

# THE MARKET AT WATERS LAKE

SWC Sienna Pkwy & Waters Lake Blvd. | Missouri, TX

## For Lease



Developed By:



Leasing By:

MATT MCKINNERNEY  
713.980.4722  
mmckinnerney@read-king.com

LANE PLEASON  
713.980.4753  
lpleason@read-king.com

COLLIN LESTER  
713.980.4749  
clester@read-king.com



**Read King**  
Commercial Real Estate

# PROPERTY INFORMATION

- Easy access to Hwy 6 and Fort Bend County Toll Rd
- Located near Sienna Plantation, a 10,500 AC master planned community and one of Fort Bend County's premier developments
- Centrally located in an underserved submarket which has 5,000 new homes planned



## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	7,240	71,737	172,468
Average Household Income	\$153,895	\$175,038	\$156,571
Daytime Population	3,070	30,522	75,860

## TRAFFIC COUNTS

	CPD
Sienna Parkway	5,702
Waters Lake	4,489

# SIENNA™



There will be 13,400 homes at buildout



**The Market at  
Waters Lake**

**14 min**  
5.7 miles

SIENNA  
VILLAGE OF  
WATERS LAKE

**Under Construction**  
1,240 Homes at Buildout

**Breaking Ground 2024**  
3,716 Homes at Buildout

SIENNA VILLAGE  
OF ANDERSON  
SPRINGS

VILLAS  
AT SIENNA

WATERBROOK  
WEST

SIENNA  
VILLAGE OF  
BEES CREEK

SIENNA  
VILLAGE OF  
SHIPMAN'S  
LANDING

SIENNA PLANTATION

SIENNA POINT

WINFIELD  
LAKES

CAMBRIDGE  
FALLS

MAGNOLIA  
PLACE

ESTATES OF  
TEAL RUN

CREEKMONT

TEAL RUN

ANDOVER  
FARMS

RIDGEWOOD  
ESTATES

NEWPOINT  
ESTATES

BRAEBEND  
ESTATES  
ADDITION

ARCOLA FARMS

SOUTHERN  
COLONY

6  
TEXAS

521

6  
TEXAS

521

H-E-B

Chapel

Walmart

Academy

DISCOUNT  
TIRE

Dutch Bros

Kroger

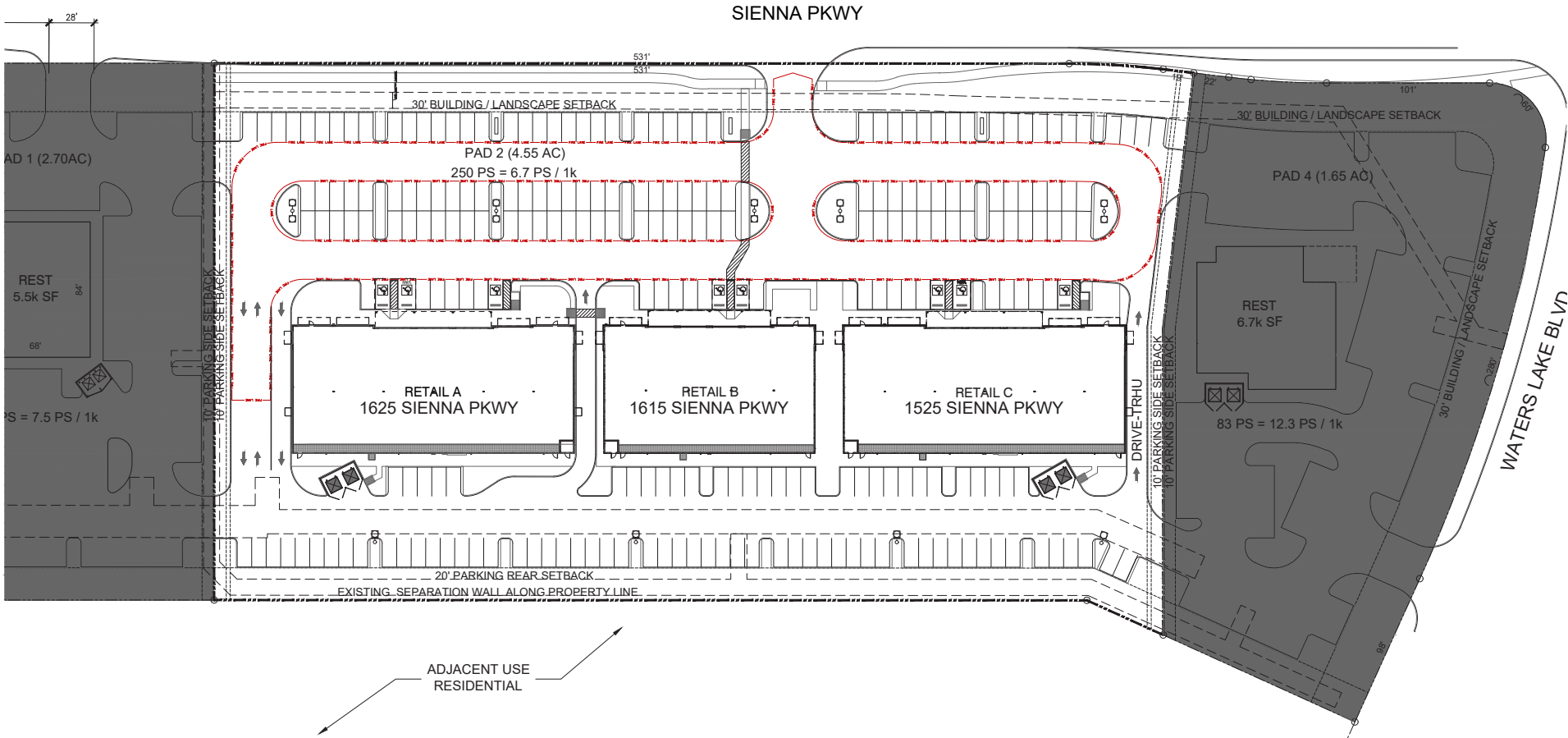
Waters Lake Blvd 4,488 CPD

Sienna Pkwy 6,702 CPD

Fort Bend Pkwy Toll Rd

Sienna Pkwy

# SITE PLAN



SITE PLAN EXHIBIT



Scale: 1" = 30'



COMMERCIAL DEVELOPMENT

October 15, 2024

THE MARKET AT WATERS LAKE  
MISSOURI CITY, TX 77459  
17041-04\_SITE\_240906.dwg 10:48 AM

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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.*

11-2-2015



**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.

Read King Inc.	504639		713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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\_\_\_\_\_  
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

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**For Leasing Opportunities Contact**

**Matt McKinnerney**

Vice President – Leasing  
mmckinnerney@read-king.com  
713.980.4722

**Lane Pleason**

Vice President – Leasing  
lpleason@read-king.com  
713.980.4753

**Collin Lester**

Associate – Leasing  
clester@read-king.com  
713.980.4749



713.782.9000  
read-king.com

1900 W LOOP SOUTH  
SUITE 1250  
HOUSTON, TX 77027