

4603 SIENNA PARKWAY, MISSOURI CITY, TX 77459



Asking Price: Open for Negotiation

Gross Revenue: \$5,273,752

Inventory: \$532,2000

**Next 5 Years Average Gross
Revenue Projection: \$6,816,393**

FF&E: \$1,620,000

Rent: \$17.20/SF/Year+NNN

Net Store Area: 33,330 SF

Established Year: 2018

Outdoor Patio Area: 2,773 SF

Lease Expiration: 3/31/2028

Employees: 33

Furnitures, Fixture & Equipment(FF&E) Included in Asking Price

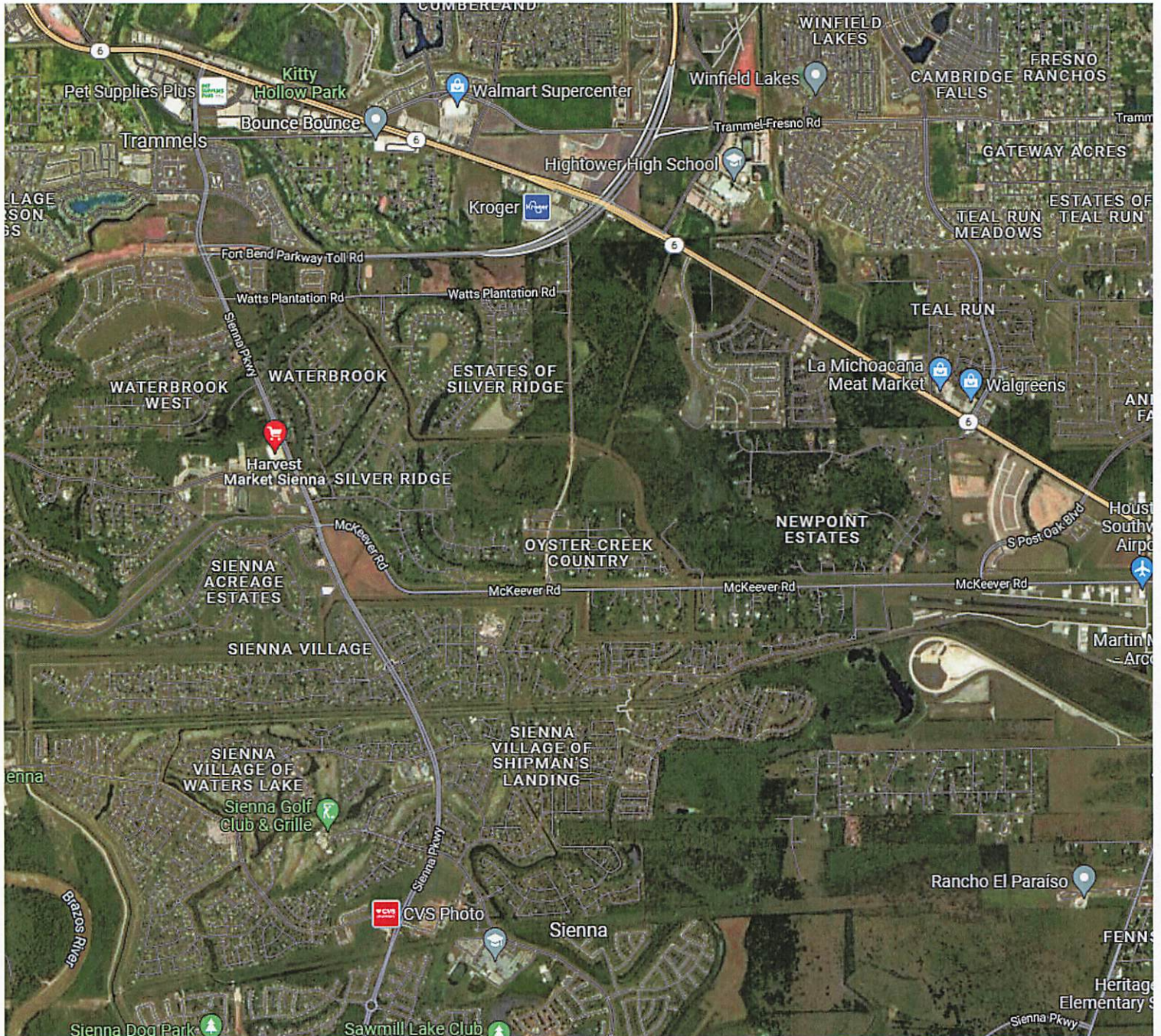
SIENNA - COMMUNITY HIGHLIGHTS

Located within Sienna Master-Planned Development

- 10,500 acre Master-planned community

Area

- Fort Bend Parkway Toll Rd. provides direct access from Sienna Parkway to Highway 6, Sam Houston Tollway/Beltway 8, and Loop 610



TRAFFIC COUNTS (CARS PER DAY)
SH 6 & Sienna Parkway: 50,000

SIENNA - COMMUNITY HIGHLIGHTS



DEMOGRAPHICS

Household (current USPS mailbox data)

- 5 Mile Radius: 53,786

AVERAGE HHI (2021 Est.)

- 1 Mile Radius: \$138,991
- 3 Mile Radius: \$139,172
- 5 Mile Radius: \$127,418



TAXING ENTITIES INCLUDE

- Missouri City
- Fort Bend County
- Fort Bend ISD
- HCC
- MMD
- MUD



Overview

Facilities

These two free standing buildings were newly constructed in 2018 and 2020. They offer space for both parking and activities including large outside patio space.

These businesses are uniquely positioned by their product offering and location. They have a consistent customer base and opportunity to grow within their four walls.

Growth & Expansion

We are well-positioned for growth within a variety of channels including E-Commerce, Curbside and Delivery.

Our mix of vendors within the store can be utilized to capitalize in different market segments. Expansion in additional locations and acquisitions also currently available.

Montgomery County - Woodforest Location

Montgomery county has a strong growth base as well as Woodforest Development.

The development includes a growing Pine Market Commercial District and surrounded by a world class 27 hole private golf course.

Missouri City - Sienna Location

Sienna location has great curb appeal and situated in the high-traffic intersection of Sienna Parkway and Fort Bend Toll Rd.

This area has experienced a 20% growth in the past two years.

Support & Training

Harvest Market has a well established management teams at both locations.

There will be training and on going support. Leadership will stay on board for a smooth transition.