



SIENNA RANCH LAND TRACTS

Development Ready Land Tracts at Lighted Intersection

NEC and SEC of Sienna Ranch Rd & Hwy 6 | Missouri City, Texas



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Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

Sienna Ranch Land Tracts

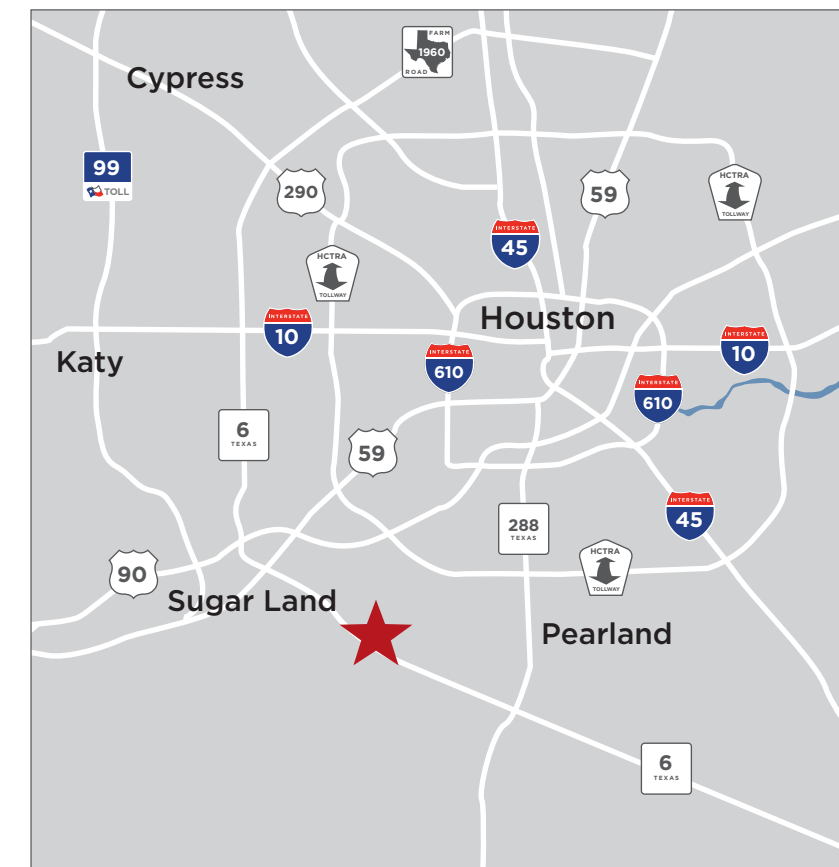
NEC and SEC of Sienna Ranch Rd & Hwy 6 | Missouri City, Texas



- Located at a major artery into the 10,500 acre Sienna Plantation Master-Planned Community
- 4.19 acre hard corner available
- 12.21 acre southeast corner available
- Ideal for retail, medical, office, and entertainment uses
- Development ready with curb cuts, median breaks, detention and utilities in place
- One of the few hard corners remaining between Fort Bend Toll Rd. and Highway 59

Approximate Size: ±4.19 & 12.21 acres

Traffic Counts: 55,000 VPD on Hwy. 6



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Sienna Ranch Land Tracts

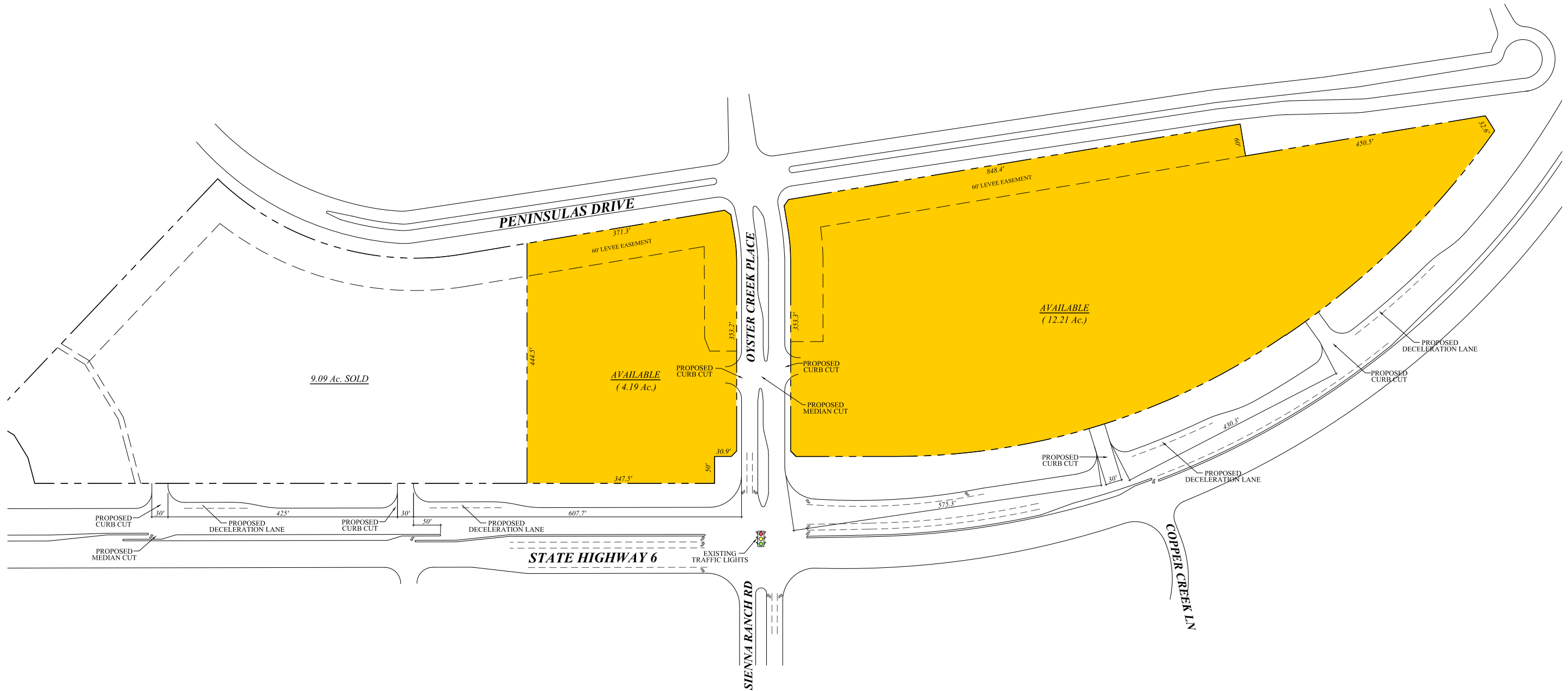
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FORT BEND TOLL RD

Sienna Ranch Land Tracts

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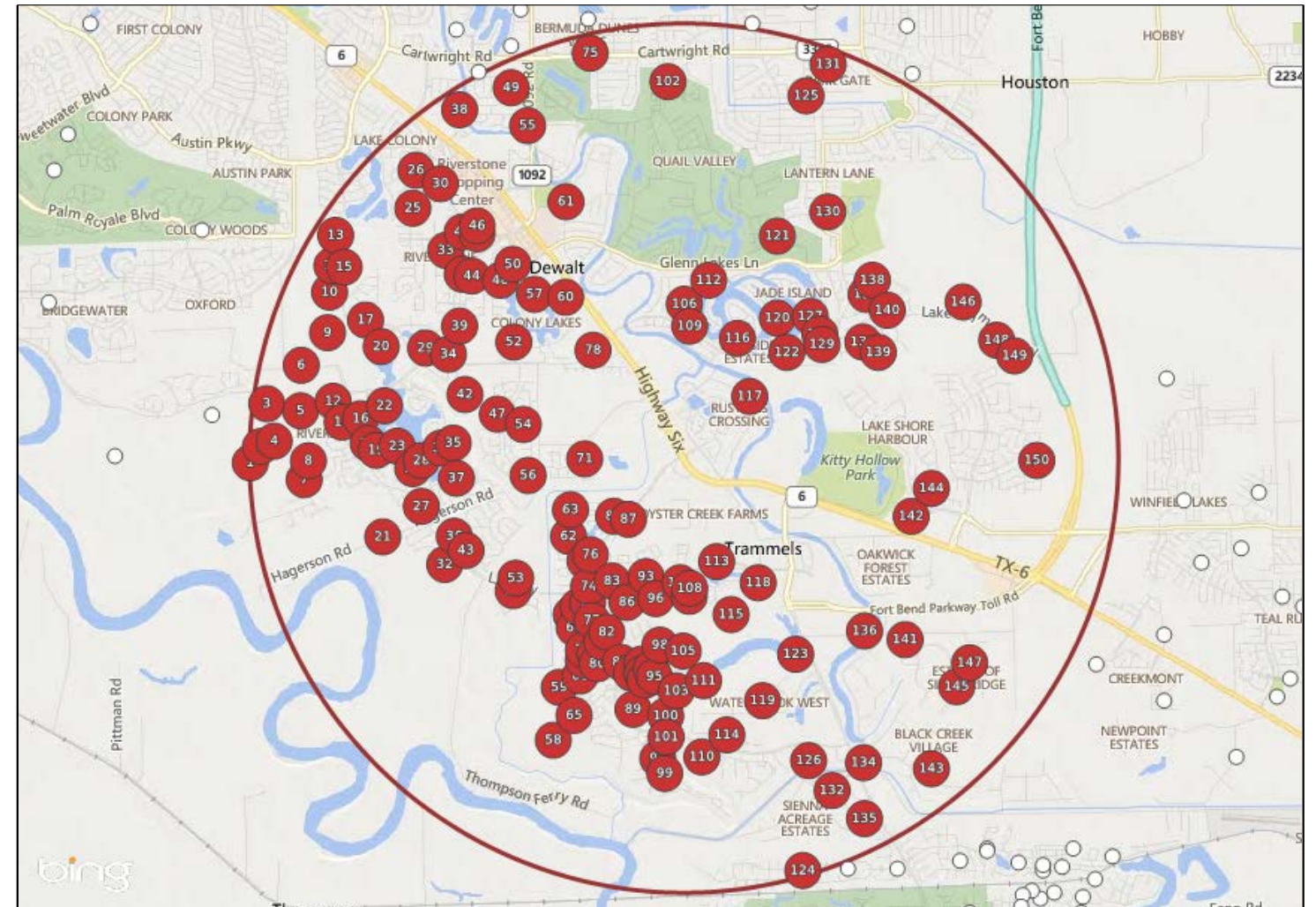
Historical Housing Activity Summary

Sienna Ranch Land Tracts 3 Mile

Qtr	Qtr Clos	Ann Clos	Model	FinVac	UC	Total Inv	Total Supply	Qtr Starts	Ann Starts	VDL	VDL Supply	Fut Lots	Ann Lot Deliv
3Q14	284	1,088	35	166	457	658	7.3	288	1,157	915	9.5	517	969
4Q14	233	1,069	31	144	463	638	7.2	213	1,113	971	10.5	375	836
1Q15	249	1,030	28	196	373	597	7.0	208	1,047	906	10.4	405	849
2Q15	256	1,022	25	150	331	506	5.9	165	874	1,039	14.3	326	1,072
3Q15	242	980	22	125	308	455	5.6	191	777	940	14.5	398	802
4Q15	187	934	26	115	269	410	5.3	142	706	1,090	18.5	228	825
1Q16	136	821	24	159	220	403	5.9	129	627	1,166	22.3	545	887
2Q16	160	725	23	121	264	408	6.8	165	627	1,001	19.2	849	589
3Q16	140	623	20	125	262	407	7.8	139	575	884	18.4	1,020	519
4Q16	134	570	20	162	213	395	8.3	122	555	762	16.5	1,251	227
1Q17	140	574	21	179	166	366	7.7	111	537	648	14.5	2,286	19
2Q17	111	525	21	194	156	371	8.5	116	488	603	14.8	2,248	90
3Q17	134	519	19	159	181	359	8.3	122	471	674	17.2	2,146	261
4Q17	117	502	19	142	172	333	8.0	91	440	789	21.5	2,247	467
1Q18	150	512	20	98	200	318	7.5	135	464	824	21.3	2,202	640
2Q18	99	500	22	131	199	352	8.4	133	481	1,057	26.4	2,072	935
3Q18	152	518	21	98	269	388	9.0	188	547	925	20.3	2,019	798

Current Map View

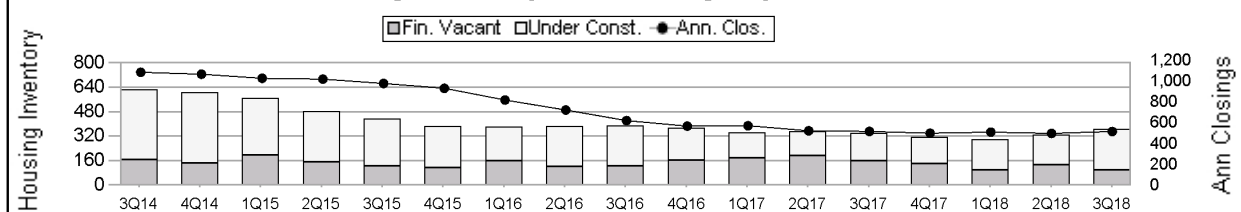
Sienna Ranch Land Tracts 3 Mile



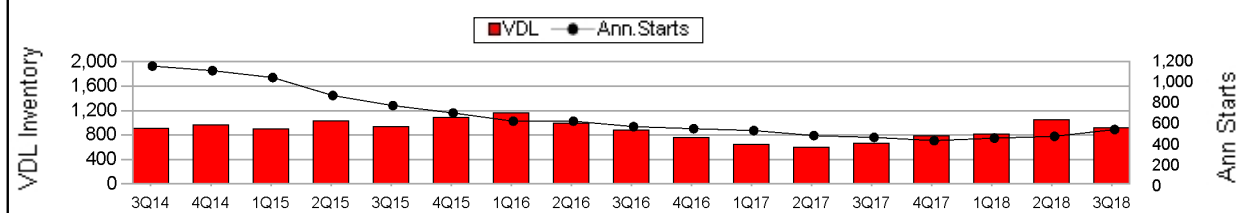
TX | Fort Bend Co. | Missouri City (3Q18)
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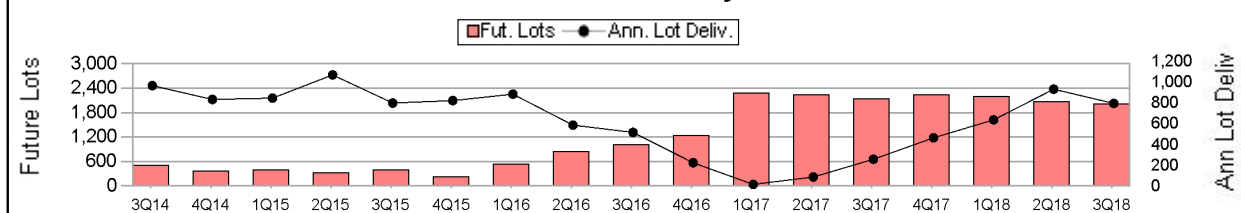
Housing Inventory and Closings By Quarter



Vacant Developed Lots and Starts By Quarter



Future Lots and Deliveries By Quarter



Houston Residential Survey (3Q18)
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WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with Delivery Statistics as of 12/19

1 Mile 2 Miles 3 Miles 5 Miles

POSTAL COUNTS

Current Households	2,350	12,361	22,898	60,287
Current Population	6,533	37,283	69,059	185,329
2010 Census Average Persons per Household	2.78	3.02	3.02	3.07
2010 Census Population	3,353	19,715	42,485	140,360
Population Growth 2010 to 2019	94.88%	89.11%	62.64%	32.25%

CENSUS HOUSEHOLDS

1 Person Household	14.00%	12.58%	14.04%	14.13%
2 Person Households	30.79%	32.51%	30.63%	28.09%
3+ Person Households	55.21%	54.91%	55.33%	57.78%
Owner-Occupied Housing Units	87.75%	91.93%	90.31%	83.85%
Renter-Occupied Housing Units	12.25%	8.07%	9.69%	16.15%

RACE AND ETHNICITY

2019 Estimated White	46.89%	45.37%	42.15%	35.92%
2019 Estimated Black or African American	22.50%	23.26%	25.92%	31.81%
2019 Estimated Asian or Pacific Islander	23.56%	24.31%	24.69%	22.82%
2019 Estimated Other Races	6.72%	6.72%	6.93%	9.10%
2019 Estimated Hispanic	21.40%	19.18%	18.26%	20.42%

INCOME

2019 Estimated Average Household Income	\$125,773	\$138,279	\$137,569	\$124,742
2019 Estimated Median Household Income	\$114,523	\$120,642	\$116,554	\$104,839
2019 Estimated Per Capita Income	\$43,361	\$46,417	\$45,823	\$40,516

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	13.83%	12.82%	13.28%	16.14%
2019 Estimated Bachelors Degree	37.76%	36.89%	34.71%	30.94%
2019 Estimated Graduate Degree	18.37%	20.49%	20.37%	18.68%

AGE

2019 Median Age	36.7	37.7	38.0	36.9
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Our quest is your success.

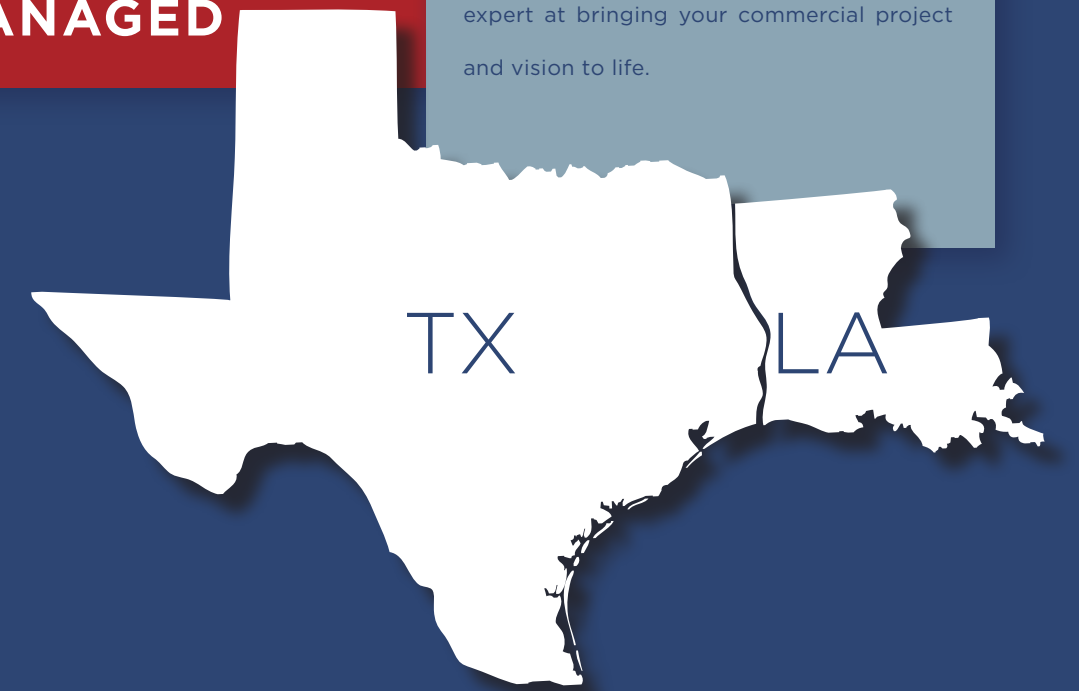
9.9M SF OWNED

12.1M SF LEASED

10.8M SF MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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Rev. 02.20.20 AD