

FM-521-SIENNA PLANTATION/ROSHARON



8421 FM-521, FORT BEND COUNTY, ROSHARON, TEXAS 77433

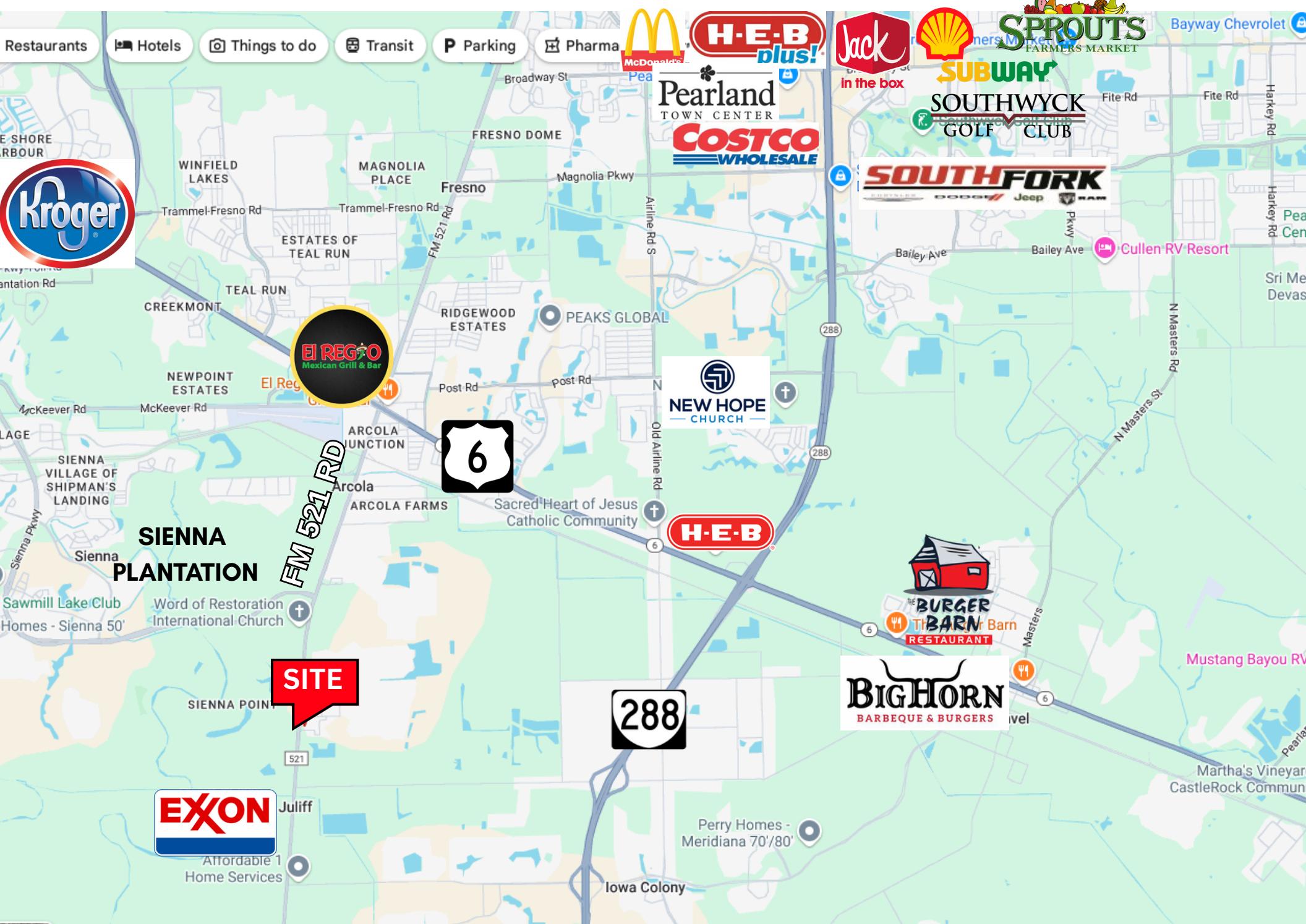
Sienna Plantation's Back Door. Located on FM 521 near Highway 288 within a two-mile radius of over 5,000 homes. The center offers ample parking spaces and two driveways, ensuring convenient access. The building is equipped with a fire alarm system, sprinklers, and grease trap. Two endcap units with drive-thru windows are available. Two pad sites each about 3/4 acres for Lease or Sale!!!

SNE PATEL
C: 832.754.1197
O: 713.939.8181
SnePatel75@gmail.com

ABC REALTY ADVISORS



FM-521/SIENNA PLANTATION/ROSHARON



PROPERTY INFORMATION

ASKING PRICE: Call SNe for pricing and more details

PROPERTY FEATURES:

This is an excellent location for restaurants, fast-food franchises, and related businesses such as Subway, Buffalo Wild Wings, Pizza Hut, Domino's Pizza, Wingstop, donut shops, bakeries, and ice cream shops.

- Great Visibility, 1 Pylon Sign
- 2 pad sites each about 3/4 acres for Lease or Sale
- Two end caps both have drive-thru
- Property has grease trap in place
- Highly traffic area

UTILITIES: City of Rosharon, all available;

PARKING: 170 parking spaces including 6 handicaps. Ratio 10.59/1000 SF

YEAR BUILT: 2023

AREA RETAILERS



AVAILABLE LEASE SPACE(S):

+- 7,000 SF | Continuous vacant space in shell condition. Divisible by 1100 SF.

+- 2,500 SF | End Cap (not divisible)

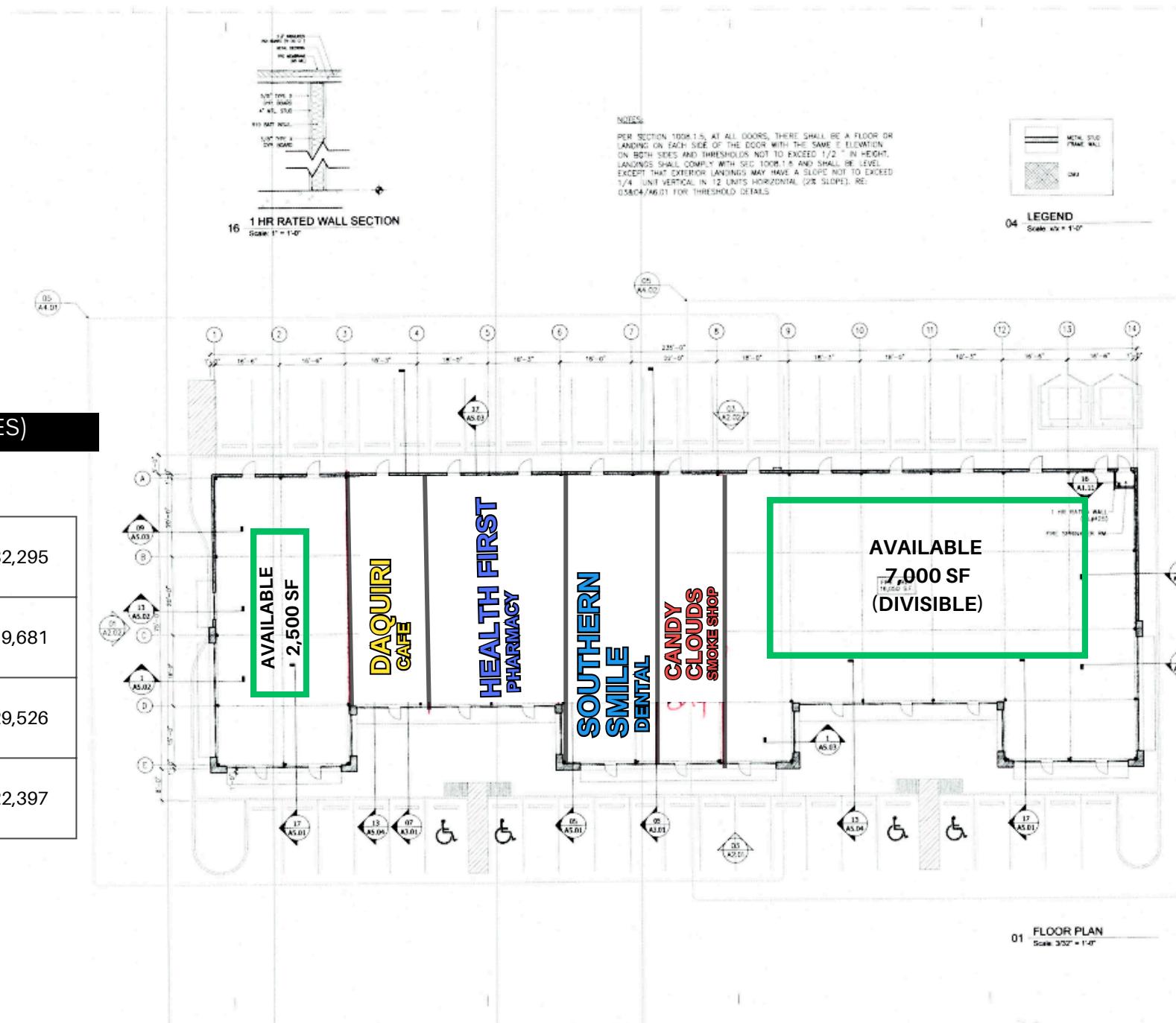
2 pad sites | 3/4 acres each for Lease or Sale!!!





DEMOGRAPHICS 2025 (3 MILES)

| | | |
|--|------------------|-----------|
| | Population | 32,295 |
| | Households | 9,681 |
| | Average Income | \$129,526 |
| | Vehicles per day | 22,397 |

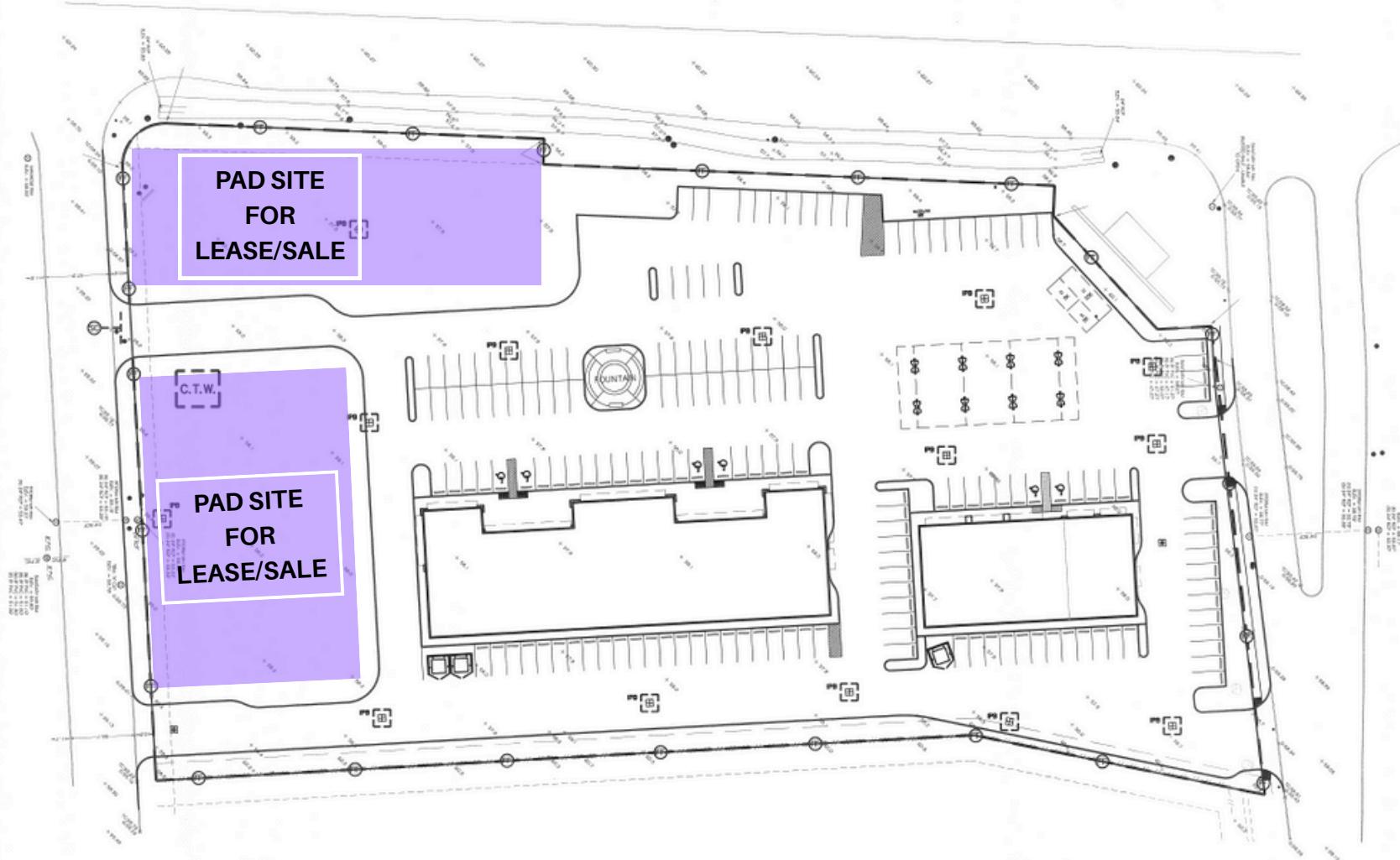


FM-521/SIENNA PLANTATION/ROSHARON

7,000 SF
Available Now

2,500 SF
Space Available





Two pad sites each about 3/4 acres for Lease or Sale

CONTRACTOR TO ENSURE THAT ALL DOWNSTREAM EDGES OF THE PROPERTY ARE PROTECTED WITH AN ENVIRONMENTAL CONTROL DEVICE DURING ALL PHASES OF CONSTRUCTION.

CONTRACTOR TO PROVIDE CONCRETE WASHOUT FOR ALL PROPOSED CONCRETE WORK. LOCATION OF CONCRETE WASHOUT SHALL BE ON-SITE AND APPROVED BY THE CITY INSPECTOR PRIOR TO USE.

REFER TO SANITY REPORT FOR MORE INFORMATION.

CONTRACTOR TO PROTECT EXISTING PLETS AT ALL TIME DURING CONSTRUCTION.

CONTRACTOR TO COMPLY WITH ALL TxDOT REQUIREMENTS FOR SWPPP PLAN, INCLUDING SUBMITTAL OF NOCD, WHEN REQUIRED.

Call SNE for pricing and more details

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SWPPP LAYOUT

C-5
SCALE: 1" = 30'
SET SHT C-0 FOR TOPOGRAPHIC SURVEY
SET SHT C-1 FOR GRAVING & DRAWDOWN
SET SHT C-2 FOR CONCRETE WASHOUT
SET SHT C-3 FOR MATER & SANITARY LAYOUT
SET SHT C-4 FOR PAVING JOBSITE LAYOUT
SET SHT C-5 FOR CONCRETE JOBSITE LAYOUT
SET SHT C-6 FOR SWPPP NOTES & DETAILS
SET SHT C-7 FOR GENERAL NOTES & DETAILS
SET SHT C-8 FOR COUNTY NOTES & DETAILS

SOUTHERN COLONY PLAZA

LOCATED AT:
8421 FM 521
ROSHARON, TEXAS 77583

LEGEND

- STABILIZED EMBANKMENT EDGE (LOCATED AT THE TOP OF BACK SLOPES ALONG OPEN DITCH)
- PAD PROTECTION BARRIER (CONCRETE PILE)
- STABILIZED CONSTRUCTION ENTRANCE (LOCATION TO BE CONFIRMED BY CONTRACTOR)
- CONCRETE TRUCK WASHOUT AREA (LOCATION TO BE CONFIRMED BY CONTRACTOR)
- C.T.W.



TEXAS ENGINEERING AND MAPPING CO.
12700 CEDARWOOD DR.
SUITLAND, TEXAS 77477
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FAX: 800.441.0501
E-MAIL: INFO@TEMCO.COM / WWW.TEMCO.COM

DRAWN BY: JM
DATE: 8-22-19
JOB NO.: 1471-1
REVISION DATE: N/A

C-5



2825 Wilcrest Drive, #616
Houston, TX. 77042
Ph: 713-541-3195
E-mail: info@hngassociatesinc.com

| ISSUE | NO. | DATE | DESCRIPTION |
|-------|-----|------------|-------------|
| | 1 | 02/03/2020 | PERMIT SUB. |
| | 2 | 07/20/2020 | PERMIT SUB. |

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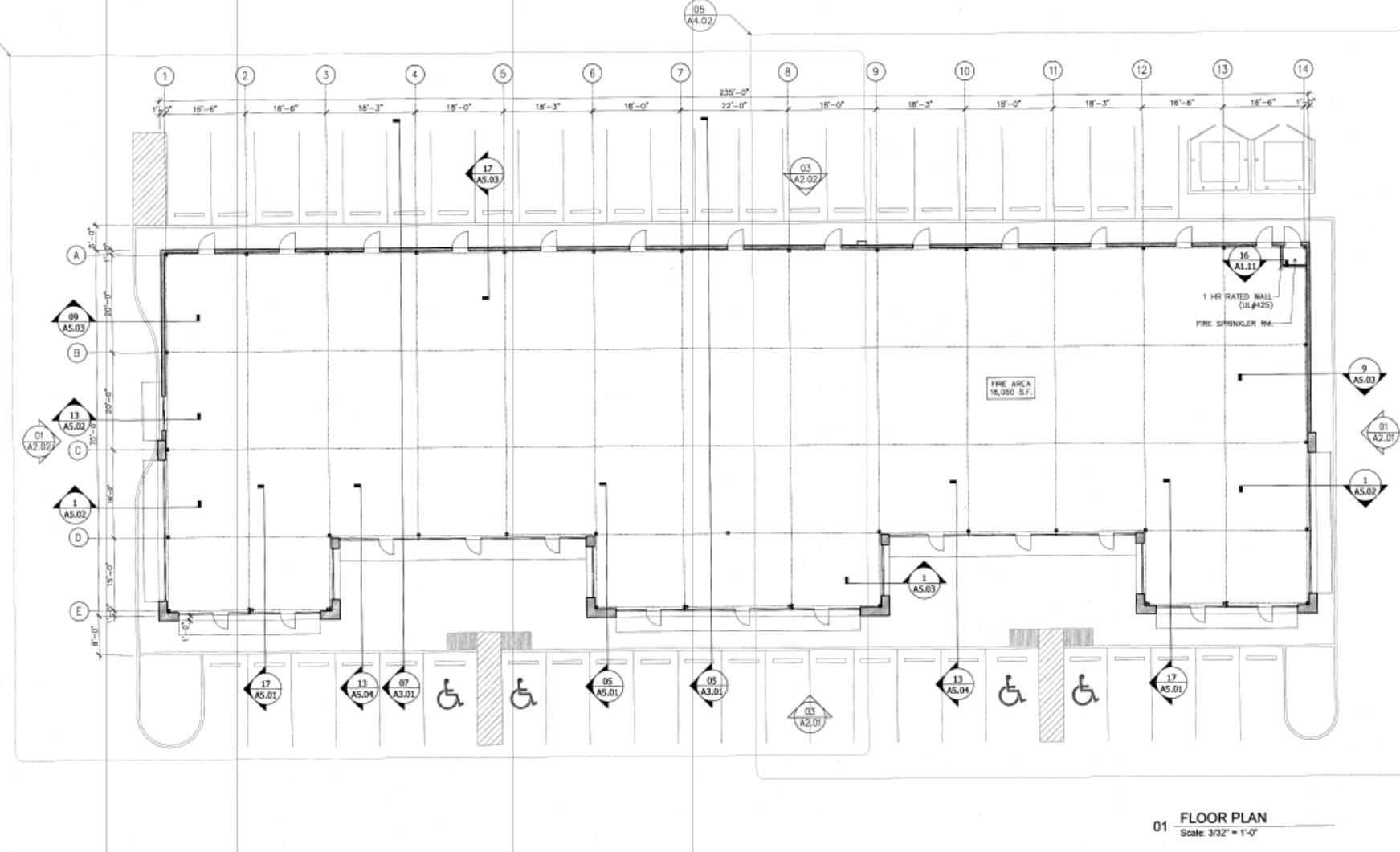


7/20/2022

PROJECT NAME

SOUTHERN COLONY PLAZA
RETAIL BUILDING
8421 FM 521 RD
ROSHARON, TX 77583

| | |
|-----------------|------------|
| DATE: | 08/22/2019 |
| PROJECT NUMBER: | 19-021N |
| SCALE: | AS SHOWN |
| DRAWN BY: | TN |
| DRAWING NUMBER | |



01 FLOOR PLAN
Scale: 3/32" = 1'-0"

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.

Last Updated on 2-10-2025

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.

| | | | |
|--|-------------|---------------------------|-------------------|
| ABC Advisors, Inc | 438665 | abcahouston@gmail.com | 713-939-8181 |
| Broker Firm Name | License No. | Email | Phone |
| Donald D. Chang | | changdonnie@gmail.com | 713-939-8181 x118 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Sne Patel | 610309 | sne.patel@abcahouston.com | 832-754-1197 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date