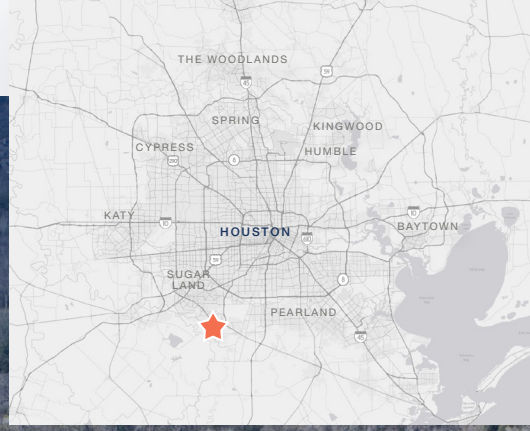
RETAIL FOR LEASE

Sienna Village

SW CORNER OF SIENNA PKWY & HIGHWAY 6 | MISSOURI CITY



CLAY MEALY
832-533-6074
cmealy@jolinkwallace.com

BRUCE WALLACE
713 304 0751
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GREG LEE
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JOLINK WALLACE



Easily Accessible from Highway 6 with Protected Turns

Strong, Diverse Tenant Base Including HEB, UT Physicians & Memorial Hermann

PROPERTY DESCRIPTION

A HEB shadowed shopping center located at the entrance to Sienna, a 10,500 Acre master planned community. Great visibility to over 57,000 VPD on Highway 6, with 2nd gen opportunities.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,493	76,232	186,048
Avg Household Income	$139,428	$155,992	$147,523
Avg Home Value	$471,567	$465,204	$428,121

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SPACE	SIZE	SPACE	SIZE	SPACE	SIZE
A - UT PHYSICIANS	8,882 SF	F1 - AVAILABLE	2,067 SF	I1 - JERSEY MIKE'S SUBS	1,694 SF
A1 - UT PHYSICIANS	3,200 SF	F2 - AVAILABLE	3,980 SF	I2 - NAUTICAL BOWLS	1,216 SF
B1 - BRIARWOOD GIFTS	2,200 SF	G1- CAN BE RECAPTURED	2,400 SF	I3 - SPORT CLIPS	1,216 SF
B2 - AVAILABLE	2,193 SF	G2 - AISHA'S SALON & SPA	1,400 SF	I4 - HAND & STONE	3,168 SF
C1 - KIDSTRONG	3,360 SF	G3 - EYE LEVEL TUTORING	2,135 SF	100 - AVAILABLE	1,360 SF
C2 - MILAGRO HAIR SALON	2,135 SF	G4 - NEXT LEVEL URGENT CARE	4,993 SF	200 - AVAILABLE	2,000 SF
C3 - MEMORIAL HERMANN PT	4,993 SF	H1 - CLUB PILATES	2,058 SF	300 - AVAILABLE	2,400 SF
D - MEMORIAL HERMANN ER	23,000 SF	H2 - BELTONE	1,232 SF	400 - AVAILABLE	1,333 SF
J - WHATABURGER	PAD	H3 - NAVY FEDERAL CREDIT	752 SF		
F0 - GLO SUN SPA	2,500 SF	H4 - SIENNA MODERN DENTISTRY	3,400 SF		

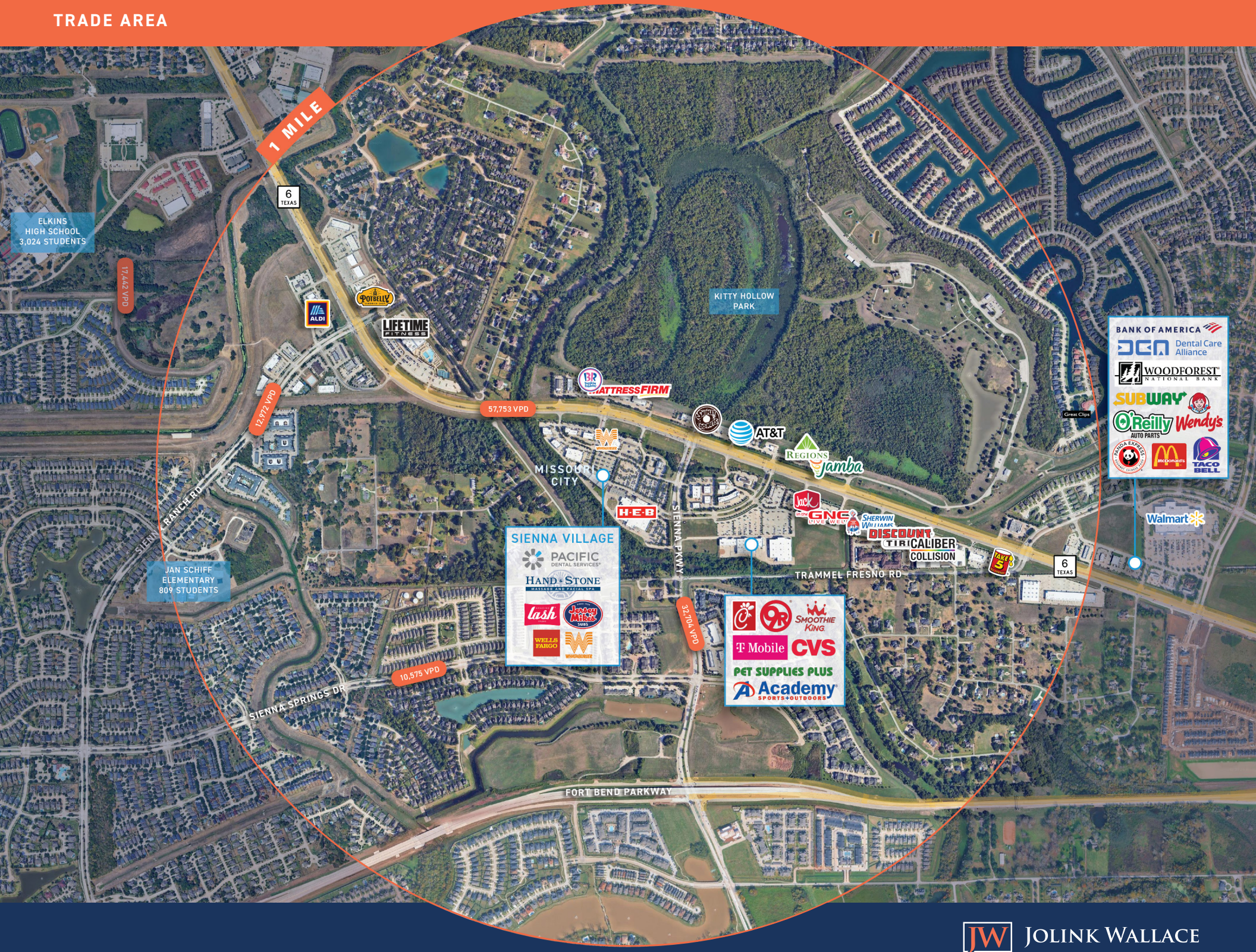
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TRADE AREA


1 MILE
6 TEXAS
ELKINS HIGH SCHOOL 3,024 STUDENTS
12,442 VPD
ALDI
POTBELLY
LIFETIME FITNESS
KITTY HOLLOW PARK
BR
MATTRESSFIRM
57,753 VPD
12,972 VPD
SIENNA RANCH RD
MISSOURI CITY
H-E-B
AT&T
REGIONS
jamba
Great Clips
BANK OF AMERICA
DCA Dental Care Alliance
WOODFOREST NATIONAL BANK
SUBWAY
O'Reilly AUTO PARTS
Wendy's
PANDA EXPRESS
McDonald's
TACO BELL
Walmart
SIENNA PKWY
jack in the GNC LIVE WELL
SHERWIN WILLIAMS
DISCOUNT TIRE CALIBER COLLISION
TAKE 5
6 TEXAS
TRAMMEL FRESNO RD
SIENNA VILLAGE
PACIFIC DENTAL SERVICES
HAND + STONE MASSAGE AND FACIAL SPA
lash
Jersey Mike's SUBS
WELLS FARGO
WHATABURGER
JAN SCHIFF ELEMENTARY 809 STUDENTS
32,704 VPD
10,575 VPD
SIENNA SPRINGS DR
SMOOTHIE KING
T-Mobile
CVS
PET SUPPLIES PLUS
Academy SPORTS + OUTDOORS
FORT BEND PARKWAY







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11-2-2015

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.

EQUAL HOUSING OPPORTUNITY

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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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
Radkey Jolink	653873	rjolink@jolinkwallace.com	713-878-3400
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone