



# Sienna Crossing

## Retail & Restaurant Space For Lease



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Developed by:

**WILLIAMSBURG**  
ENTERPRISES



Space No. 1 5,069 SF  
 Space No. 2 4,251 SF  
 Space No. 3 2,043 SF  
 Space No. 3A Pediatric Smile Associates  
 Space No. 3B Gulf Coast Regional Blood

Space No. 4 Grain & Berry  
 Space No. 5 Crave Cookies  
 Space No. 6 Solis Mommography  
 Space No. 7 The Derm Project  
 Space No. 8 Maximiliano's Cuisine  
 Space No. 9 Pet Supplies Plus  
 Space No. 10 Houston Methodist  
 Space No. 11 LA Fitness  
 Space No. 12 Spec's  
 Space No. 13 Ace Hardware

Space No. 14 Dollar Tree  
 Space No. 15 My Salon Suite  
 Space No. 16 Sushi Haya  
 Space No. 17 4,400 SF  
 Space No. 18 Menchie's Frozen Yogurt  
 Space No. 19 Chicken Salad Chick  
 Space No. 20 First Watch  
 Space No. 21 Torchy's Tacos  
 Space No. 22 Chick-fil-A  
 Space No. 23 IHOP  
 Space No. 24 Jack in the Box  
 Space No. 25 Cooking Girl  
 Space No. 26 GNC  
 Space No. 27 T-Mobile  
 Space No. 28 Davita

HIGHWAY 6 (55,986, VPD)

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NOT A PART

TDECU  
YOUR CREDIT UNION

CVS  
pharmacy

Domino's

Chick-fil-A  
22

ihop  
23

Jack  
in the box  
24

GNC  
25  
IHOP  
26  
Davita  
28



SIENNA CROSSING DR

SIENNA PARKWAY (22,215 VPD)

FIRST WATCH  
20  
Torchy's Tacos  
21

2  
1  
3  
3A  
3B  
4  
5  
6  
7  
8  
PET SUPPLIES PLUS  
9  
Methodist  
10  
LA FITNESS  
11  
SPEC'S  
12

NOT A PART

Academy  
SPORTS+OUTDOORS

NOT A PART

ACE  
The helpful place.  
13  
1  
Dallas Tea Series, Inc.  
14  
MY SALON SUITE  
15  
16  
17  
18  
19



AVAILABLE



IN NEGOTIATIONS

SIENNA VILLAGE  
OF BEES CREEK  
992 HOMES

SIENNA VILLAGE  
OF ANDERSON  
SPRINGS  
1,822 HOMES

**H-E-B**  
2.4 MILLION VISITS  
TO H-E-B ANNUALLY



ENTRANCE TO SIENNA:  
20K+ RESIDENTS

FIRST WATCH

PET SUPPLIES PLUS

TORCHYS

Domino's

CVS

LA FITNESS

SPEC'S

TDECU  
YOUR CREDIT UNION

Academy  
SPORTS+OUTDOORS

SIENNA CROSSING DR

ACE  
Hardware

Chick-fil-e

DOLLAR TREE

IHOP

MY SALON  
Suite

Jack  
in the box

SUSHI HAYA

T Mobile

CHICKEN SALAD  
CHICK

GNC  
LIVE WELL

55,986 VPD

6  
TEXAS

6  
TEXAS











# Property Overview



Positioned at the entrance of Sienna with 20,000+ residents and the 26th top-selling master-planned community in the United States



Ground-up development with high-end, modern finishes



Easily accessed by commuters with access to the Fort Bend Parkway Toll Road (within one mile)



Affluent customers (average household income of \$140,780 and median household income of \$108,975 within one mile)



30-acre retail development with national tenants, including Academy, LA Fitness, Spec's Liquors, and Ace Hardware



19.3% of residents within one mile make \$200k+ income annually

# Area Highlights



For a seventh consecutive year and a 13th time, Sienna has been ranked among the nation's top-selling master-planned communities.



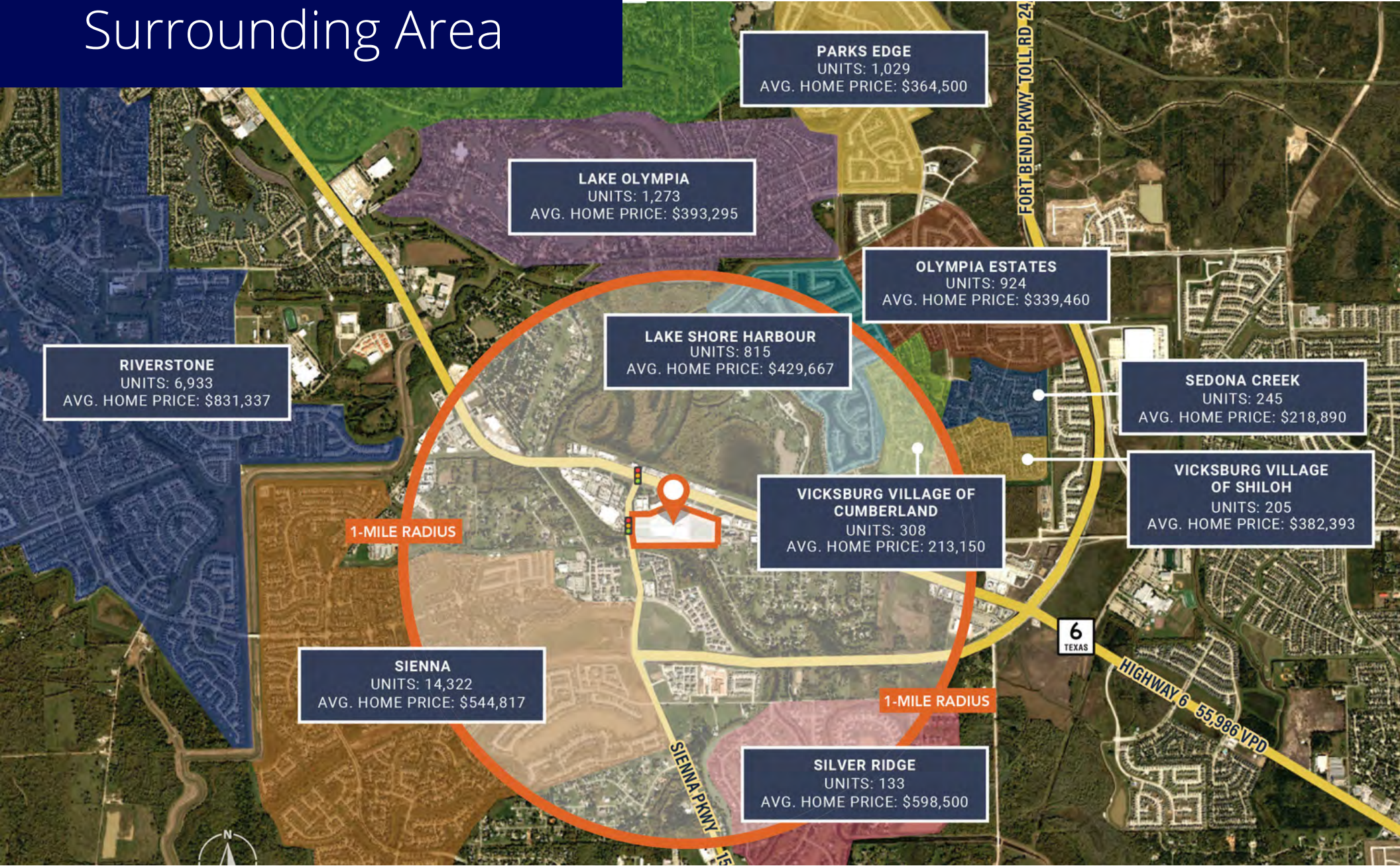
Median home price in the greater Sienna area is \$499,000, which is 40.77% higher than Houston's \$330,000 median home value.



# Retail Overview



# Surrounding Area



# Sienna Crossing

SEC Texas Highway 6 & Sienna Parkway  
Missouri City, TX 77459



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Developed by:

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# 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. **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.

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Date