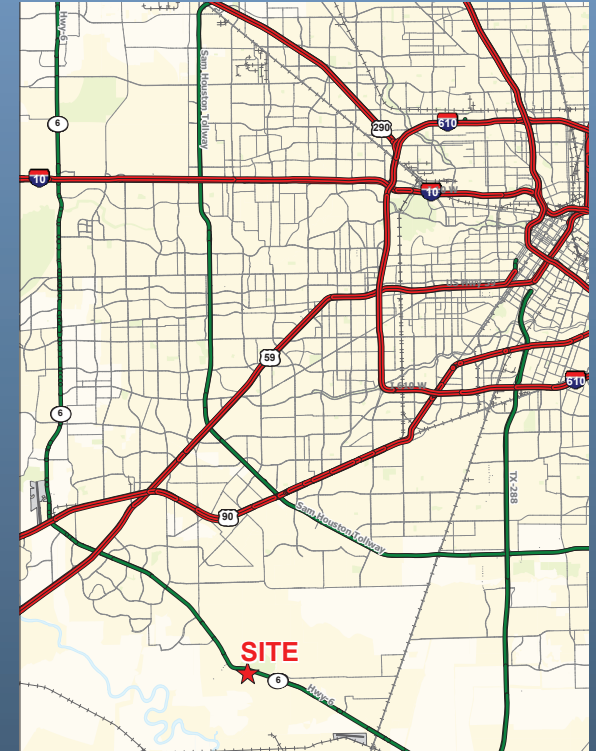


FOR LEASE

HEB Sienna Market, Highway 6 at Sienna Pkwy, Missouri City, TX 77459



PROPERTY DATA

- Located at the main entrance into Sienna Plantation, a master planned community in southwest Houston
- 1,967 SF available in HEB anchored center (former liquor store)
- Available on 01/31/2020
- Do not disturb tenant

DEMOGRAPHICS

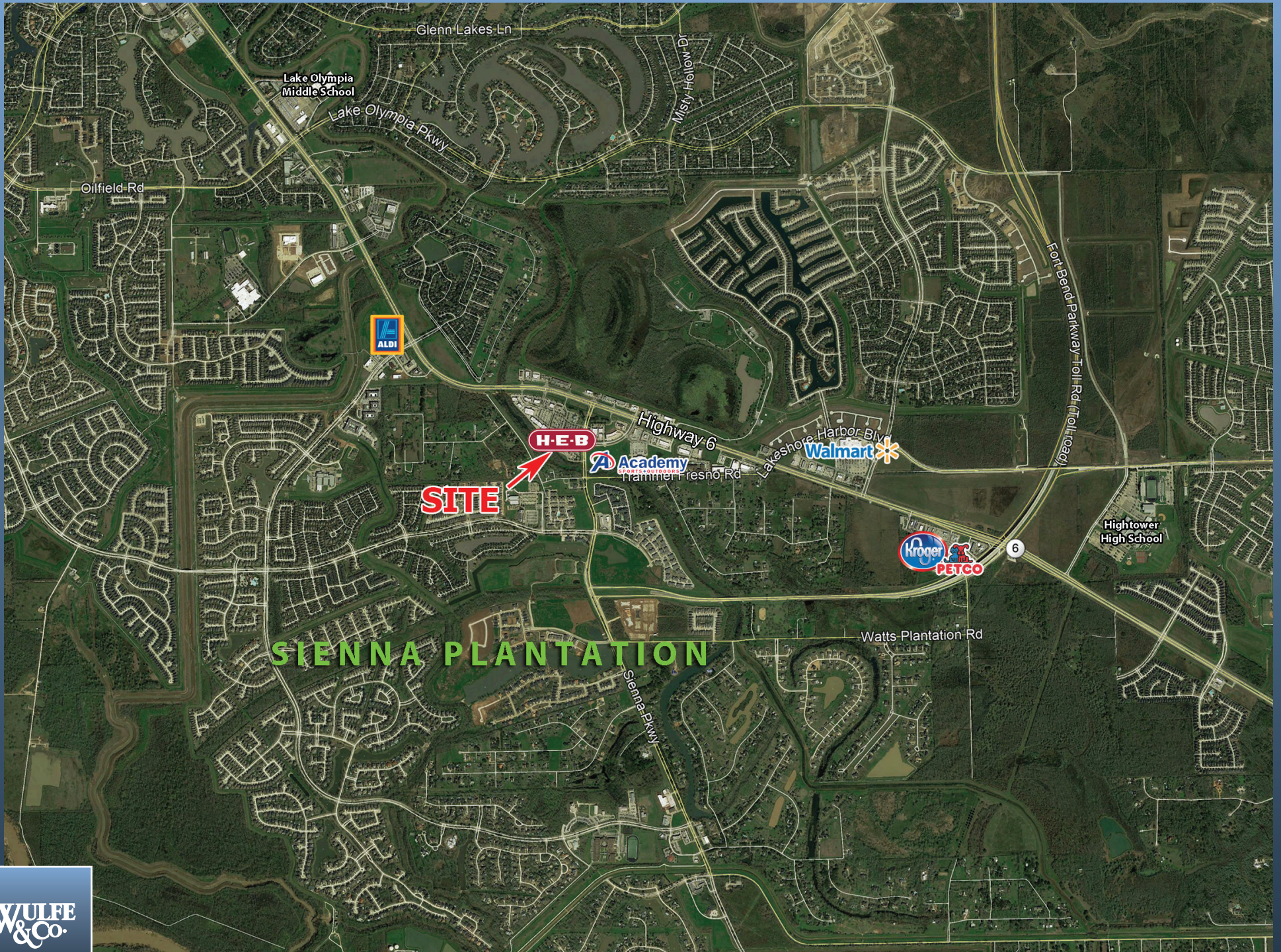
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2019 Estimate	6,483	58,861	162,377
Avg HH Income 2019 Estimate	\$128,149	\$143,557	\$127,180
Traffic Counts Highway 6	42,796 cars per day		
Sienna Parkway	27,966 cars per day		

CONTACT

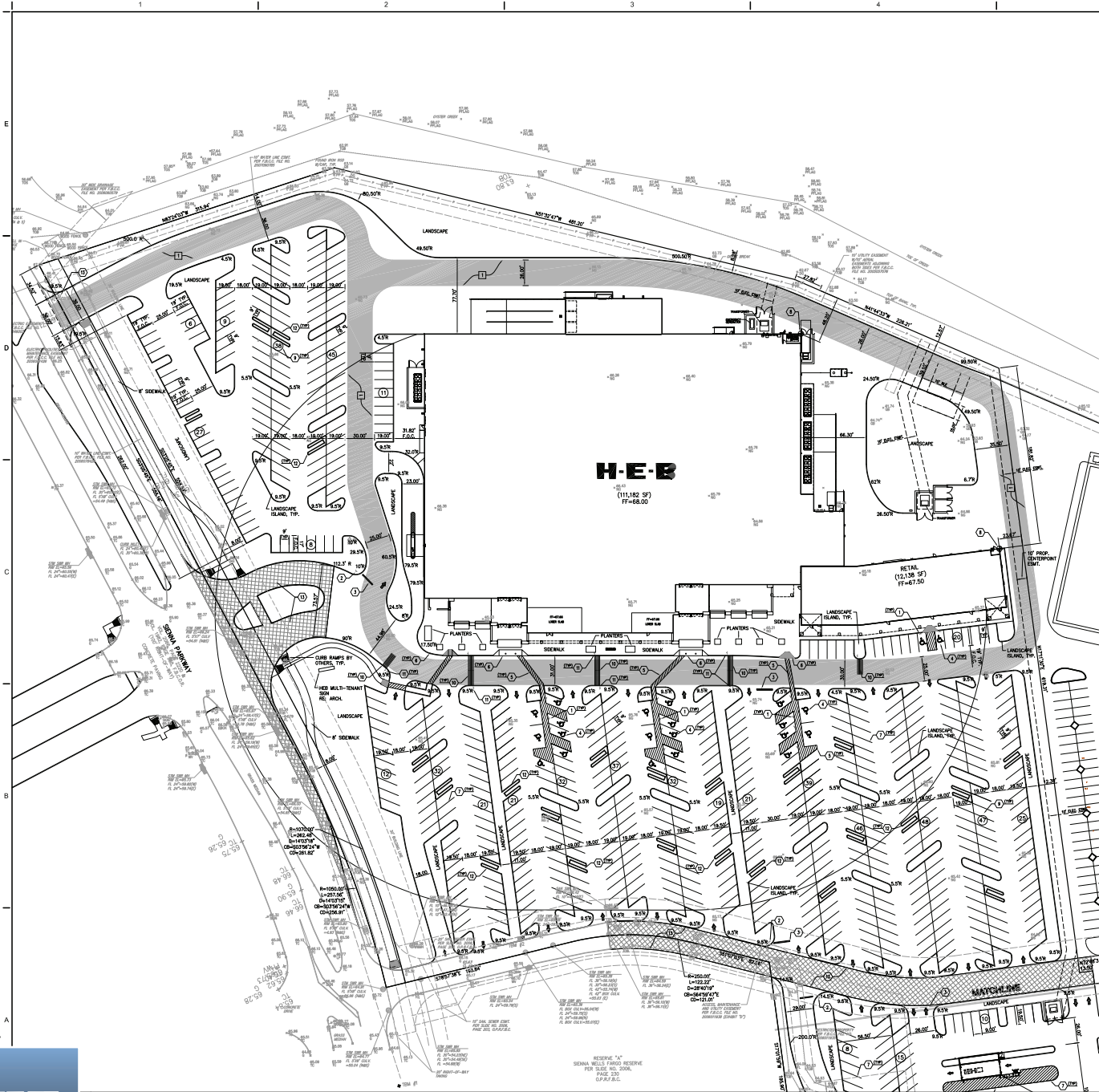
Kristen Barker, CCIM
kbarker@wulfe.com
(713) 621-1704

Wulfe & Co.
1800 Post Oak Blvd., Suite 400
Houston, Texas 77056
(713) 621-1700









FLOODPLAIN INFORMATION:
 THE SUBJECT TRACT LIES WITHIN UNDEVELOPED ZONE A, AREAS DETERMINED TO BE SUBJECT TO THE FLOODPLAIN AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FROM FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS AND ADJACENT AREAS. COMPARISON PAIR, WATERS MAP LOCATION AND GRANTED PLUMBING, SEE: 1.

BENCHMARKS:
 ELEVATIONS SHOWN HEREIN ARE BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY REFERENCE BENCHMARK (BS) - 8508 (VERTICAL CURVE ADJUSTMENT)

NOTE:
 THE FLOODPLAIN INFORMATION SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF INSURANCE. PROPERTY OWNERS AND APPLICANTS FOR FLOOD INSURANCE SHOULD CONSULT WITH AN INSURANCE AGENT FOR FURTHER INFORMATION. APPROXIMATELY 1.00 FEET ABOVE THE MOST EXTREME HIGHEST CORNER OF ELEVATION = 85.84

THE FLOODPLAIN IS LOCATED AT THE SOUTHWEST CORNER OF AN ALLEY FROM THE WEST END OF THE 1/2" ELEVATION BENCHMARK APPROXIMATELY 1.00 FEET WEST OF THE MOST SOUTHERLY NORTHWEST CORNER OF ELEVATION = 85.84

GRAPHIC SCALE
 (IN FEET)
 1" = 40 FEET

D5 SITE INFORMATION

FIRE ACCESS INFORMATION

- FIRE LANE
- ▨ FIRE LANE STRIPING

NOTE:
 ALL THE LANES SHALL BE PROVIDED AND MAINTAINED WITH A FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM 36 INCH (3") WIDE RED PAINTED STRIPES WITH FOUR INCH (4") HIGH WHITE LETTERS (STRIPING TYPE: FIRE LANE NO PARKING 36" WIDE STRIP) TO BE PAINTED UPON THE RED STRIPES EVERY TWENTY FEET ALONG ENTIRE LENGTH OF THE LANE SHOWING THE BOUNDARY OF THE LANE. THE FIRE LANE STRIPING SHALL BE ON THE VERTICAL SURFACE OF THE CURB AND 6" WIDE (3") RED PAINTED STRIPES.

SITE DETAILS

- ① ADA ACCESSIBLE SIGN, TYP.
- ② R1-1 STOP SIGN
- ③ STOP BAR (DATE)
- ④ HANDICAP ACCESSIBLE PARKING SPACE, TYP.
- ⑤ CROSSWALK, TYP.
- ⑥ PEDESTRIAN RAMP, TYP.
- ⑦ PAINTED WHITE STRIPE, TYP.
- ⑧ BUILDING CORNER CONTROL POINT
- ⑨ PARKING COURT, TYP.
- ⑩ 6'-4" WIDE X 15' LONG RUMBLE STRIPE (MINIMUM 12" D.C. (BAND) PRODUCTS (NOISE-ABSORBING OR SILENT))
- ⑪ W1-2 PEDESTRIAN SIGN (CAPACITY 18" X 9" (MINIMUM) STEEL PIPE 4" ABOVE FINAL GRADE WITH ALUMINUM FRAME SURFACE SYSTEM (EXCISE DETAIL AND CAP 18" X 9")
- ⑫ CART CORRAL
- ⑬ PROPOSED IMPROVEMENTS BY SIENNA PLANTATION MANAGEMENT DISTRICT
- ⑭ EXISTING PAVEMENT TO BE REMOVED

NOTES

- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO KEEP AND SOO COVERED OFF AREAS UPON COMPLETION OF FINAL GRADE AND BACKFILL. CONTRACTOR TO COORDINATE WITH DEVELOPER TYPE OF STRIP OR SSD TO BE USED.
- CURB RETURN RAILS ARE 2.5' UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE PROVIDED ON PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
- MARKING SIGN SHALL BE PROVIDED ONLY. SIGN PACKAGE SHALL BE SUBMITTED TO HOUSTON CITY UNDER OPERATIVE COVER FOR REVIEW AND PERMITTING.
- STREET ADDRESSES SHALL BE CLEARLY VISIBLE FROM STREET. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" IN HEIGHT WITH A MINIMUM STROKE OF 5/16" NUMBERS SHALL CONTRAST WITH THE BACKGROUND. REFER TO ARCHITECTURAL PLANS FOR LOCATION OF STREET ADDRESSES.
- ALL ROOF-TOP EQUIPMENT WILL BE SCREENED BY PARAPET WALLS. SCREENING MOUNTED EQUIPMENT WILL BE SCREENED BY MASONRY WALLS OF LANDSCAPING. ALL TRANSFORMERS WILL BE SCREENED BY MASONRY WALLS AND ALL WALL MOUNTED EQUIPMENT WILL BE PAINTED TO MATCH THE BUILDING.
- THE ZONING DEPARTMENT WILL MAKE THE FINAL DETERMINATION REGARDING CONTRIBUTIONS AND APPROV TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY REGARDING COMPLIANCE WITH MECHANICAL EQUIPMENT SCREENING STANDARDS.

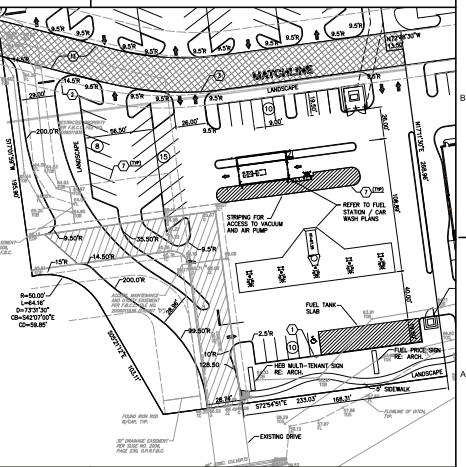
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SITE SUMMARY

LAND AREA	112,447 SF	TOTAL PARKING PROVIDED	637 SPACES
HEB BUILDING AREA	111,182 SF	HANDICAP PARKING PROVIDED	33 SPACES
RETAIL BUILDING AREA	12,138 SF	HANDICAP PARKING PROVIDED	33 SPACES
TOTAL BUILDING AREA	123,320 SF	PARKING PROVIDED WITHIN 300' (RHS)	1,000 SPACES
		PARKING RATIO REQUIRED	1:184

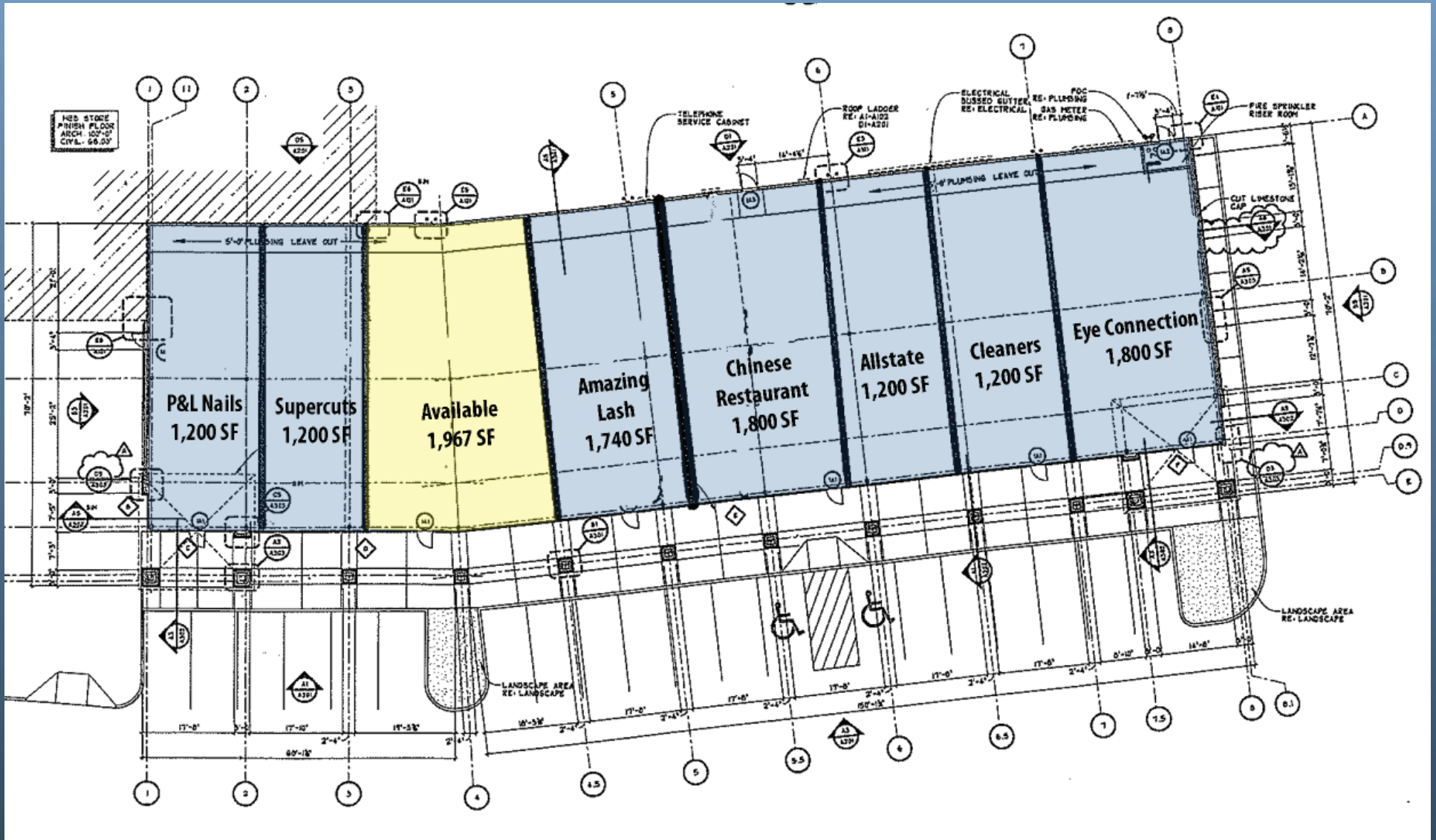
C5 NOTES



A5 FUEL STATION AND CAR WASH



SITE STRIPING PLAN



SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.5374/-95.5372

RS1

8880 Hwy 6			1 mi radius	3 mi radius	5 mi radius
Missouri City, TX 77459					
POPULATION	2019 Estimated Population		6,483	58,861	162,377
	2024 Projected Population		7,417	67,717	187,090
	2010 Census Population		3,590	39,402	123,318
	2000 Census Population		1,780	22,625	82,368
	Projected Annual Growth 2019 to 2024		2.9%	3.0%	3.0%
	Historical Annual Growth 2000 to 2019		13.9%	8.4%	5.1%
	2019 Median Age		35.6	37.7	37.2
HOUSEHOLDS	2019 Estimated Households		2,262	19,753	53,118
	2024 Projected Households		2,624	22,958	61,802
	2010 Census Households		1,204	12,925	39,520
	2000 Census Households		544	7,325	25,604
	Projected Annual Growth 2019 to 2024		3.2%	3.2%	3.3%
	Historical Annual Growth 2000 to 2019		16.6%	8.9%	5.7%
RACE AND ETHNICITY	2019 Estimated White		51.5%	46.1%	37.0%
	2019 Estimated Black or African American		20.4%	25.5%	34.4%
	2019 Estimated Asian or Pacific Islander		20.1%	20.8%	19.4%
	2019 Estimated American Indian or Native Alaskan		0.4%	0.3%	0.3%
	2019 Estimated Other Races		7.6%	7.2%	8.9%
	2019 Estimated Hispanic		23.0%	17.9%	19.4%
INCOME	2019 Estimated Average Household Income		\$128,149	\$143,557	\$127,180
	2019 Estimated Median Household Income		\$114,625	\$118,479	\$106,019
	2019 Estimated Per Capita Income		\$44,720	\$48,177	\$41,610
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)		2.0%	1.7%	3.6%
	2019 Estimated Some High School (Grade Level 9 to 11)		3.0%	3.3%	4.1%
	2019 Estimated High School Graduate		13.2%	13.1%	16.3%
	2019 Estimated Some College		16.5%	17.9%	18.4%
	2019 Estimated Associates Degree Only		9.8%	9.0%	8.5%
	2019 Estimated Bachelors Degree Only		37.7%	35.0%	30.5%
	2019 Estimated Graduate Degree		17.8%	19.9%	18.6%
BUSINESS	2019 Estimated Total Businesses		178	1,081	2,980
	2019 Estimated Total Employees		1,288	8,489	22,717
	2019 Estimated Employee Population per Business		7.2	7.9	7.6
	2019 Estimated Residential Population per Business		36.5	54.4	54.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

Wulfe & Co.	478511	info@wulfe.com	(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.	Email	Phone
Ed Wulfe	100714	ewulfe@wulfe.com	(713) 621-1700
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kristen Barker	445518	kbarker@wulfe.com	(713) 621-1704
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date