROPERTY CORNER
 ELEVATION = 67.17 FEET NAVD 83.

- LEGEND**
- SEWER SERVICE MANHOLE (DIAL MARK)
 - STORM SEWER MANHOLE (DIAL MARK)
 - WATER SERVICE VALVE
 - GAS (FORBIDDEN) (F.H.)
 - WATER VALVE (W.V.)
 - WATER METER (W.M.)
 - POWER POLE (P.P.)
 - DOWN GUY (D.G.)
 - TRAFFIC SIGN (T.S.)
 - F.I.C.S.A. INDICATES FORT BEND COUNTY VAP RECORDS
 - F.H.C.S.A. INDICATES HARRIS COUNTY VAP RECORDS
 - F.B.C.F. INDICATES FORT BEND COUNTY VAP RECORDS
 - F.C.S.A. INDICATES FORT BEND COUNTY VAP RECORDS
 - NO. = NUMBER
 - H = HOBIN
 - S = SURVEY
 - E = EAST
 - W = WEST
 - RCP = REINFORCED CONCRETE PIPE
 - PVC = POLYETHYLENE GLYCOL (PLASTIC PIPE)
 - CIP = CORRUGATED PLASTIC PIPE
 - SDR = STANDARD PIPE-WALL-THICKNESS
 - T.C. = TOP OF CURB
 - C.U. = CULVERT
 - B = 8" BOLLARD
 - C.S. = CEMENT SET
 - G. = GRADE BELL
 - S. = TOP OF BANK
 - T.C. = TOP OF CURB
 - I.C. = IRRIGATION CONTROL VALVE
 - S.C. = SLOPE CONTROL VALVE
 - S.T.P. = SLOPE CONTROL VALVE
 - C.S. = CONTROLLING CORNER

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT CONFORM TO THE CORRECT
 TEXAS PRACTICE OF PROFESSIONAL SURVEYORS, STATUTES AND SPECIFICATIONS
 FOR A SURVEYOR OF THE STATE OF TEXAS.

Michael A. Bentley
 SURVEYOR
 LICENSE NO. 10240
 EXPIRES 09/01/2021
 REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR NO. 5127

**TOPOGRAPHIC/UTILITY SURVEY
 OF**
**TRACT I, BEING 8.2267 ACRES (358,354 SQ. FT.)
 AND TRACT II, BEING 0.3593 ACRE (15,649 SQ.
 FT.) OF LAND, RECORDED UNDER F.B.C.C.F. NO.
 2020016915 OF THE FORT BEND COUNTY DEED
 RECORDS AND LOCATED IN THE ELIJAH ROARK
 LEAGUE, A-77, FORT BEND COUNTY, TEXAS.**

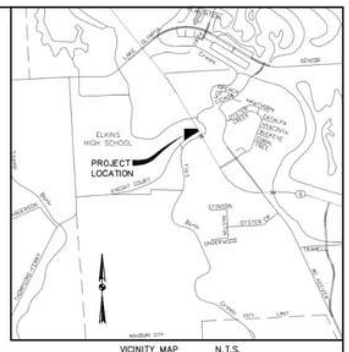
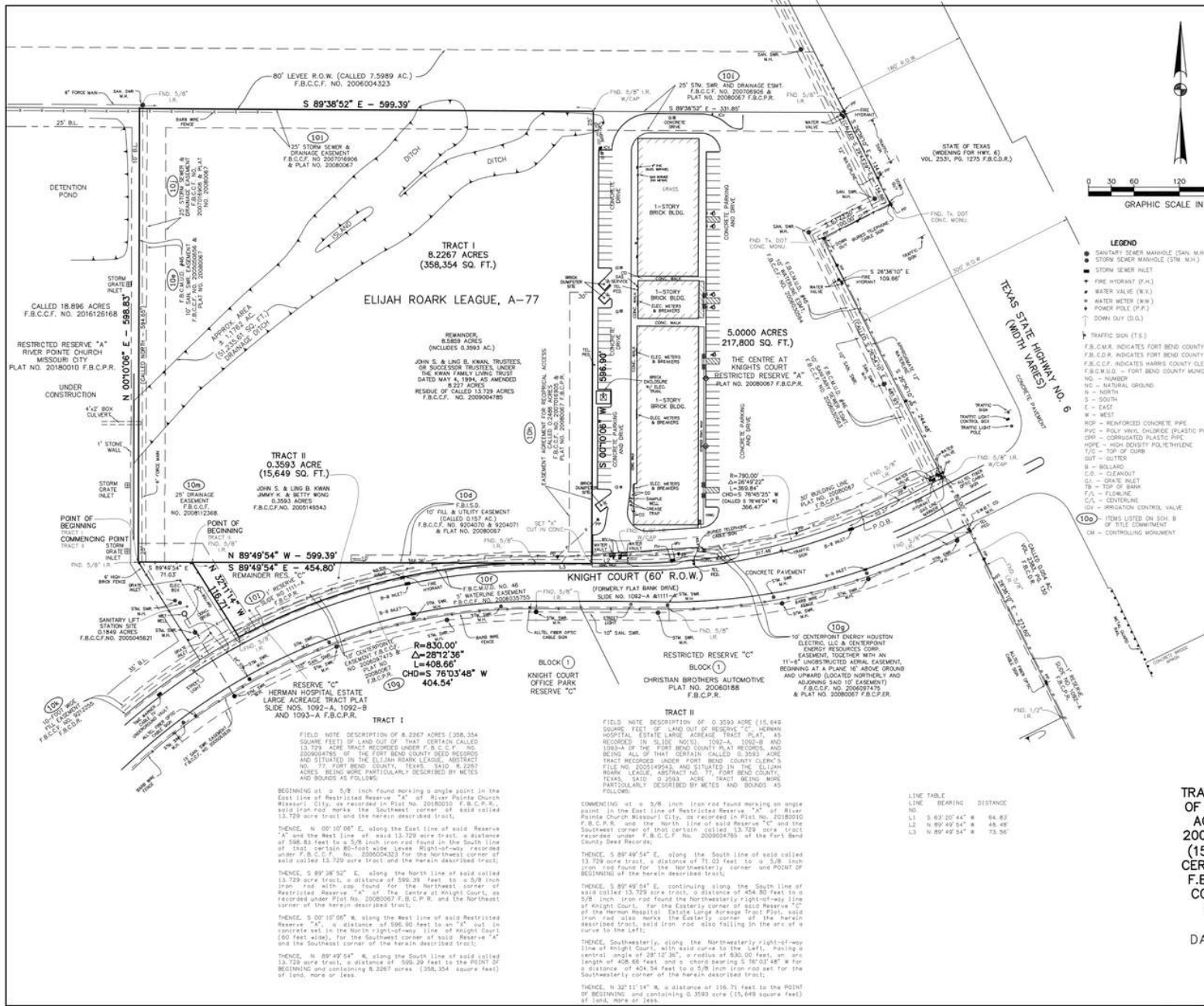
DATE: MAY, 2021 SCALE: 1" = 40'

CENTURY ENGINEERING, INC.
 3000 S. GARDNER BLVD SUITE 500 HOUSTON, TEXAS 77068 (713) 780-8871
 FAX 713-780-7992 Email: cengineer@centuryeng.com

| ACREAGE SUMMARY | | |
|-----------------|--------------|-----------------|
| TRACT I | 8.2267 ACRES | 358,354 SQ. FT. |
| TRACT II | 0.3593 ACRE | 15,649 SQ. FT. |
| TOTAL | 8.5860 ACRES | 374,003 SQ. FT. |

| LINE TABLE | |
|------------|---------------------|
| LINE | BEARING DISTANCE |
| L1 | S 87°25'44" W 44.87 |
| L2 | S 89°54'41" W 48.48 |
| L3 | N 89°14'54" W 73.55 |

- NOTES**
- 1) ALL SURVEYING HAS BEEN PERFORMED IN ACCORDANCE WITH THE TEXAS PRACTICE OF PROFESSIONAL SURVEYORS, STATUTES AND SPECIFICATIONS FOR A SURVEYOR OF THE STATE OF TEXAS. THE SURVEY WAS COMPLETED ON 05/11/2021. THE SURVEY WAS COMPLETED ON 05/11/2021. THE SURVEY WAS COMPLETED ON 05/11/2021.
 - 2) ALL BEARINGS ARE REFERENCED TO THE NORTHWEST CORNER OF TRACT I, BEING 8.2267 ACRES (358,354 SQ. FT.) OF LAND, RECORDED UNDER F.B.C.C.F. NO. 2020016915 OF THE FORT BEND COUNTY DEED RECORDS.
 - 3) THIS SURVEY IS BASED ON THE 1983 ADJUSTED MEAN SEA LEVEL DATUM AND THE 1983 ADJUSTED MEAN SEA LEVEL DATUM.
 - 4) SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE FORT BEND COUNTY DEED RECORDS AND THE FORT BEND COUNTY DEED RECORDS AND THE FORT BEND COUNTY DEED RECORDS.
 - 5) SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE FORT BEND COUNTY DEED RECORDS AND THE FORT BEND COUNTY DEED RECORDS AND THE FORT BEND COUNTY DEED RECORDS.



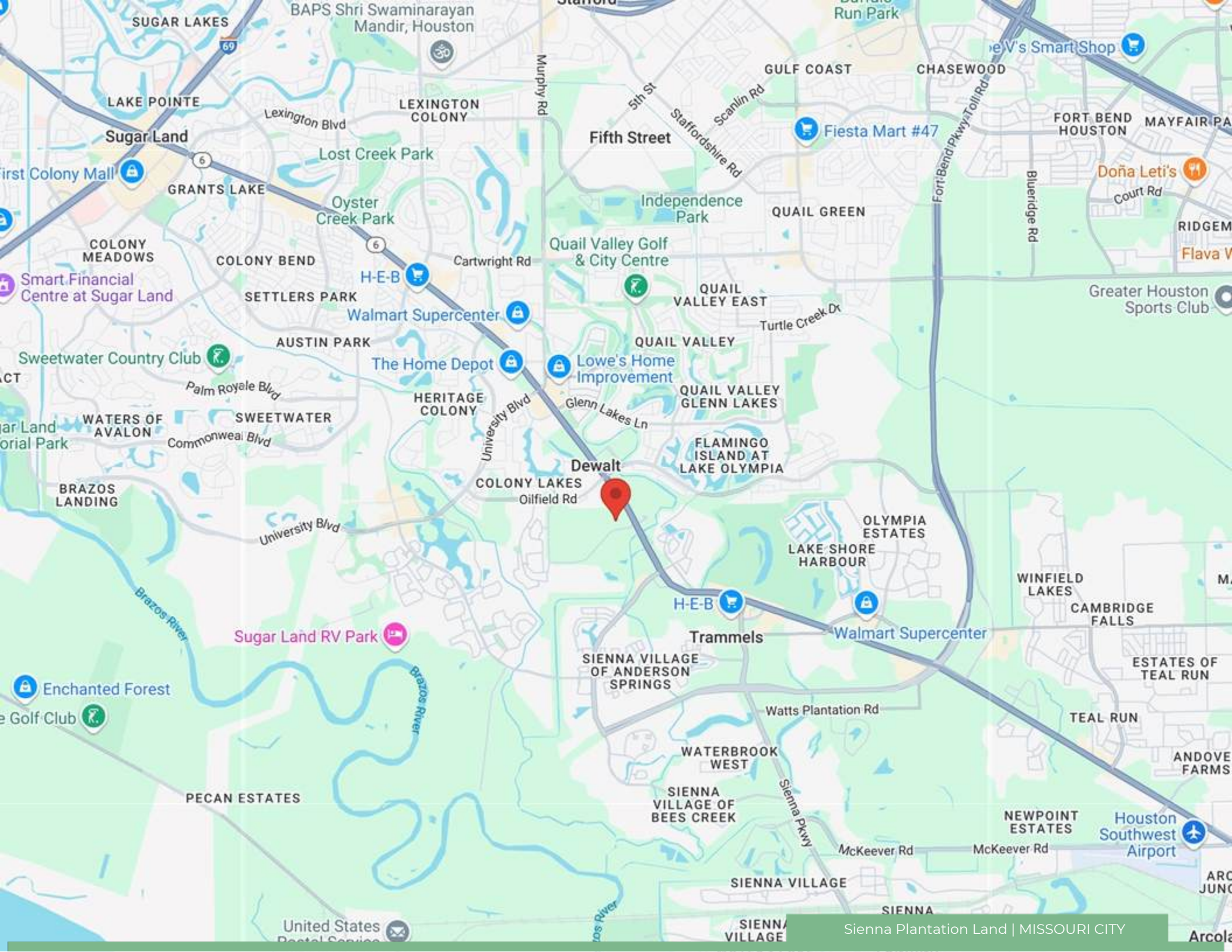
- NOTES:**
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE INFORMATION CONTAINED IN A TITLE INSURANCE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL COMPANY TITLE OF HOUSTON, INC. OF NO. 18000878, EFFECTIVE DATE OF AUGUST 19, 2018, ISSUED SEPT. 4, 2018.
 - 2) ALL BEARINGS ARE REFERENCED TO THE NORTHWEST LINE OF RESERVE "D", HERMAN HOSPITAL ESTATE LARGE ACREAGE TRACT PLAT AS RECORDED IN SLIDE NO. 1092-A F.B.C.P.R.
 - 3) THE TRACT LIES IN ZONE "M" AND DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, COMMUNITY PANEL NO. 48570020-1, DATED JANUARY 3, 1991. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.
 - 4) SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THAT CERTAIN UTILITY DEVELOPMENT AGREEMENT WITH F.B.C.M.U.D. NO. 46, RECORDED UNDER F.B.C.C.F. NO. 200505852, PARTIAL RELEASE F.B.C.C.F. NO. 2007010064.
 - 5) SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 46.
 - 6) SUBJECT TO TERMS AND PROVISIONS CONTAINED IN NON-EXCLUSIVE AGREEMENT RECORDED UNDER F.B.C.C.F. NO. 20132125.

BOUNDARY SURVEY MAP OF
TRACT I, BEING 8,226.7 ACRES (358,354 SQ. FT.)
OF LAND OUT OF THAT CERTAIN CALLED 13,729
ACRE TRACT RECORDED UNDER F.B.C.C.F. NO.
2009004785, AND TRACT II, BEING 0.3593 ACRE
(15,649 SQ. FT.) OF LAND BEING ALL OF THAT
CERTAIN CALLED 0.3593 ACRE RECORDED UNDER
F.B.C.C.F. NO. 2005149543 OF THE FORT BEND
COUNTY DEED RECORDS AND LOCATED IN THE
ELIJAH ROARK LEAGUE, A-77, FORT BEND
COUNTY, TEXAS.

DATE: SEPTEMBER, 2018 SCALE: 1" = 60'

CENTURY ENGINEERING, INC.
 3000 B. CESSNER SUITE 100 HOUSTON, TEXAS 77060 (713) 780-4871
 Fax: 713-780-7662 Email: dmas@centuryengineering.com





SUGAR LAKES

BAPS Shri Swaminarayan Mandir, Houston

LAKE POINTE

Sugar Land

LEXINGTON COLONY

Fifth Street

GULF COAST

CHASEWOOD

FORT BEND HOUSTON

MAYFAIR PA

GRANTS LAKE

Lost Creek Park

Oyster Creek Park

Quail Valley Golf & City Centre

QUAIL GREEN

Doña Leti's

COLONY MEADOWS

COLONY BEND

SETTLERS PARK

Cartwright Rd

Independence Park

Smart Financial Centre at Sugar Land

Walmart Supercenter

Fiesta Mart #47

Greater Houston Sports Club

AUSTIN PARK

The Home Depot

Lowe's Home Improvement

QUAIL VALLEY EAST

QUAIL VALLEY

QUAIL VALLEY GLENN LAKES

Sweetwater Country Club

Palm Royale Blvd

WATERS OF AVALON

SWEETWATER

Commonweal Blvd

HERITAGE COLONY

Glenn Lakes Ln

FLAMINGO ISLAND AT LAKE OLYMPIA

Dewalt

COLONY LAKES Oilfield Rd

OLYMPIA ESTATES

LAKE SHORE HARBOUR

BRAZOS LANDING

University Blvd

WINFIELD LAKES

CAMBRIDGE FALLS

Sugar Land RV Park

H-E-B

Trammels

Walmart Supercenter

ESTATES OF TEAL RUN

Enchanted Forest

SIENNA VILLAGE OF ANDERSON SPRINGS

TEAL RUN

ANDOVE FARMS

PECAN ESTATES

WATERBROOK WEST

SIENNA VILLAGE OF BEES CREEK

NEWPOINT ESTATES

Houston Southwest Airport

United States Postal Service

SIENNA VILLAGE

SIENNA

SIENNA VILLAGE

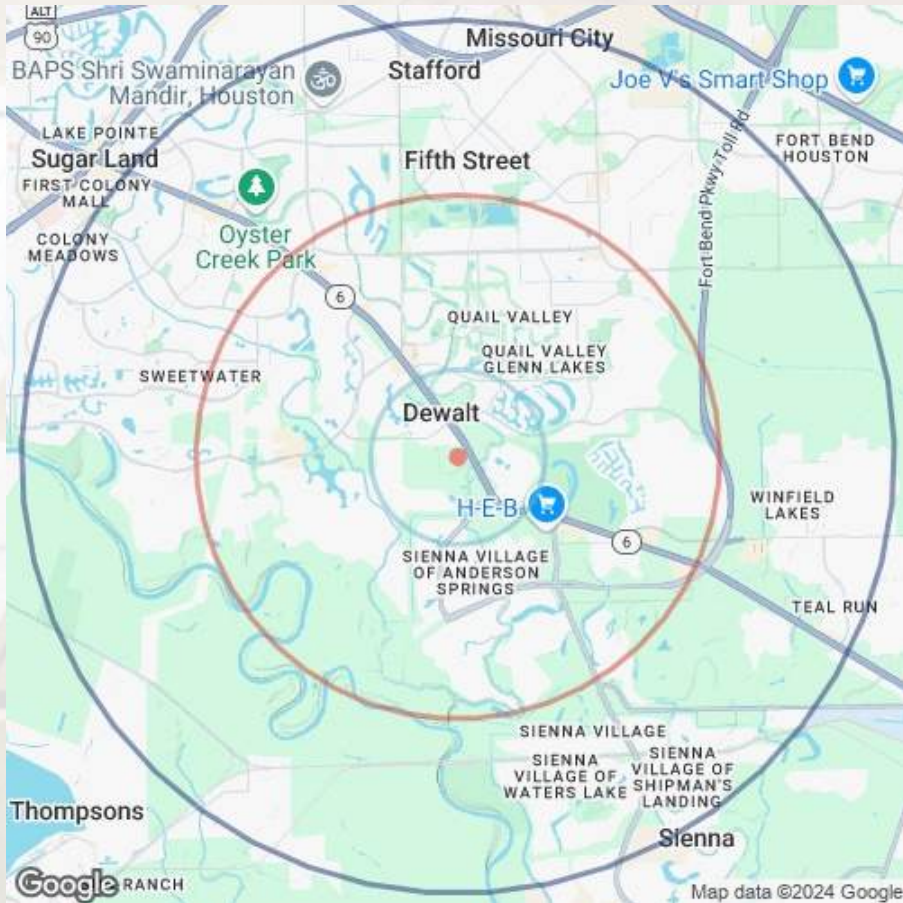
Sienna Plantation Land | MISSOURI CITY

Arcola

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|---------|
| 2000 Population | 3,154 | 34,816 | 107,859 |
| 2010 Population | 5,335 | 50,755 | 150,567 |
| 2024 Population | 7,860 | 86,907 | 204,871 |
| 2029 Population | 8,217 | 94,884 | 222,892 |
| 2024-2029 Growth Rate | 0.89 % | 1.77 % | 1.7 % |
| 2024 Daytime Population | 6,272 | 66,030 | 153,808 |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|------------|------------|------------|
| less than \$15000 | 36 | 995 | 2,717 |
| \$15000-24999 | 47 | 687 | 1,644 |
| \$25000-34999 | 12 | 916 | 3,037 |
| \$35000-49999 | 39 | 1,382 | 4,416 |
| \$50000-74999 | 278 | 3,539 | 8,694 |
| \$75000-99999 | 216 | 4,534 | 9,585 |
| \$100000-149999 | 604 | 5,711 | 13,558 |
| \$150000-199999 | 410 | 4,022 | 9,324 |
| \$200000 or greater | 728 | 7,391 | 14,972 |
| Median HH Income | \$ 144,329 | \$ 117,368 | \$ 110,395 |
| Average HH Income | \$ 181,976 | \$ 160,444 | \$ 150,315 |



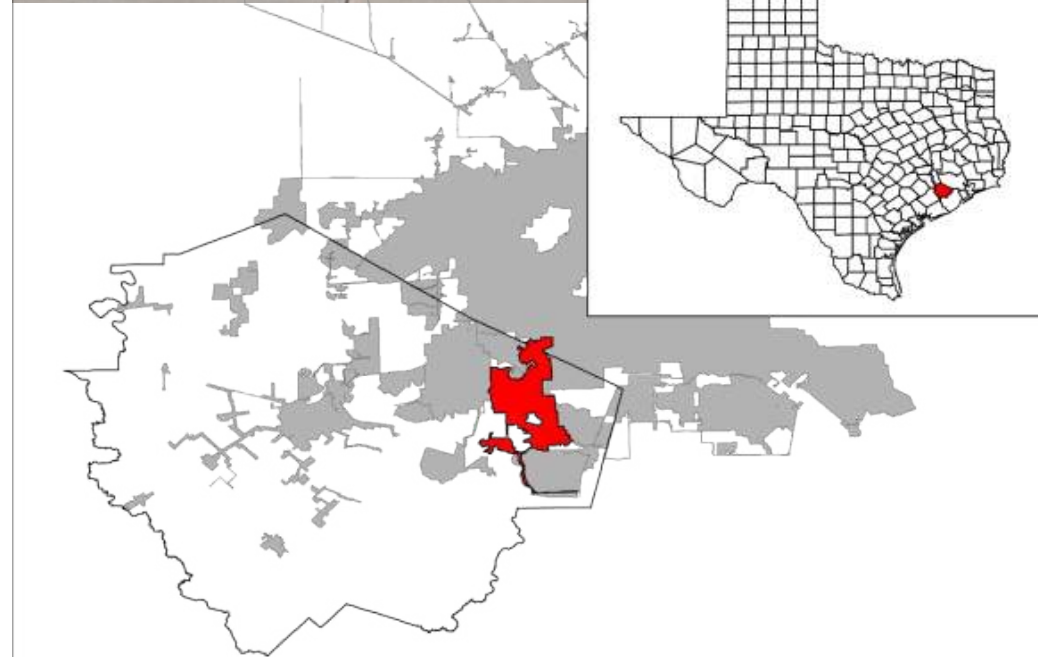
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 922 | 11,502 | 33,673 |
| 2010 Total Households | 1,607 | 17,112 | 49,296 |
| 2024 Total Households | 2,372 | 29,176 | 67,947 |
| 2029 Total Households | 2,510 | 32,331 | 74,866 |
| 2024 Average Household Size | 3.31 | 2.97 | 3.01 |
| 2024 Owner Occupied Housing | 2,106 | 23,848 | 53,366 |
| 2029 Owner Occupied Housing | 2,234 | 26,014 | 58,096 |
| 2024 Renter Occupied Housing | 266 | 5,328 | 14,581 |
| 2029 Renter Occupied Housing | 276 | 6,317 | 16,770 |
| 2024 Vacant Housing | 60 | 1,226 | 2,731 |
| 2024 Total Housing | 2,432 | 30,402 | 70,678 |

ABOUT MISSOURI CITY

Missouri City is a city in the U.S. state of Texas, within the Houston–The Woodlands–Sugar Land metropolitan area. The city is mostly in Fort Bend County, with a small portion in Harris County. As of the 2020 census, the city had a population of 74,259, an increase over the figure of 67,358 tabulated in 2010.

CITY OF MISSOURI CITY

| AREA | | POPULATION | |
|-----------|------------|------------|----------------|
| CITY | 30.4 SQ MI | POPULATION | 74,259 |
| LAND | 29 SQ MI | DENSITY | 2,601.07 SQ MI |
| WATER | 1.4 SQ MI | | |
| ELEVATION | 75 FT | | |



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE DETAILS.

SIENNA PLANTATION LAND

TBD KNIGHTS CT
MISSOURI CITY, TX 77459



Gary Greene
Commercial
KNIGHTS CT MISSOURI
CITY, TX 77459
Office: 8323043008



Richard Lin
Mobile: 8323043008
richard.lin@garygreene.com
License #: 769387



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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:
 - 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.

| | | | |
|---|----------------|-------------------------------------|----------------------|
| Gary Greene Commercial | 0475512 | Brokerage@garygreene.com | (713)465-6644 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Mark Woodroof | 0415360 | Brokerage@garygreene.com | (713)465-6644 |
| Designated Broker of Firm | License No. | Email | Phone |
| Angela Chavez | 0627419 | angela.chavez@garygreene.com | (281)646-1136 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Richard Lin | 0769387 | richard.lin@garygreene.com | (832)304-3008 |
| Sales Agent/Associate's Name | License No. | Email | Phone |