

FM-521-SIENNA PLANTATION/ROSHARON



RETAIL SPACES FOR LEASE

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

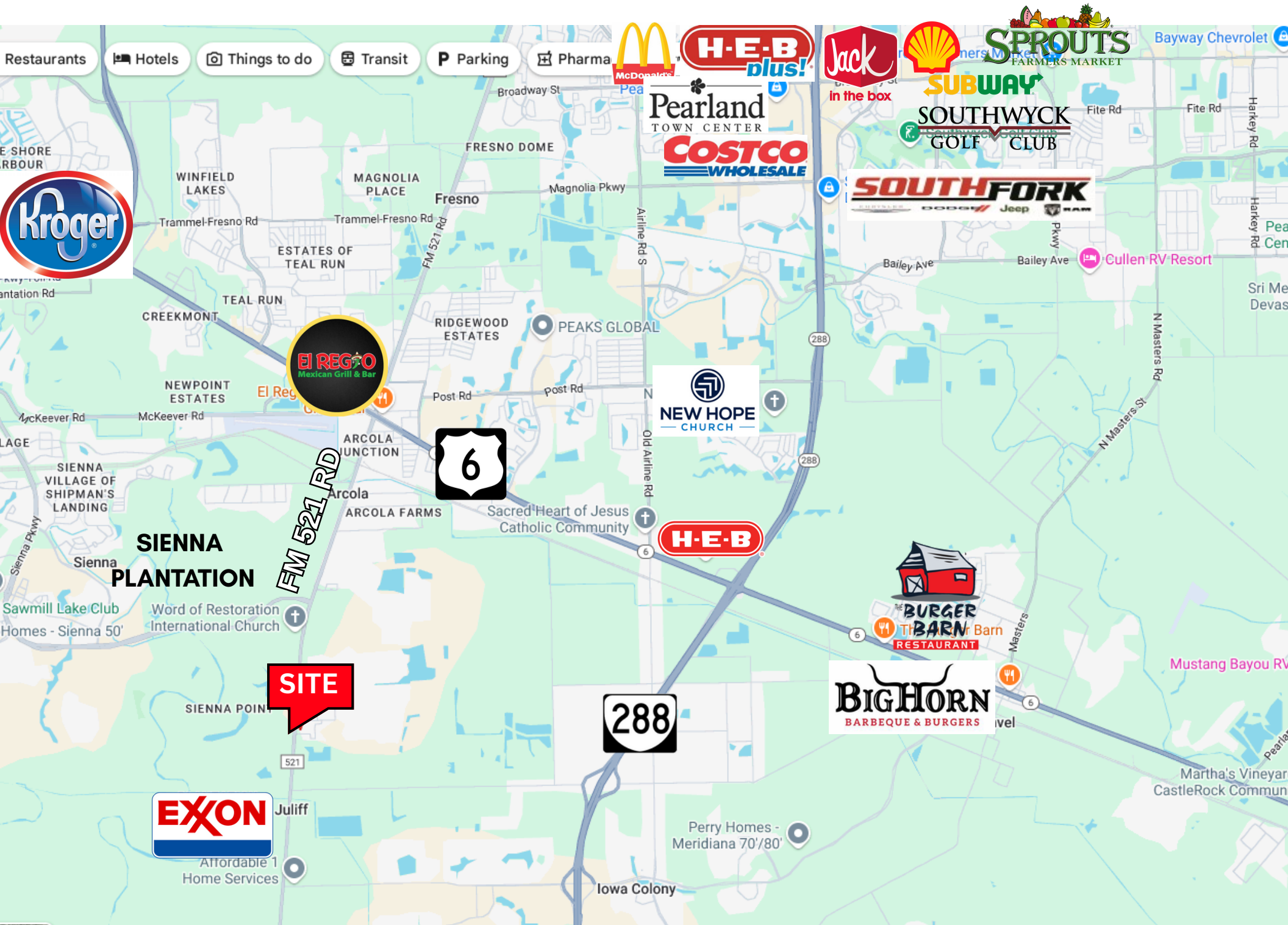
Sienna Plantation's Back Door. Located on FM 521 near Highway 288 within a two-mile radius of over 5,000 homes. The center offers ample parking spaces and two driveways, ensuring convenient access. The building is equipped with a fire alarm system, sprinklers, and grease trap. Two endcap units with drive-thru 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



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):

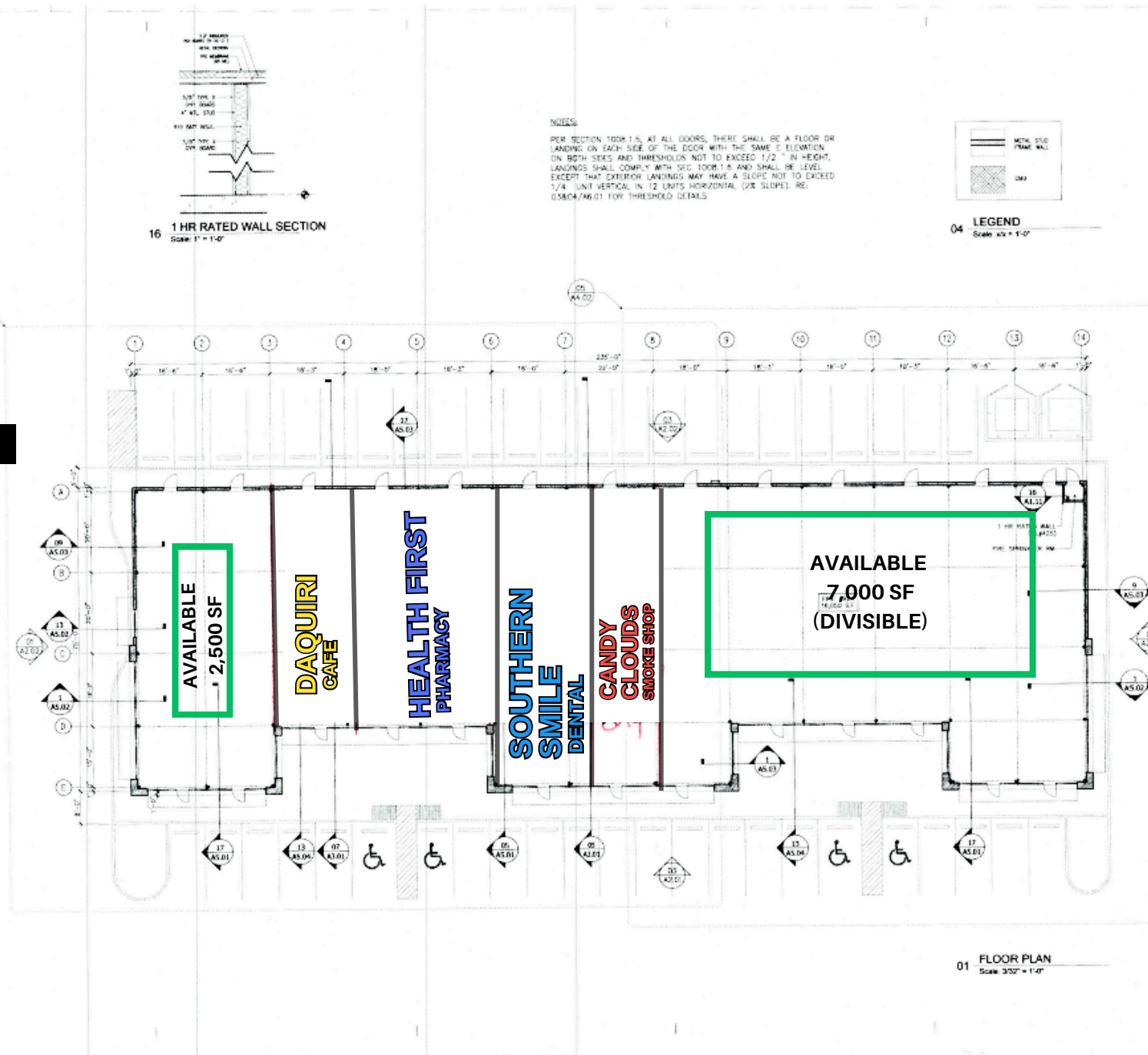
- +/- 7,000 SF** | Continuous vacant space in shell condition. Divisible by 1100 SF.
- +/- 2,500 SF** | End Cap (not divisible)
- 2 pad sites** | 3/4 acres each for Lease or Sale!!!





DEMOGRAPHICS 2025 (3 MILES)

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

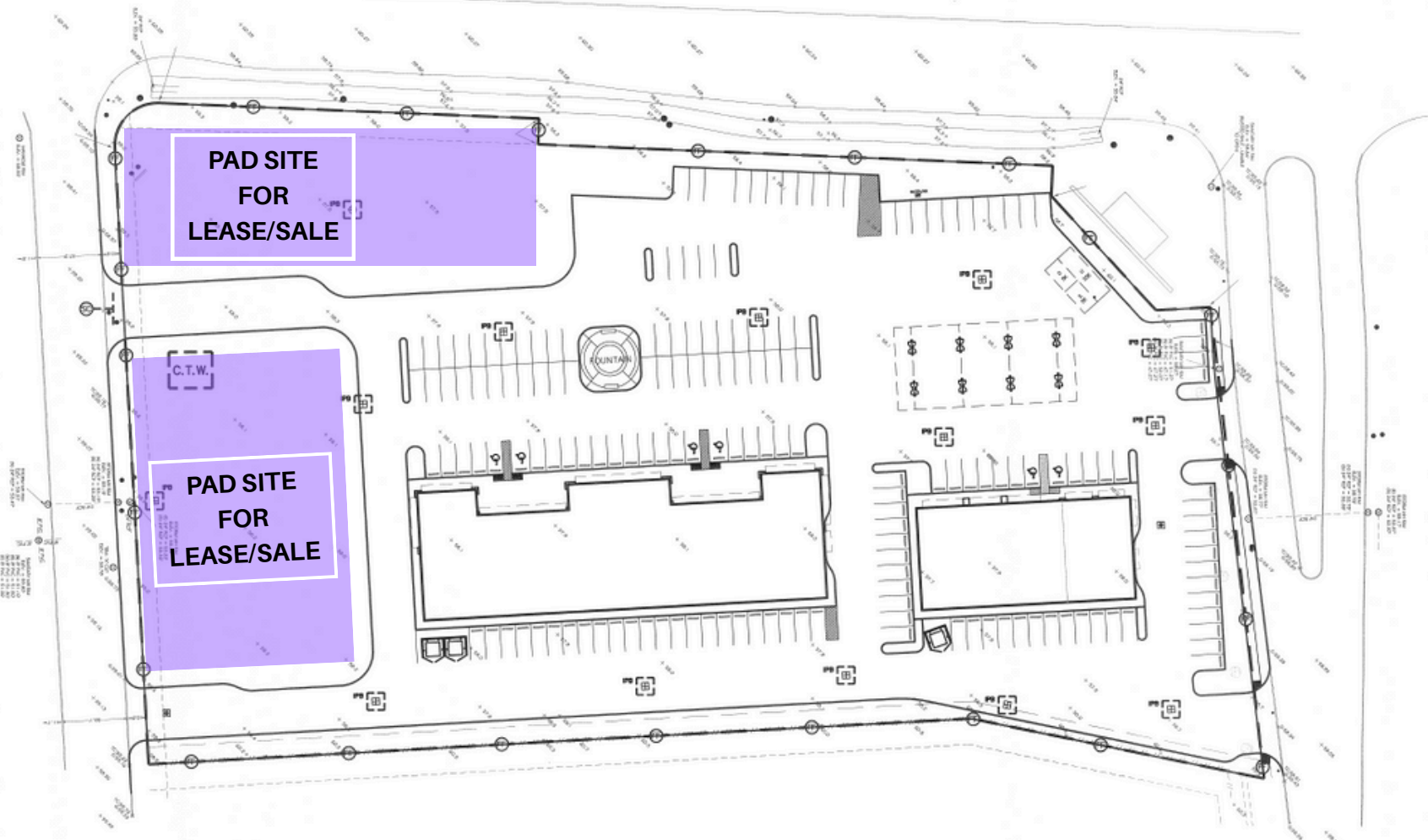


FM-521/SIENNA PLANTATION/ROSHARON

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 DESIGNED AND APPROVED BY THE CITY INSPECTOR PRIOR TO USE.

REFER TO SWPPP REPORT FOR MORE INFORMATION.

CONTRACTOR TO PROTECT EXISTING INLETS AT ALL TIME DURING CONSTRUCTION.

CONTRACTOR TO COMPLY WITH ALL TSSD REQUIREMENTS FOR SWPPP PLAN INCLUDING SUBMITTAL OF WQI WHEN REQUIRED.

Call Sne for pricing and more details

SNE PATEL
C: 832.754.1197
O: 713.939.8181

SnePatel75@gmail.com



C-5 SWPPP LAYOUT

SCALE: 1" = 30'

1471-1

SHEET C-5 FOR TOPOGRAPHIC SURVEY
SHEET C-1 FOR GRADING & DRAINAGE
SHEET C-2 FOR STORM SEWER LAYOUT
SHEET C-3 FOR WATER & SANITARY LAYOUT
SHEET C-4 FOR PAVING JOINT LAYOUT
SHEET C-5 FOR SWPPP LAYOUT
SHEET C-6 FOR SWPPP NOTES & DETAILS
SHEET C-7 FOR GENERAL NOTES & DETAILS
SHEET C-8 FOR COUNTY NOTES & DETAILS

SOUTHERN COLONY PLAZA

LOCATED AT:
8421 FM 521

ROSHARON, TEXAS 77583

LEGEND

- 17 FILTER FABRIC FENCE
LOCATED AT TOP OF BACK
SLOPE ALONG OPEN DITCH
- 18 DRAIN PROTECTION BARRIERS
(DRAIN INLET)
- 19 STABILIZED CONSTRUCTION ENTRANCE
(LOCATION TO BE CONFIRMED BY
CONTRACTOR)
- 20 CONCRETE TRUCK WASHOUT AREA
(LOCATION TO BE CONFIRMED BY
CONTRACTOR)



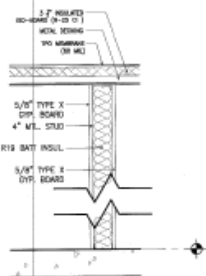
10/23/20



TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
DALLAS, TEXAS 75247
PHONE: 972.440.8888 FAX: 972.440.8888
E-MAIL: info@temco.com / www.temco.com

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

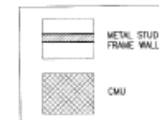
C-5



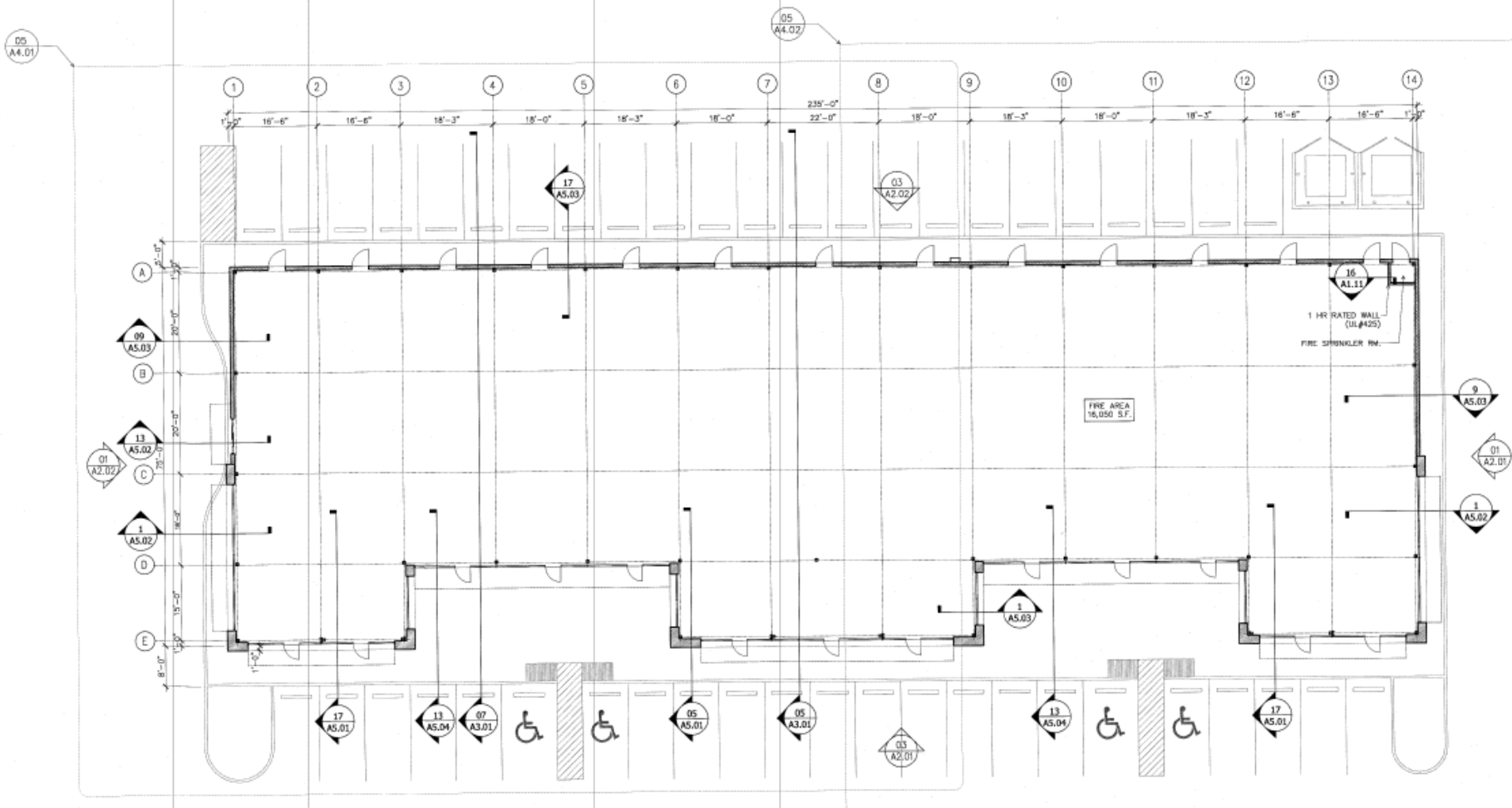
16 1 HR RATED WALL SECTION
Scale: 1" = 1'-0"

NOTES:

PER SECTION 1008.1.5, AT ALL DOORS, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF THE DOOR WITH THE SAME E ELEVATION ON BOTH SIDES AND THRESHOLDS NOT TO EXCEED 1/2" IN HEIGHT. LANDINGS SHALL COMPLY WITH SEC 1008.1.6 AND SHALL BE LEVEL EXCEPT THAT EXTERIOR LANDINGS MAY HAVE A SLOPE NOT TO EXCEED 1/4" UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE). RE: 03&04/A6.01 FOR THRESHOLD DETAILS



04 LEGEND
Scale: x/x = 1'-0"



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



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

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

© Copyright
TN ASSOCIATES, INC. 2013



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

A1.11

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