



# SIENNA PARKWAY CENTER NEW CONSTRUCTION RETAIL CENTER FOR LEASE

NEQ Sienna Pkwy & Sienna Springs Blvd | Missouri City, TX



# PROPERTY INFORMATION:

**Address:** NEQ Sienna Pkwy & Sienna Springs Blvd  
Missouri City, TX 77459

**Availability:** ±5,350 SF Available (Divisible)

**Price:** \$32.00-\$35.00 PSF + \$8.50 NNN

## HIGHLIGHTS:

- Brand new retail center - delivered January 2024
- Easy access to Hwy 6 and Fort Bend County Toll Rd
- Located within Sienna Plantation, a 10,500 AC master planned community and one of Fort Bend County's premier developments
- Major area retailers include: H-E-B, Academy, LA Fitness, Spec's, CVS, and Memorial Hermann among others

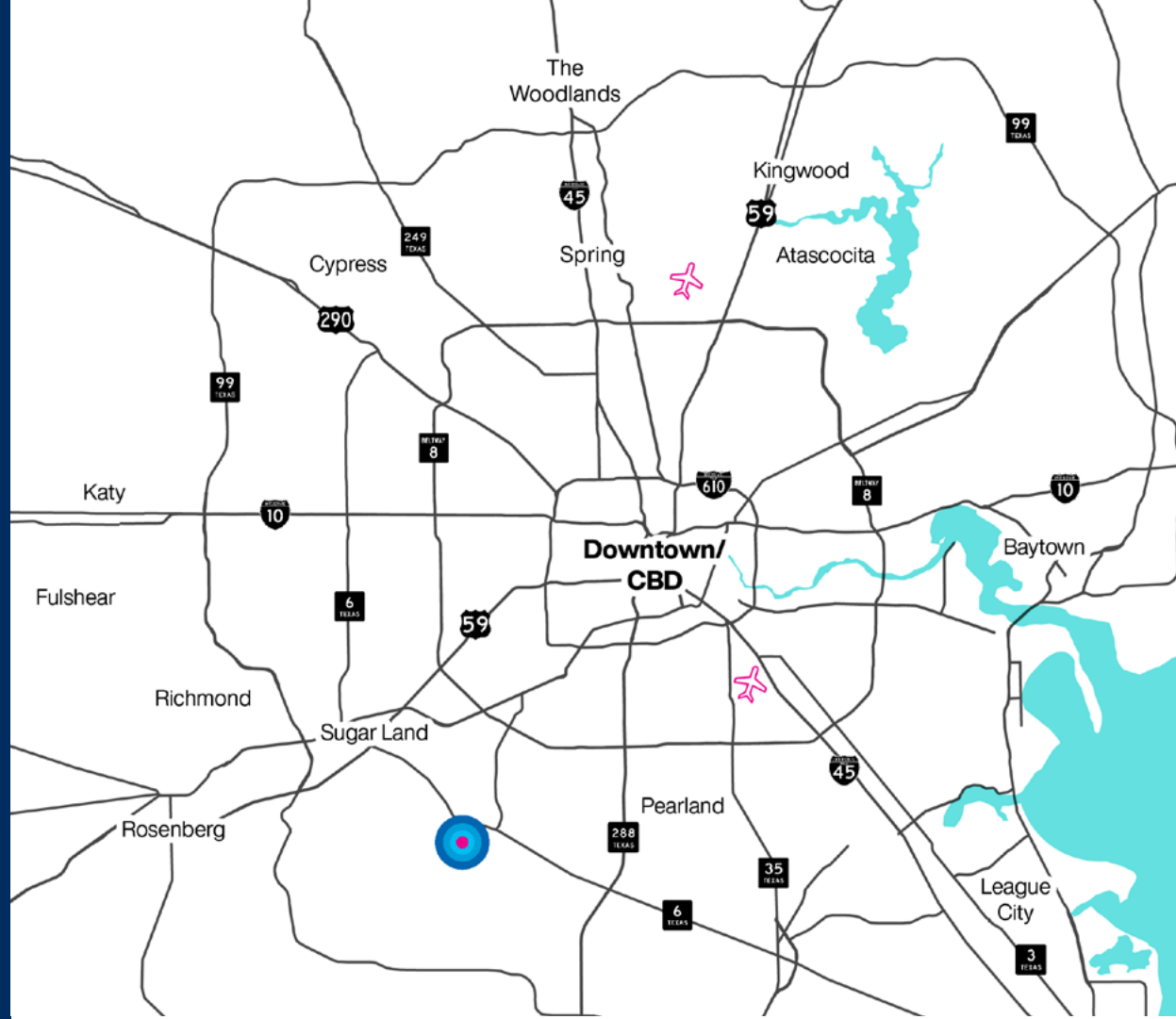
## TRAFFIC COUNTS:

**Hwy 6:** 57,753 CPD

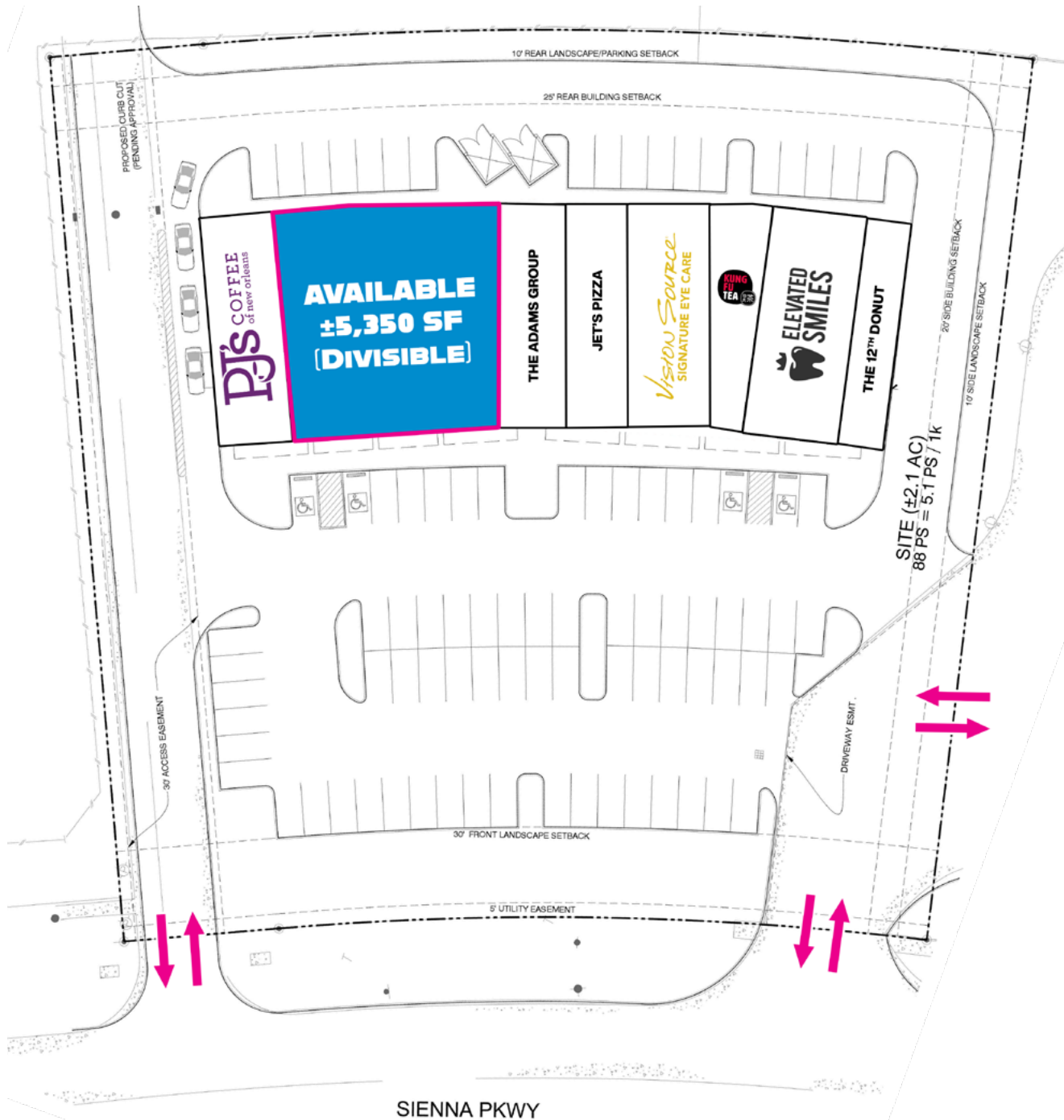
**Sienna Pkwy:** 35,961 CPD

## DEMOGRAPHICS:

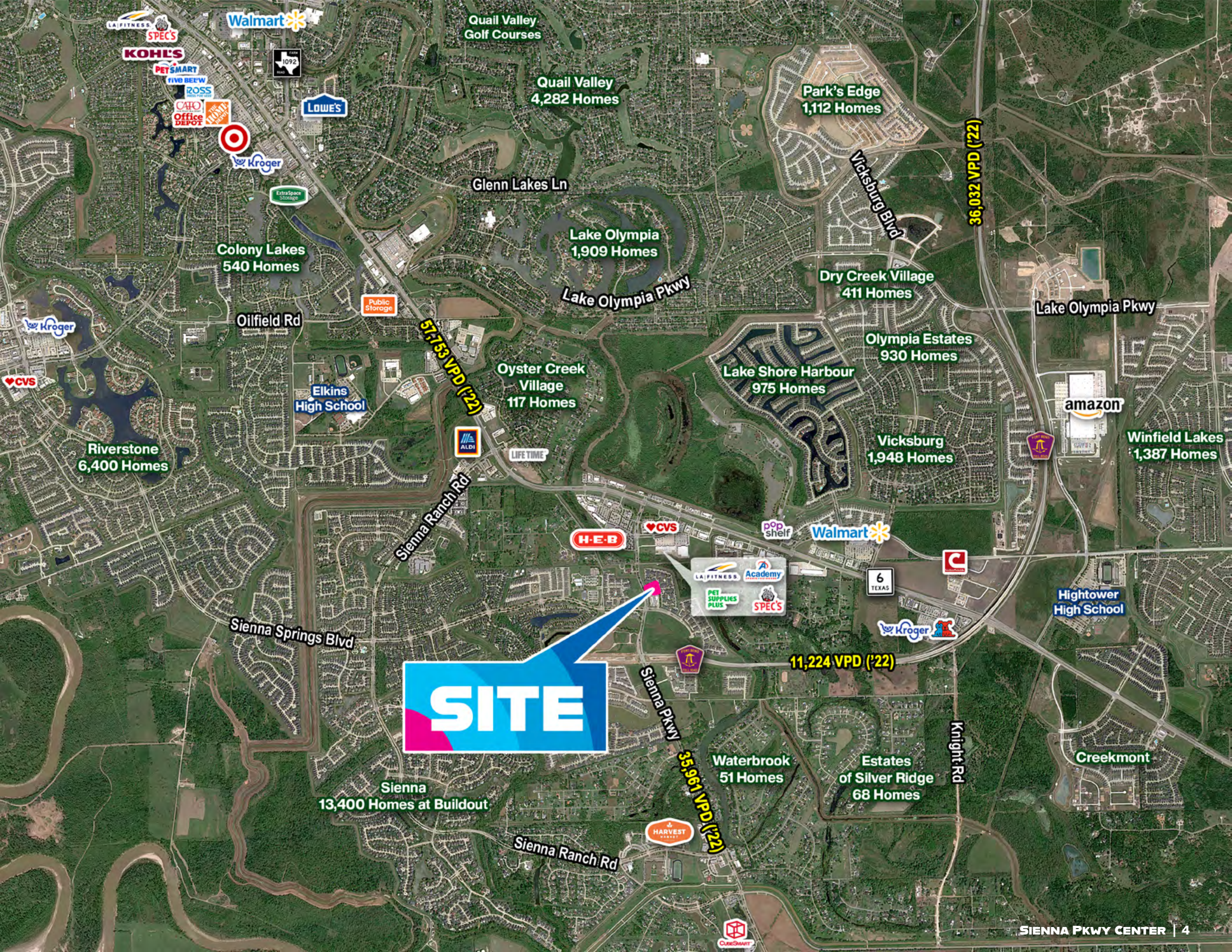
	1 Mile	3 Miles	5 Miles
<b>Population</b>	7,240	71,737	172,468
<b>Daytime Pop.</b>	3,070	30,522	75,860
<b>Avg HH Income</b>	\$153,895	\$175,038	\$156,571



# SITE PLAN



SIENNA PKWY



**SITE**

Quail Valley  
Golf Courses

Quail Valley  
4,282 Homes

Park's Edge  
1,112 Homes

Glenn Lakes Ln

Lake Olympia  
1,909 Homes

Dry Creek Village  
411 Homes

Colony Lakes  
540 Homes

Lake Olympia Pkwy

Olympia Estates  
930 Homes

Oilfield Rd

Oyster Creek  
Village  
117 Homes

Lake Shore Harbour  
975 Homes

Elkins  
High School

Vicksburg  
1,948 Homes

Lake Olympia Pkwy

Riverstone  
6,400 Homes

Sienna Ranch Rd

H-E-B

CVS

pop  
sheir

Walmart

amazon

Winfield Lakes  
1,387 Homes

Sienna Springs Blvd

LA FITNESS  
Academy  
PET SUPPLIES PLUS  
SPECS

6  
TEXAS

Kroger

Hightower  
High School

11,224 VPD ('22)

Sienna  
13,400 Homes at Buildout

Sienna Pkwy

Waterbrook  
51 Homes

Estates  
of Silver Ridge  
68 Homes

Knight Rd

Creekmont

35,961 VPD ('22)

Sienna Ranch Rd

HARVEST  
MARKET

Curbsmart

36,032 VPD ('22)

57,183 VPD ('22)

H-E-B

CVS BAR KADA SMOOTHIE BURGER KING

ihop

Jack in the box

T

Davita

Summer Moon COFFEE SHERWIN WILLIAMS

McKeever Rd

Sienna Pkwy

PET SUPPLIES PLUS LA FITNESS SPEC'S Academy SPORTS+OUTDOORS

Trammel Fresno Rd

FIRE DEPT

SYNC at Sienna Apartments 268 Units

SITE

Villas at Sienna Apartments 189 Units

Shell timewise

Sienna Springs Rd

35,961 CPD ('22)

Unique Minds Montessori School FARMERS INSURANCE Astound

Sienna Springs Rd

The Ranch at Sienna Apartments 312 Units

Ramble Creek Dr



**SITE**

CVS

LA FITNESS

SPEC'S

Academy

Five Star



Sienna Pkwy



# 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.

**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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Jacobs</b>	<b>448255</b>	<b>jj@blueoxgroup.com</b>	<b>713.230.8882</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

AVAILABLE  
±5,350 SF

# SIENNA PARKWAY CENTER NEW CONSTRUCTION RETAIL CENTER FOR LEASE

NEQ Sienna Pkwy & Sienna Springs Blvd | Missouri City, TX

**Anita Amin** | 713.324.8954  
aa@blueoxgroup.com

**Rami Khoury** | 832.677.3434  
rk@blueoxgroup.com



[WWW.BLUEOXGROUP.COM](http://WWW.BLUEOXGROUP.COM)