

# FULLY EQUIPPED RESTAURANT FOR LEASE

9009 SIENNA CHRISTUS DR. | MISSOURI CITY, TX 77459



**Loch Cook**

Vice President

713.231.1566

Loch.Cook@transwestern.com

**Nick Hernandez**

Managing Director

713.270.3354

Nick.Hernandez@transwestern.com



**TRANSWESTERN**  
RETAIL

## DESCRIPTION

- › 5,250 SF fully equipped restaurant For Lease
- › NNN's: \$11.00 per SF/Yr
- › Base Rent: Please Contact Broker
- › Permitted Occupancy: 333 People
- › POA/HOA: Sienna Plantation
- › Permitting: Missouri City

## LOCATION

- › SEQ Highway 6 & Sienna Parkway
- › Main entrance to Sienna Plantation (10,500 Acre Top Selling Master Planned Community)
- › Shadowed by : HEB, Academy, CVS, 24 Hour Fitness, Specs and Chick-fil-A



### POPULATION

1 Mile	3 Miles	5 Miles
6,867	63,849	157,338



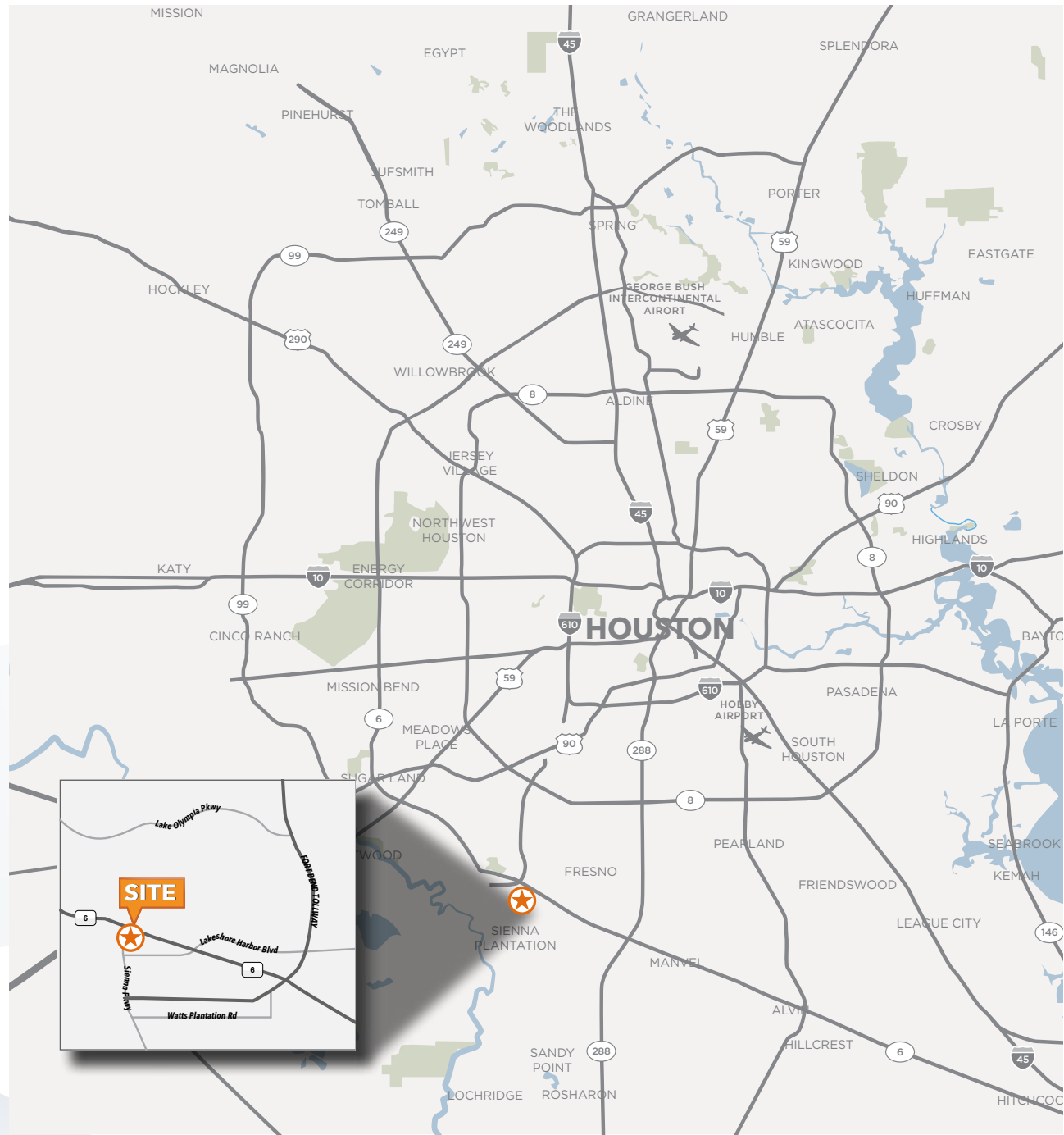
### AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$143,747	\$145,037	\$130,500

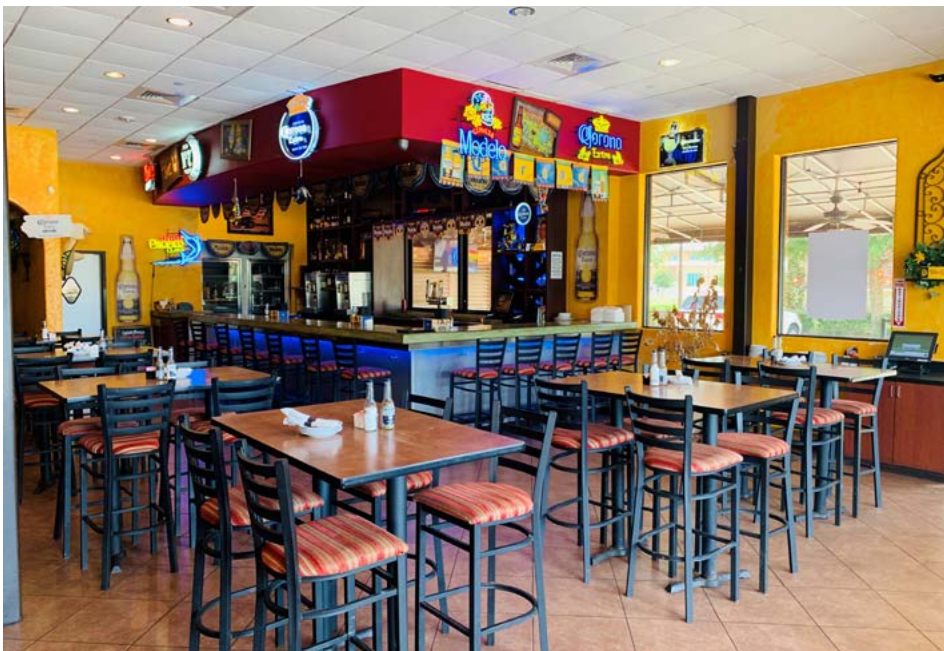


### TRAFFIC COUNTS

Highway 6	55,867 CPD
Sienna Pkwy	28,850 CPD









FLOOR PLAN

TOILET ROOM ACCESSORIES				
ID	ACCESSORY	MANUFACTURER	MOUNTING HT	REMARKS
1	PAPER TOWEL	BY CORNER	PER MFR	SURFACE MOUNTED SEE NOTE 2
2	TOILET PAPER HOLDER	ELBRO HANGUP	PER MFR	SURFACE MOUNTED SEE NOTE 2
3	SEMI-TOILET PAPER DISPOSAL	ELBRO	PER MFR	SURFACE MOUNTED SEE NOTE 2
4	SEAT DISPENSER	BY CORNER	UNDER MOUNT	SEE NOTE 2
5	MIRROR	BY CORNER	BY CORNER	SEE NOTE 2
6	GRAB BAR	T.B.O.	TOP @ 2" O.A.F.F.	30" LONG
7	GRAB BAR	T.B.O.	TOP @ 2" O.A.F.F.	40" LONG
8	MIRROR	T.B.O.	BY CORNER	
9	DIVIDER WALL	T.B.O.	PER MFR	SURFACE MOUNTED WALDOWORTH 4-WAY GRAPHITE NEOLA
10	SEMI-CHANGING TABLE	KODAK	PER MFR	4800-11-0407H
11	TOILET SEAT COVER DISPENSER	T.B.O.		

OCCUPANCY TYPE AND LOAD				
OCCUPANCY CLASSIFICATION	SPECIFIC USE	1	2	3
A-2	DINING FIXED	506	187/24"	21
A-2	DINING NON FIXED	2,845	15 NET	176
A-2	WAITING	285	5 NET	57
A-2	KITCHEN, BAR, STORAGE AND OFFICE	1,513	200	6
A-2	PATIO NON FIXED	465	15 NET	31
TOTAL		5,379		293

REF. IBC 2006, TABLE 1004.1.1

1 LIST SQUARE FOOTAGE IN EACH OCCUPANCY CLASSIFICATION.

2 LIST FLOOR AREA IN SQUARE FOOT PER OCCUPANT FROM IBC TABLE 1004.1.1

3 LIST ALLOWABLE OCCUPANTS PER OCCUPANT CLASSIFICATION.

OCCUPANT LOAD SIGN SHALL BE POSTED IN ACCORDANCE WITH IFC 2006

EGRESS REQUIRED = 2 x 290 = 58 INCHES

EGRESS PROVIDED = 180' 4 DOORS

MINIMUM CLEAR OPENINGS = 32"

MINIMUM CLEAR WIDTH OF CORRIDORS 44"

MAXIMUM TRAVEL DISTANCE = 250' (SPRINKLED)

MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = 81'

PLUMBING FIXTURES REQUIRED						
CHAP. 29 (IBC 2006) 2901.1						
OCCUPANCY CLASSIFICATION	SPECIFIC USE	REQUIRED	MALE	FEMALE	TOTAL	PROVIDED
A-2	WATER CLOSETS	1 PER 75	1 PER 75	4.4	2	3
A-2	LAVATORIES	1 PER 200	1 PER 200	1.6	2	2
A-2	TUBS AND SHOWERS	-	-	-	-	-
A-2	DRINKING FOUNTAINS	1 PER 500	1 PER 500	-	-	-
A-2	SERVICE SINK	1			1	2

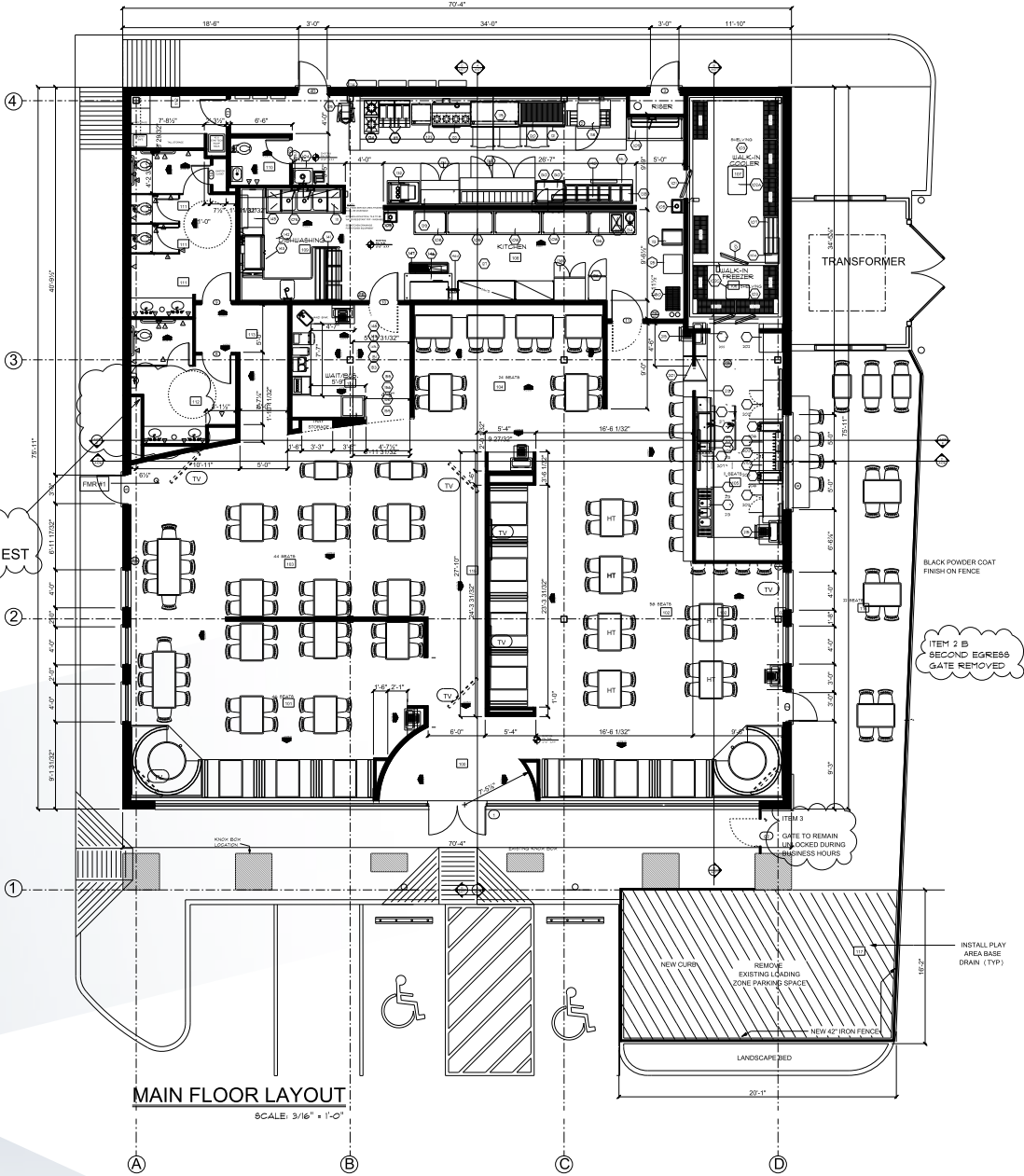
BUILDING AREA:	
FIRST FLOOR AREA	5,250 SQ. FT.
PATIO	880 SQ. FT.
TOTAL AREA	6,130 SQ. FT.

SEATING:	
DINING	187
PATIO	38
TOTAL SEATS	225

DELETED URINAL  
PER TENANT REQUEST

ITEM 2 A

ITEM 2 B  
SECOND EGRESS  
GATE REMOVED



(P) 713.680.1333  
(F) 713.680.1334

3301 Edloe Suite 100  
Houston TX 77027



DO NOT SCALE DRAWINGS  
CONTRACTOR TO VERIFY ALL  
EXISTING CONDITIONS AND  
DIMENSIONS NOTY DESIGNER  
OF ANY DISCREPANCIES PRIOR  
TO BEGINNING CONSTRUCTION

VERSION	DATE
PERMIT REVIEW	08-21-10
PERMIT REVIEW	12-21-10
PROJECT REV.	04-11-11
PROJECT REV.	05-16-11
PROJECT REV.	08-23-11
PROJECT REV.	11-24-11
PROJECT REV.	02-23-12

PROJECT NUMBER  
CF5625

SCALE  
AS NOTED

SHEET ID  
FIRST FLOOR PLAN

SHEET NUMBER  
A100

ISSUE DATE: 6-28-2010  
PRINT DATE: 8-21-2010

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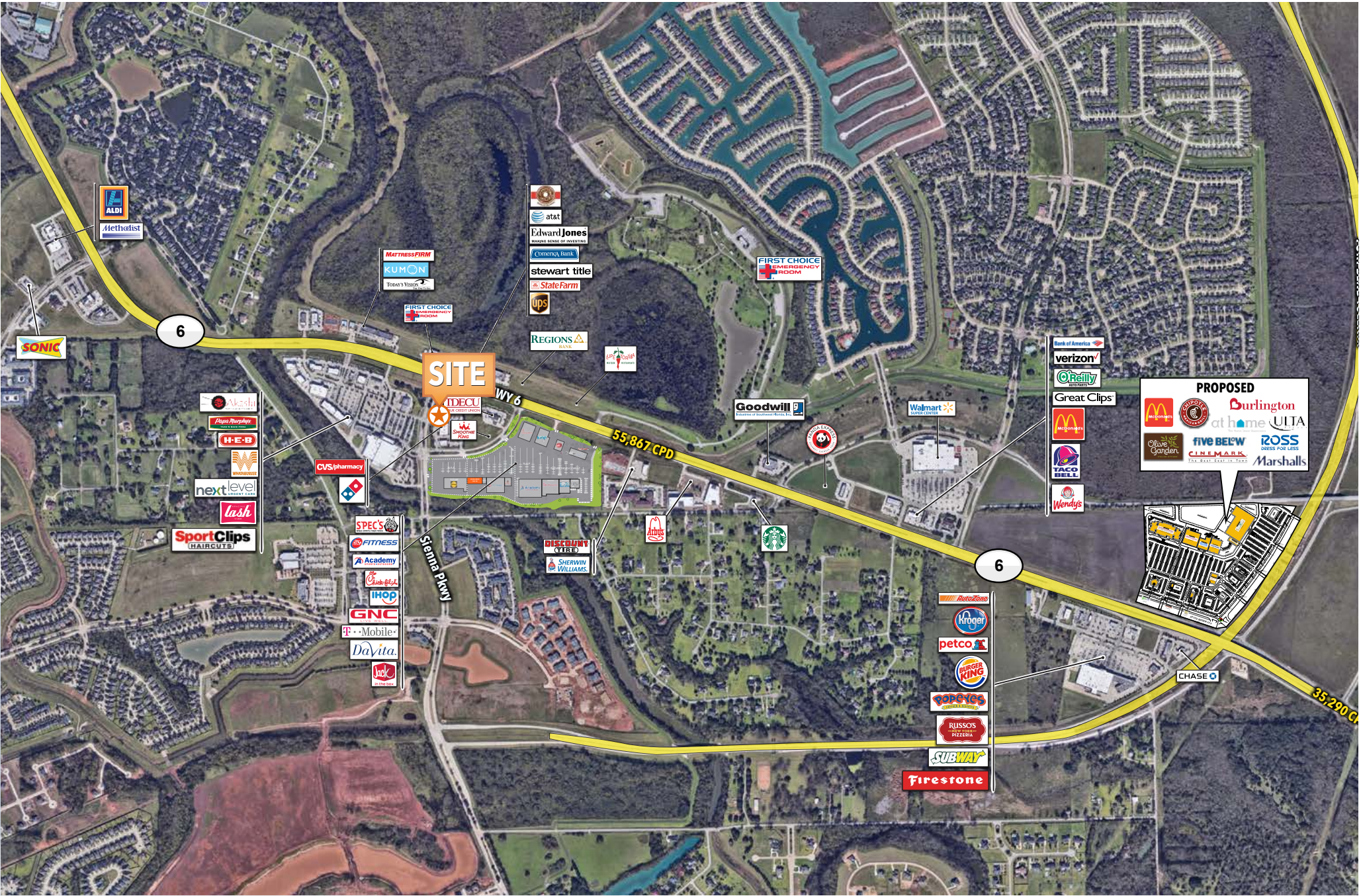


SITE PLAN



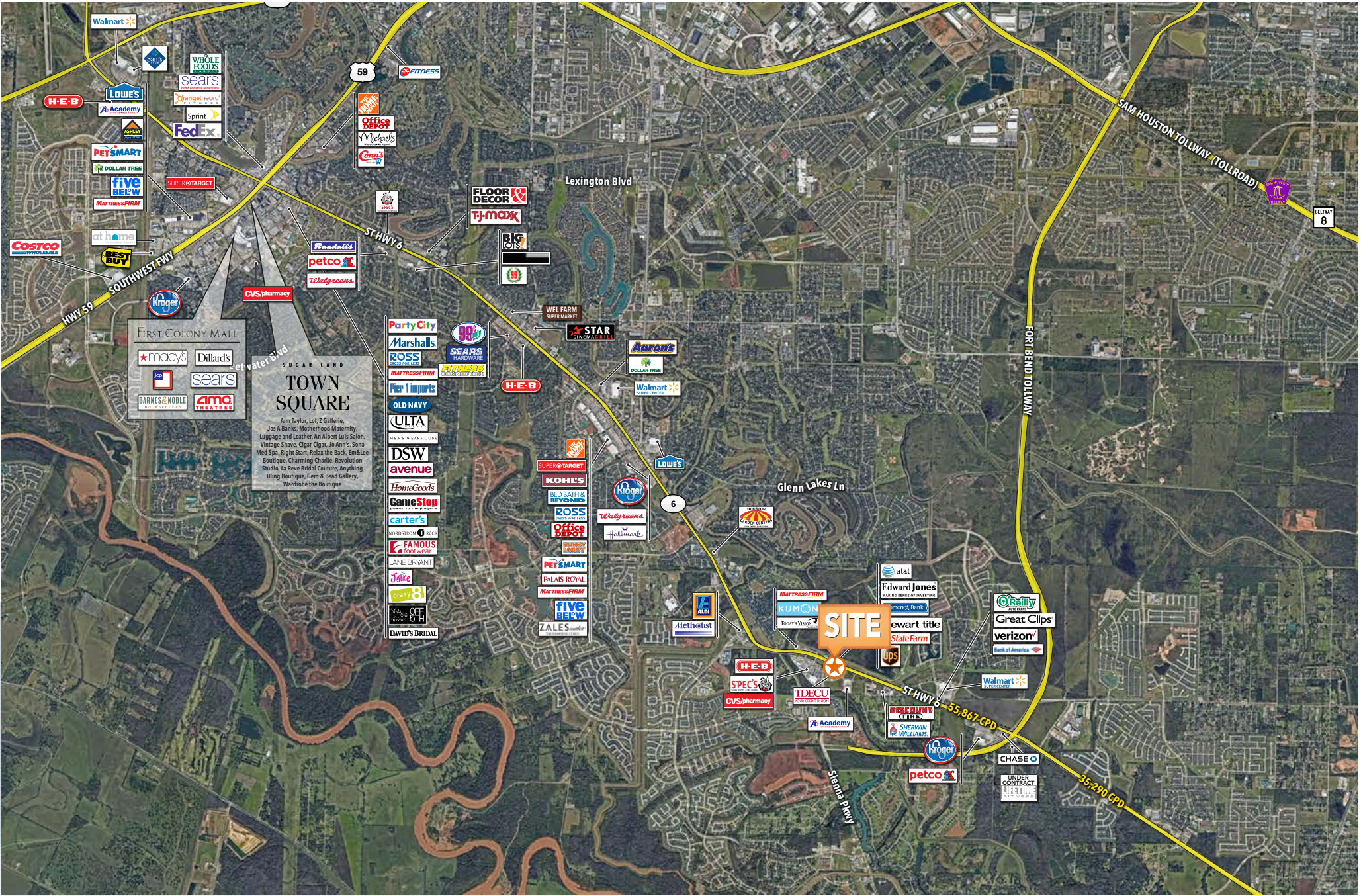


TRADE AREA



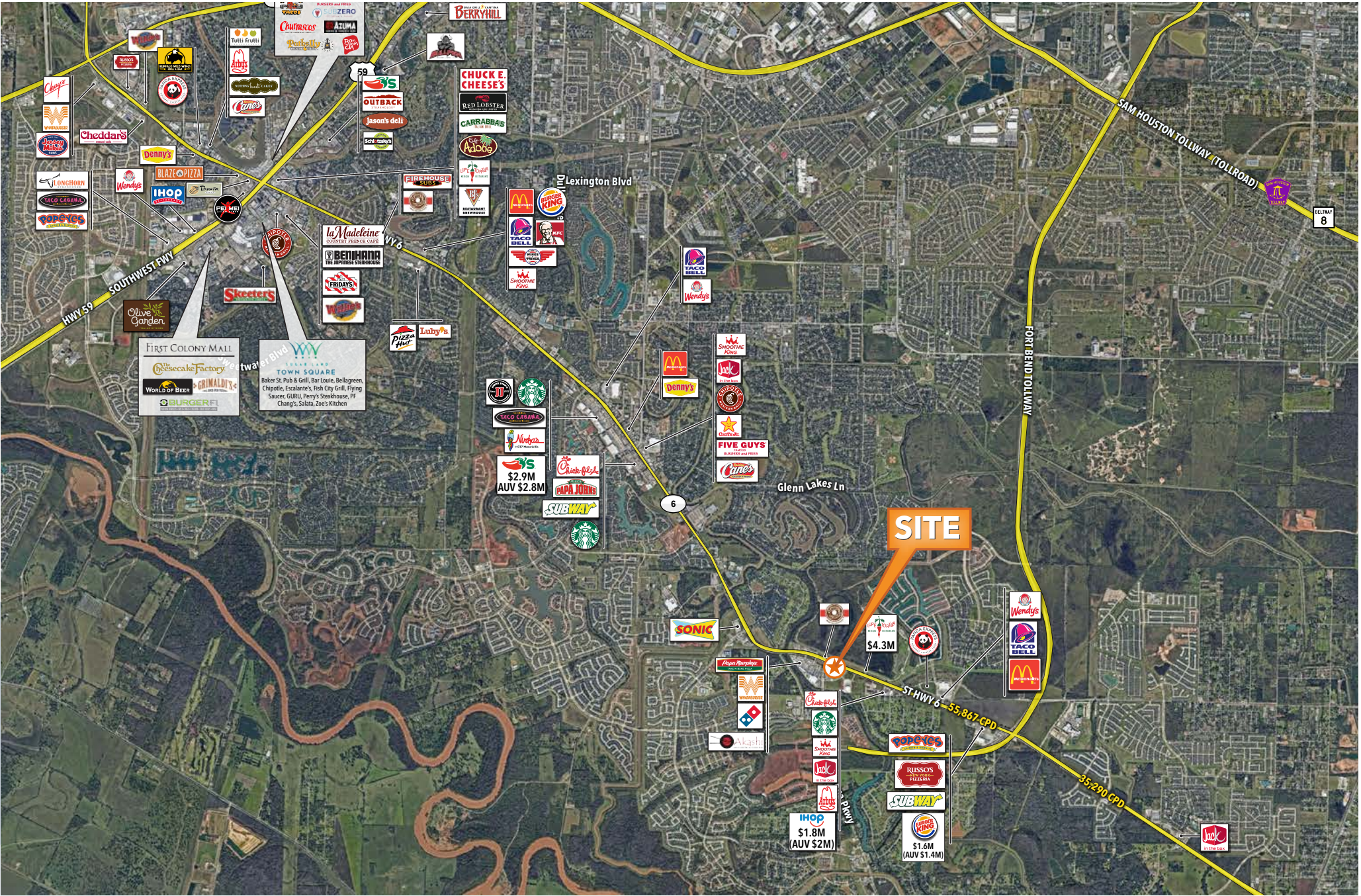


TRADE AREA - RETAIL





TRADE AREA - RESTAURANTS







## THESE HOUSTON MASTER-PLANNED COMMUNITIES SOLD THE MOST HOMES IN 2018

By Fauzeya Rahman – Reporter, Houston Business Journal  
Jan 6, 2019, 6:21pm EST

Ten Houston-area master-planned communities ranked among the top 50 in the nation for 2018 home sales, according to a new ranking from John Burns Real Estate Consulting LLC. Johnson Development Corp.'s Sienna Plantation in Missouri City ranked highest among Houston communities and tied for 14th nationally. In 2018, Sienna Plantation racked up 530 home sales, a 42 percent increase from 2017, according to a statement from Johnson Development. Its Cross Creek Ranch community in Fulshear had 455 sales, a 15 percent increase from the year before. The developer as had more top-selling communities in the nation than any other developer since 2014, the statement said.

### **Houston master-planned communities ranked among the top 50 nationwide by 2018 sales (community, developer, 2018 sales):**

- **Sienna Plantation, Johnson Development Corp. | 530 home sales**
- Bridgeland, Howard Hughes Corp. | 482 sales
- Cross Creek Ranch, Johnson Development | 455 sales
- Aliana, AIRIA Development Co. | 430 sales
- Harmony, Johnson Development/Land Tejas Co. | 425 sales
- Riverstone, Johnson Development | 370 sales
- Woodforest, Johnson Development | 365 sales
- The Woodlands, The Woodlands Dev Co./Howard Hughes Corp. | 343 sales
- Wildwood at Northpointe, Friendswood Development Co. (Lennar) | 335 sales
- Balmoral, Land Tejas Co. | 334 sales



**Approved by the Texas Real Estate Commission for Voluntary Use**

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**Information About Brokerage Services**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into

an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs

the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**Buyer, Seller, Landlord or Tenant**

**Date**