



SIENNA GRAND

300,000 SF Shopping Center Adjacent to Sienna Plantation Master-Planned Community

NWC of Fort Bend Parkway and Highway 6 | Missouri City, Texas




Andrew Alvis | Bob Conwell | 281.477.4300

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



★
58%
HISTORIC ANNUAL GROWTH
 FROM 2010 - 2018
*1 mile radius

\$121K
AVERAGE HOUSEHOLD INCOME
 WITHIN 3 MILE TRADE AREA



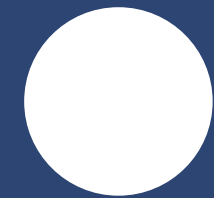

FORT BEND COUNTY RANKS #1 AS THE FASTEST GROWING LARGE COUNTY IN THE NATION SINCE 2013

- Census 2018



MAJOR HOUSING DEVELOPMENTS (WITHIN 5 MILES)

- Sienna Plantation (14,583 Homes)
- Riverstone (6,260 Homes)
- Lakes of Savannah (3,502 Homes)
- Teal Run (2,433 Homes)
- Winfield Lakes (1,784 Homes)
- Lake Olympia (1,239 Homes)



764,828
CURRENT POPULATION IN FORT BEND COUNTY

- US Census Bureau 2018



SIENNA GRAND

A 42 acre development featuring **300,000 SF OF LIFESTYLE ORIENTED RETAIL** at the entrance to the fastest growing community in Houston. **SIENNA PLANTATION WILL HAVE 14,583 HOMES** at completion with 526 new home starts and 392 closings in 2018 alone.

The area boasts **INCREDIBLE POPULATION GROWTH, STRONG HOUSEHOLD INCOMES,** and **HOME TO 6 OF THE NATION'S TOP 30 MASTER PLANNED COMMUNITIES.**

- RCLCO Real Estate 2014

FORT BEND PARKWAY TOLL ROAD ACTS AS THE MAJOR THOROUGHFARE providing superior access into, through, and around the Greater Houston Area.

With over **50,000 SF OF STATE OF THE ART ENTERTAINMENT, 200,000 SF OF RETAIL,** and **50,000 SF OF RESTAURANTS,** Sienna Grand will truly be a **MAJOR RETAIL DESTINATION FOR FORT BEND COUNTY.**

- Census 2018

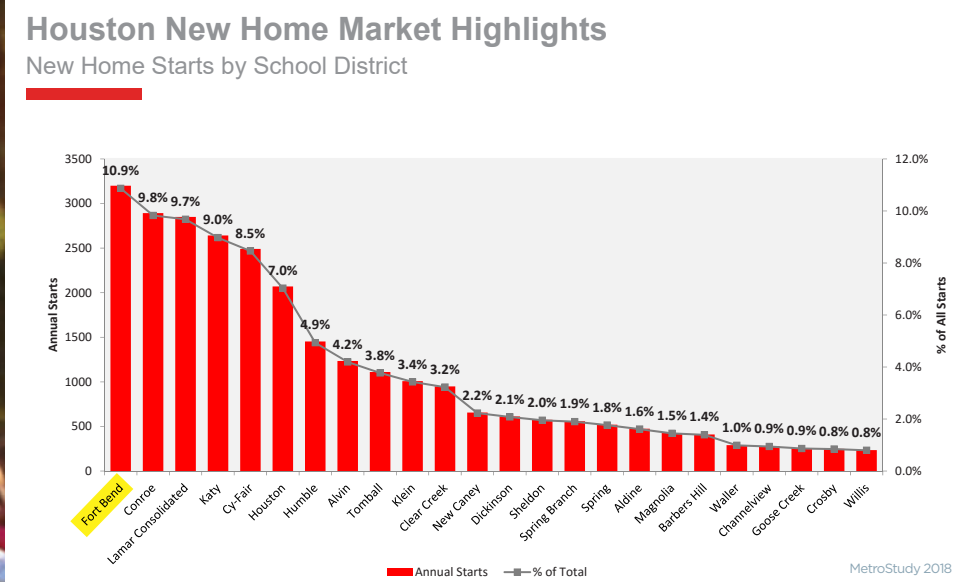
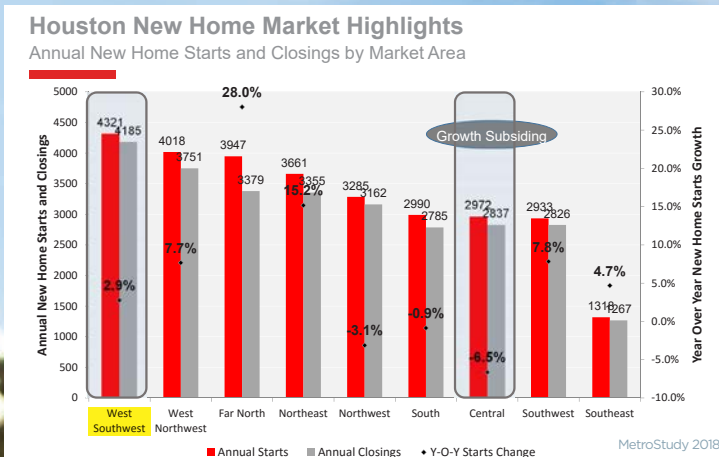
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FORT BEND COUNTY

Fort Bend County has continued to top lists for liveability and economic success. Residents and businesses agree there is no better place to live and work and this is why:

- Fastest-growing large county in the U.S. 2013-2016, current population 764,828 (U.S. Census Bureau, 2018)
- No. 2 in U.S., No. 1 in Texas for purchasing power (SmartAsset, 2018)
- No. 4 in U.S., No. 2 in Texas, No. 1 in Greater Houston for incoming investment (SmartAsset, 2018)
- No. 18 in U.S., No. 5 in Texas Business Growth (SmartAsset, 2018)
- No. 1 in U.S., richest counties in Texas (24/7 Wall St., 2018)
- Home to 5 of the top 10 master planned communities in Houston. Houston is second in the nation (MetroStudy, 2017)



Sources: *U.S. Census Bureau, 2018; SmartAsset 2018; 24/7 Wall St. 2018; MetroStudy 2017

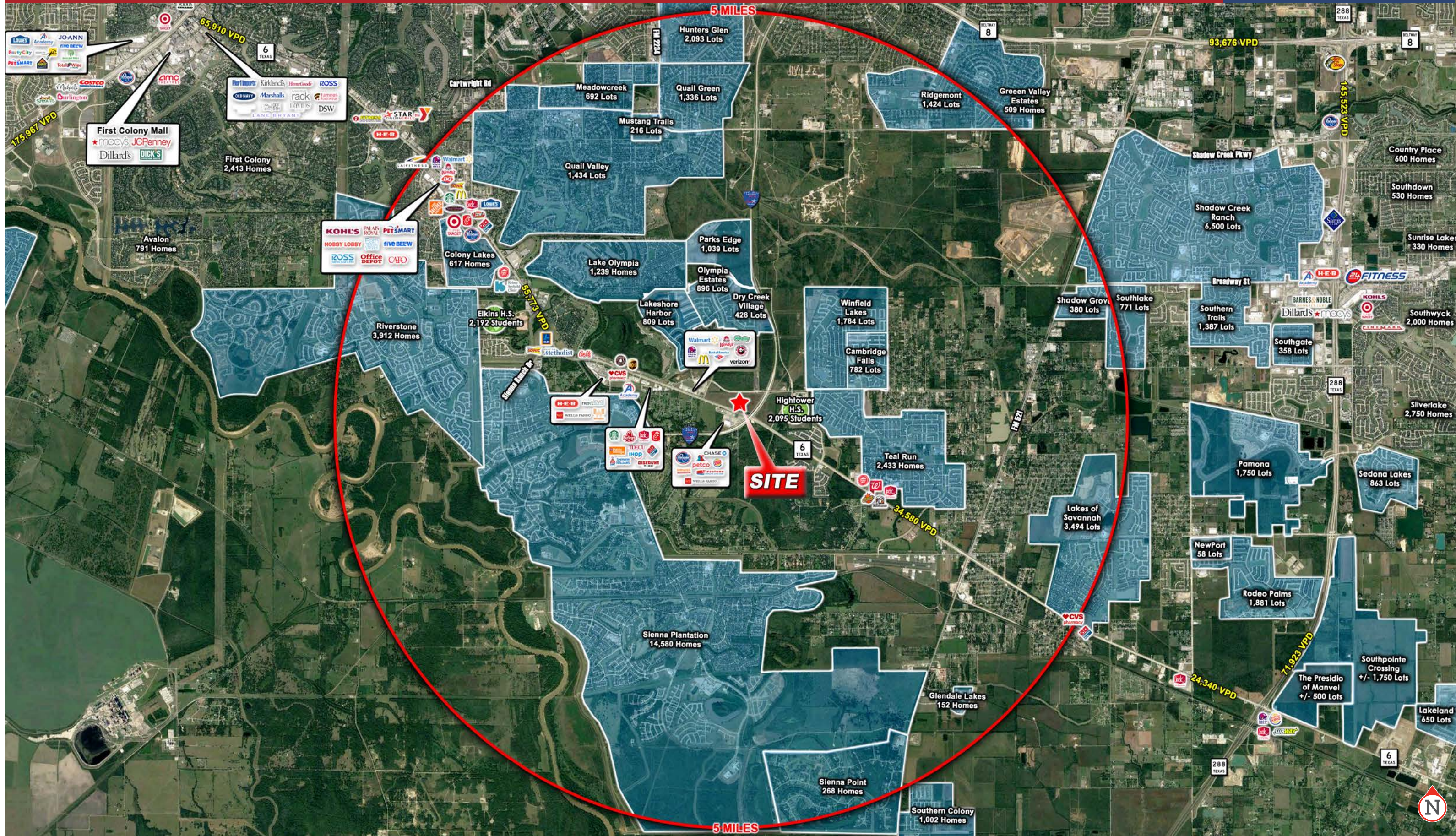


Cinemark's biggest 14 screen format to date will boast advanced technology and customer-preferred luxury and enhanced amenities including:

- Cinemark XD auditorium - #1 private label Premium Large Format (PLF) in the world
- Cinemark's Luxury Loungers in all auditoriums:
 - Electric-powered, plush, oversized recliners
 - Footrests and seat heaters
 - Cup holders
- Reserved seating
- Ultra-modern viewing environment with 4K digital projection with RealD 3D capability
- Lobby lounge offering expanded food and beverage options



WHAT'S AROUND: Neighborhoods



GALLERIA AREA

DOWNTOWN

Lake Olympia
1,239 Homes

Olympia Estates
755 Homes

Winfield Lakes
1,379 Homes

Hightower H.S.
2,254 Students

TRAMMEL FRESNO RD



Access

HURRICANE LN.

6 TEXAS HWY 6 SOUTH 58,037 VPD

FORT BEND PKWY 26,026 VPD

Knight Rd
Future Expansion
to Sienna South
First Quarter
2020

Fort Bend Town Center

Smart Financial

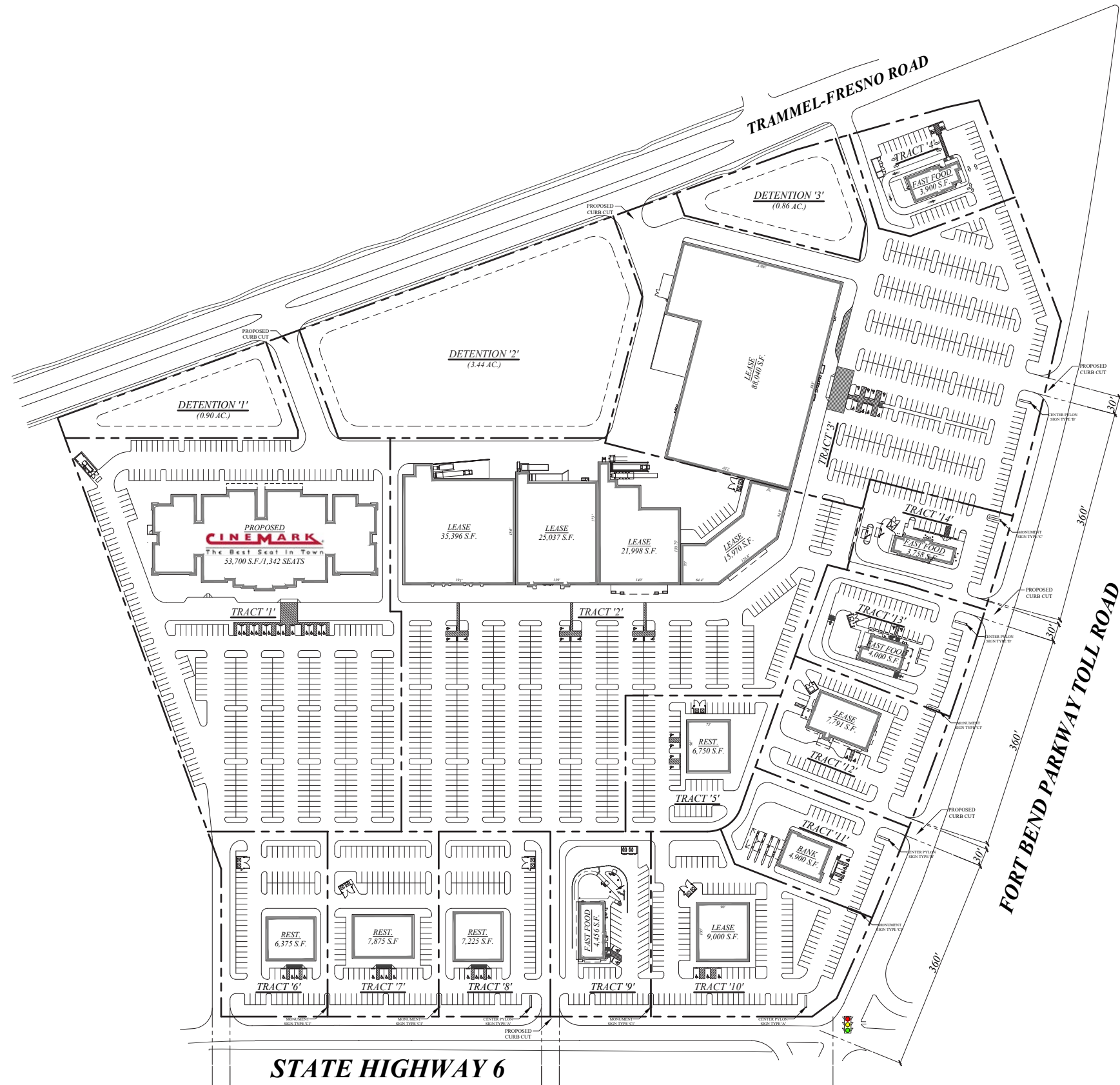




DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	303,852	6.98	53,700	454	8.45	17.67
TRACT '2'	381,689	8.76	98,401	533	5.42	25.78
TRACT '3'	314,436	7.22	88,040	357	4.05	28.00
TRACT '4'	42,461	0.97	3,900	39	10.00	9.18
TRACT '5'	50,680	1.16	6,750	79	11.70	13.32
TRACT '6'	57,060	1.31	6,375	68	10.67	11.17
TRACT '7'	58,844	1.35	7,875	91	11.56	13.38
TRACT '8'	59,157	1.36	7,225	72	9.97	12.21
TRACT '9'	53,210	1.22	4,456	45	10.10	8.37
TRACT '10'	86,724	1.99	9,000	127	14.11	10.38
TRACT '11'	45,760	1.05	4,900	27	5.51	10.71
TRACT '12'	56,066	1.29	7,971	63	7.90	14.22
TRACT '13'	49,945	1.15	4,000	45	11.25	8.01
TRACT '14'	39,529	0.91	3,758	38	10.11	9.51
SUBTOTAL	1,599,413	36.72	306,351	2,038	6.65	19.15
DETENTION '1'	39,181	0.90				
DETENTION '2'	149,948	3.44				
DETENTION '3'	37,440	0.86				
SUBTOTAL	226,569	5.20				
TOTAL	1,825,982	41.92				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP11 DATE: 02.01.19



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

1 Mile **3 Miles** **5 Miles**

POSTAL COUNTS

Current Households	1,114	18,721	47,462
Current Population	3,661	60,627	150,451
2010 Census Average Persons per Household	3.29	3.24	3.17
2010 Census Population	2,319	42,657	109,517
Population Growth 2010 to 2018	57.91%	42.15%	37.45%

CENSUS HOUSEHOLDS

1 Person Household	13.71%	12.52%	14.15%
2 Person Households	25.71%	24.68%	26.63%
3+ Person Households	60.58%	62.79%	59.22%
Owner-Occupied Housing Units	88.69%	88.57%	86.24%
Renter-Occupied Housing Units	11.31%	11.43%	13.76%

RACE AND ETHNICITY

2018 Estimated White	31.85%	35.15%	34.66%
2018 Estimated Black or African American	43.40%	39.04%	40.28%
2018 Estimated Asian or Pacific Islander	14.85%	15.02%	14.33%
2018 Estimated Other Races	9.60%	10.41%	10.37%
2018 Estimated Hispanic	17.98%	20.37%	21.36%

INCOME

2018 Estimated Average Household Income	\$114,156	\$121,183	\$120,087
2018 Estimated Median Household Income	\$106,742	\$106,524	\$99,850
2018 Estimated Per Capita Income	\$36,816	\$38,384	\$38,538

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	13.83%	16.70%	18.59%
2018 Estimated Bachelors Degree	34.04%	31.79%	28.71%
2018 Estimated Graduate Degree	15.46%	16.18%	15.08%

AGE

2018 Median Age	34.1	34.6	36.2
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Our quest
is your success.

9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, 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, and property management, NewQuest is an expert at bringing your commercial project vision to life.





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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

