

Offering Memorandum



Sienna Shopping Center

8731 Highway 6 South, Missouri City, Texas 77459

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Opportunity

Attractive 9,894-square-foot, Class-A retail building at a prime location in one of the strongest suburbs in the Houston metropolitan area – Missouri City. The Sienna Shopping Center is an immaculate, well-maintained property, with a diverse tenant mix since its initial opening in 2016.

Location

Great location at Sienna Plantation on the Northbound side of Highway 6. Located 0.3 miles from Sienna Plantation Parkway across from HEB, Leslie's Pools, Memorial Hermann, Next Level Urgent Care, and Whataburger.

Missouri City and Fort Bend County

Missouri City is conveniently located 30 minutes from downtown Houston and all the amenities the metropolitan area has to offer. It is close to major freeways, tollways and residential communities. Missouri City's strategic location links its businesses with customers throughout the Houston region.

Population

74,850

Median Household Income

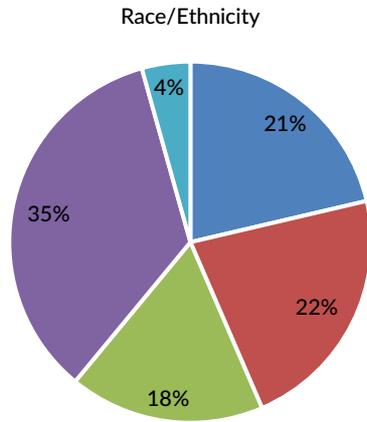
\$116,652

Population Growth

3.3% from 2010-2021



Fort Bend County Demographics



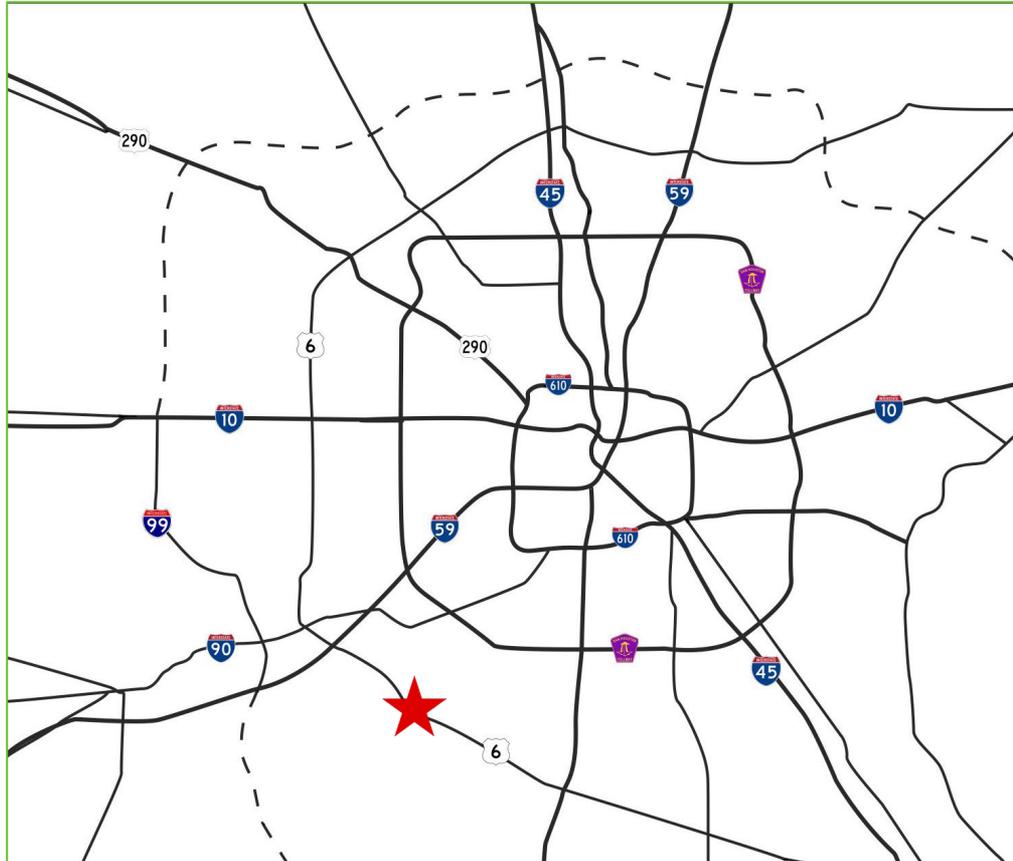
■ African-American ■ Asian ■ Hispanic ■ White ■ Other



Population
858,527

Median Household Income
\$102,590

Population Growth
38.5% from 2010-2021





Accessibility

- Direct access to Highway 6
- Close to I-69/Highway 59 and the Fort Bend Toll Road

Sienna Shopping Center

Traffic Counts:

- 49,900 VPD on Highway 6 South
- 45,640 VPD on Highway 6 North

Restaurants and Neighborhoods

Within 1 mi.



POPEYES

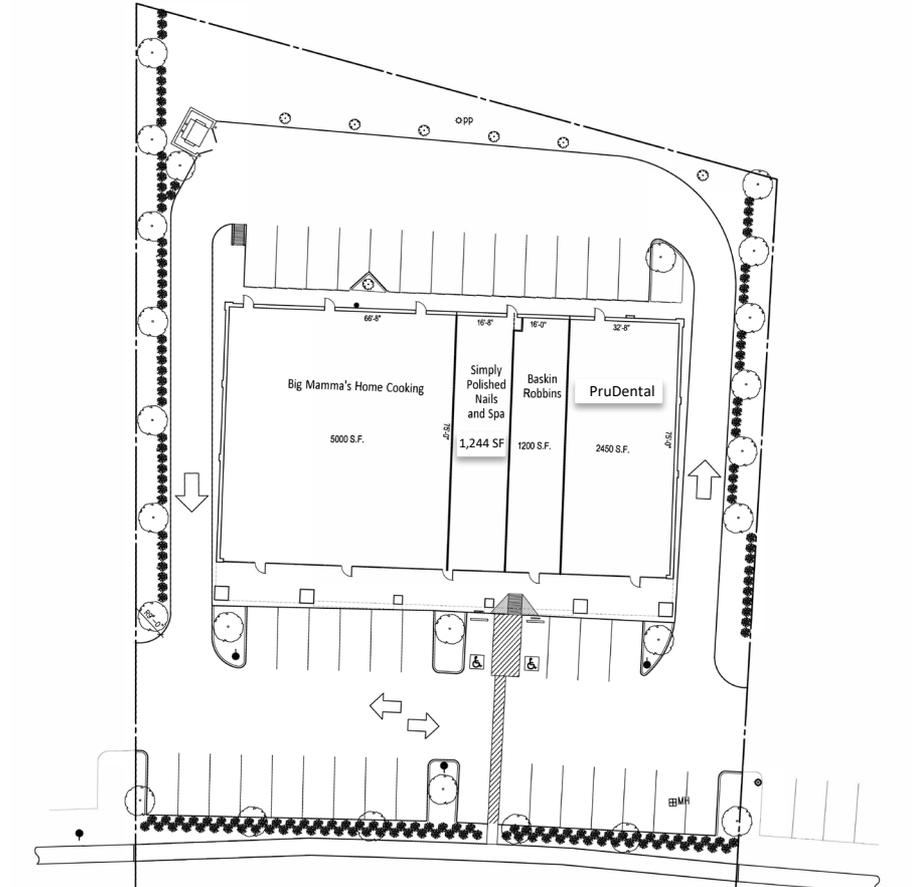


Within 5 mi.



Address	8731 Highway 6 South, Missouri City, TX 77459
Building	Class A Retail
Location	Directly off Highway 6
Site Area	1 Acre
Building Area	9,894 SF
Number of Tenants	4
Occupancy	100%
Year Built	2016
Cap Rate	6.2%
Signage	Fascia signage
Parking	42 spaces
Traffic Counts	49,900 VPD along Highway 6
Sale Price	Call for pricing





The Sienna Shopping Center has a well-balanced tenant mix including a dental service, a nail service and restaurants.



	SF: 2,450
	% of GLA: 24%
	% of Gross Revenue: 29%
	Website: providencedental.com/

	SF: 1,244
	% of GLA: 12%
	% of Gross Revenue: 13%
	Website: mysimplypolishednails.com/

	SF: 5,000
	% of GLA: 50%
	% of Gross Revenue: 44%
	Website: bigmammashomecooking.com/

	SF: 1,200
	% of GLA: 12%
	% of Gross Revenue: 12%
	Website: baskinrobbins.com/en



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