



SHOPPES AT SIENNA PLANTATION

RECENTLY CONSTRUCTED 5-TENANT RETAIL STRIP IN HOUSTON MSA

MISSOURI CITY, TX (HOUSTON MSA)

- THE SHOPPES AT SIENNA PLANTATION
- PREMIER Nail Bar
- CHURNED CREAMERY
- SMILE DESIGN STUDIOS
- jamba
- BROOKLYN PIZZERIA
-

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SHOPPES AT SIENNA PLANTATION

9303 HIGHWAY 6, MISSOURI CITY, TX 77459

\$5,102,000

PRICE

6.75%

CAP

NOI:

\$344,409

LEASABLE AREA:

11,216 SF

PRICE/SF:

\$455

OCCUPANCY:

100%

LEASE TYPES:

NNN

PARKING:

70 Spaces

YEAR BUILT:

2018

TENANTS:

5

DIVERSE TENANT MIX -- EACH TENANT ON A 10-YEAR NNN LEASE WITH TWO 5-YEAR OPTIONS

Investment Highlights

THE OFFERING provides an opportunity to acquire a recently constructed 5-tenant strip center located in the Houston MSA. The diverse tenant portfolio includes Brooklyn Pizzeria, Jamba, Premier Nail Bar, Smile Design Studios, and Churned Creamery. Each tenant is on a 10-year lease with two 5-year options and rental bumps every five years. The Shoppes at Sienna Plantation is well positioned to serve to the 10,800 acre Sienna Plantation master-planned community in Missouri City. Missouri City is ranked in the top 25 “Fastest Growing Cities in Texas,” 9th on “Top Places to Live in Texas,” and 16th on “America’s 50 Best Cities to Live.”

IN ADDITION TO THE SUBJECT PROPERTY’S STRATEGIC POSITION adjacent to Sienna Plantation, the alluring modern design and prominent location on Highway 6 offer ease of accessibility and ideal visibility to the 49,900 VPD traversing the Highway 6 corridor daily. Highway 6 is the dominant non-tolled east-west highway through Fort Bend County, which was recently ranked 4th for incoming investment in the United States, 2nd in Texas, and 1st in Houston by SmartAsset in 2017. The existing retail at the intersection, which is anchored by HEB and Academy Sports, 24 Hour Fitness and Spec’s (under construction), and a proposed Burlington, Ross, and Ulta power center solidify the site’s position within the trade area which is becoming more regional in nature.

**OVER \$115K
AVERAGE
HOUSEHOLD
INCOMES IN A
1, 3, AND 5-MILE
RADIUS OF
THE SUBJECT
PROPERTY**



HIGHWAY 6 - 49,900 VPD



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Site Plan



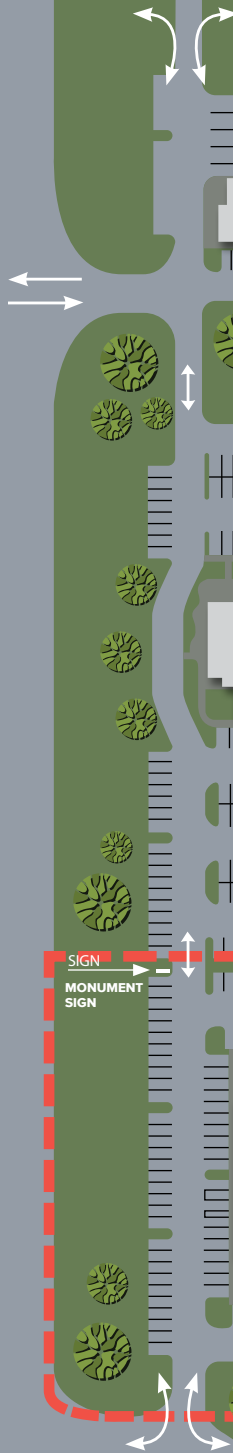
11,216
RENTABLE SF



70
SPACES



HIGHWAY 6 - 49,900 VPD



43 SF FIRE RISER ROOM
(NOT INCLUDED IN LEASEABLE SF)



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ABOUT JAMBA

Jamba, through its wholly-owned subsidiary, Jamba Juice Company, is a global brand that serves freshly blended fruit and vegetable smoothies, bowls, juices, cold-pressed shots, boosts, snacks, and meal replacements. Jamba Juice has more than 850 locations in 36 U.S. states, as well as the Philippines, Taiwan, South Korea, Thailand, and Indonesia. It is a subsidiary of Focus Brands Inc., which is a leading developer of global multi-channel foodservice brands.

On September 13, 2018, Focus Brands Inc. announced the successful completion of a tender offer for all of the outstanding shares of common stock of Jamba, Inc. for \$13 per share in cash. As a result, Jamba's common stock ceased trading on The NASDAQ Global Select Market.

850+

LOCATIONS IN 36 STATES, THE PHILIPPINES, TAIWAN, SOUTH KOREA, THAILAND, AND INDONESIA

Jamba announced the change of its name in June of 2019 from the original "Jamba Juice" to just "Jamba." The company has stated the new name better reflects its menu, which has more than just juices. The name change is also part of a larger modernization initiative which includes a new mobile app, remodeled stores, and new delivery options through Uber Eats and Postmates.



ABOUT BROOKLYN PIZZERIA

Brooklyn Pizzeria is a local chain restaurant that is family owned and operated by the Shahini Family. The Shahini Family strives to serve the best quality food in the Texas area. Due to a deep passion for authentic Italian food, all ingredients are imported and every menu item is prepared to ensure that every meal is made from scratch and served fresh from the oven. For 13 years and counting, they have had one goal in mind: always treat customers as family members and do not compromise in ingredients. Currently, there are 8 Brooklyn Pizzeria locations in Texas.

ABOUT CHURNED CREAMERY

Churned Creamery stands for artisan, premium quality ice cream while staying true to traditional churning and freezing methods. Its industry-leading churning equipment allows it to serve freshly handcrafted traditional ice cream moments after the order is received. Combined with globally sourced, quality ingredients and a passion for innovative flavor profiles and combinations, customers can experience and enjoy delicious ice cream and other frozen treats churned, frozen, and served straight from the barrel. Churned Creamery currently operates 6 locations in California and 1 in Texas, with 2 new locations in Florida and Texas opening soon.



ABOUT PREMIER NAIL BAR

Premier Nail Bar is a luxury nail bar in Texas that provides a one-of-a-kind experience that leaves customers excited for their next visit. The company currently has 2 locations in Texas that offer a variety of services including manicures and pedicures, facials, waxing, eyelash extensions, and more. Premier Nail Bar prides itself on customer service, cleanliness, and quality, and **differentiates itself from other nail salons by offering complimentary drinks from a fully stocked bar.** Both locations are open from 9am to 7pm every day, with the exception of Sunday, which has shortened hours of 11am to 6pm.

ABOUT SMILE DESIGN STUDIOS

Dr. Simone Ellis is the owner of Smile Design Studios, Family and Cosmetic Dentistry, and has established herself in the community as an authority in practice management. **Dr. Ellis has been practicing for over ten years and is known for being professional and personable by her clients.** A relocation of the already existing practice, Smile Design Studios is a general and cosmetic dentistry for all ages that serves the surrounding community to provide the highest level of quality dental care and promote long-term oral health. The company specializes in patient-centric care to make every person who enters feel at home, as well as offering financing options. Smile Design Studios is open Monday through Thursday.

Subject Property



Interior Photos



JAMBA



PREMIER NAIL BAR



PREMIER NAIL BAR



JAMBA

Sienna Plantation - Upscale Master-Planned Community

ABOUT - Sienna Plantation is a 10,800 acre master-planned community located in Missouri City with a population of over 14,000 residents. Originally a sugar and cotton plantation, developers began construction of single family homes in the 1970's and 1990's.

RESIDENTIAL UNITS - Entitled for 16,500-plus residential units and more than 5 million square feet of non-residential space, Sienna Plantation offers homes with an average size of 3,385 square feet and average price of \$436,243.

RECREATION - Parks, playgrounds, and rest spots are central to the 10,800-acre master plan of Sienna Plantation. It includes Camp Sienna, a premier sports park, and Sienna Stables, featuring horseback riding instruction and stables on-site. A fourth recreation center and pool complex — Sawmill Lake Club — opened in 2017. More than 75 resident events are hosted each year.

LOCATION - Sienna Plantation is located in Missouri City in Fort Bend County, Texas, approximately 18 miles from Houston. It has a direct connection to Fort Bend Parkway, with non-stop access to Loop 610 in Houston.

EDUCATION - Sienna Plantation has four on-site elementary schools, two on-site middle schools, an on-site high school, and two additional nearby schools. The schools routinely rank among the top in the Houston area in the annual Children at Risk rankings based on student achievement, campus performance, test score improvement, and other factors.

Click [HERE](#) for more information.

**SIENNA
PLANTATION IS
CONSISTENTLY
AMONG THE
NATION'S TOP-
SELLING MASTER-
PLANNED
COMMUNITIES**



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Retail Aerial

SIENNA PLANTATION
10,800 ACRE MASTER-PLANNED COMMUNITY
8,200 SINGLE-FAMILY HOMES
14,000 SINGLE-FAMILY HOMES AT BUILD OUT



6 TEXAS

HIGHWAY 6 - 49,900 VPD

KITTY HOLLOW PARK



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Retail Aerial



PROPOSED

ROSS DRESS FOR LESS

ULTA BEAUTY

Burlington

Academy SPORTS+OUTDOORS

UNDER CONSTRUCTION

SPEC'S WINES-SPRITS-FINEER FOODS

24 HOURS FITNESS

FORT BEND COUNTY LIBRARIES

PROPOSED

LIQUOR

IHop

Chick-fil-A

9ROUND 30 MIN KICKBOX FITNESS

SMOOTHIE KING

H-E-B

EYE CONNECTION for you and your family

FIRST COMMUNITY *lash*

RediClinic **EZ wireless**

SUPERCUTS

UT*Physicians

Afterglow SKIN CARE

Milligan

Stevens of G

Domino's

TDECU YOUR CREDIT UNION

CVS pharmacy

Jack in the box

SIENNA CROSSING DRIVE

LUPE TORTILLA

GNC LIVE WELL

BUCK'S Davita Kidney Care

DISCOUNT TIRE T-Mobile

SHERWIN WILLIAMS

6 TEXAS

HIGHWAY 6 - 49,900 VPD

jamba

SMILE DESIGN STUDIOS PLUM & POLYMER DENTISTRY

CHURNED CREAMERY

PREMIER Nail Bar

BROOKLYN pizzeria

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Zoomed-In Aerial



HOUSTON
(18 MILES)

CONSTRUCTION COMPLETE

49,900
VPD

27,966
VPD



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Zoomed-Out Aerial



HOUSTON
(18 MILES)

49,900
VPD


27,966
VPD

NEWQUEST
CINEMARK
DEVELOPMENT
- FORT BEND
TOWN CENTER II


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Demographics

POPULATION

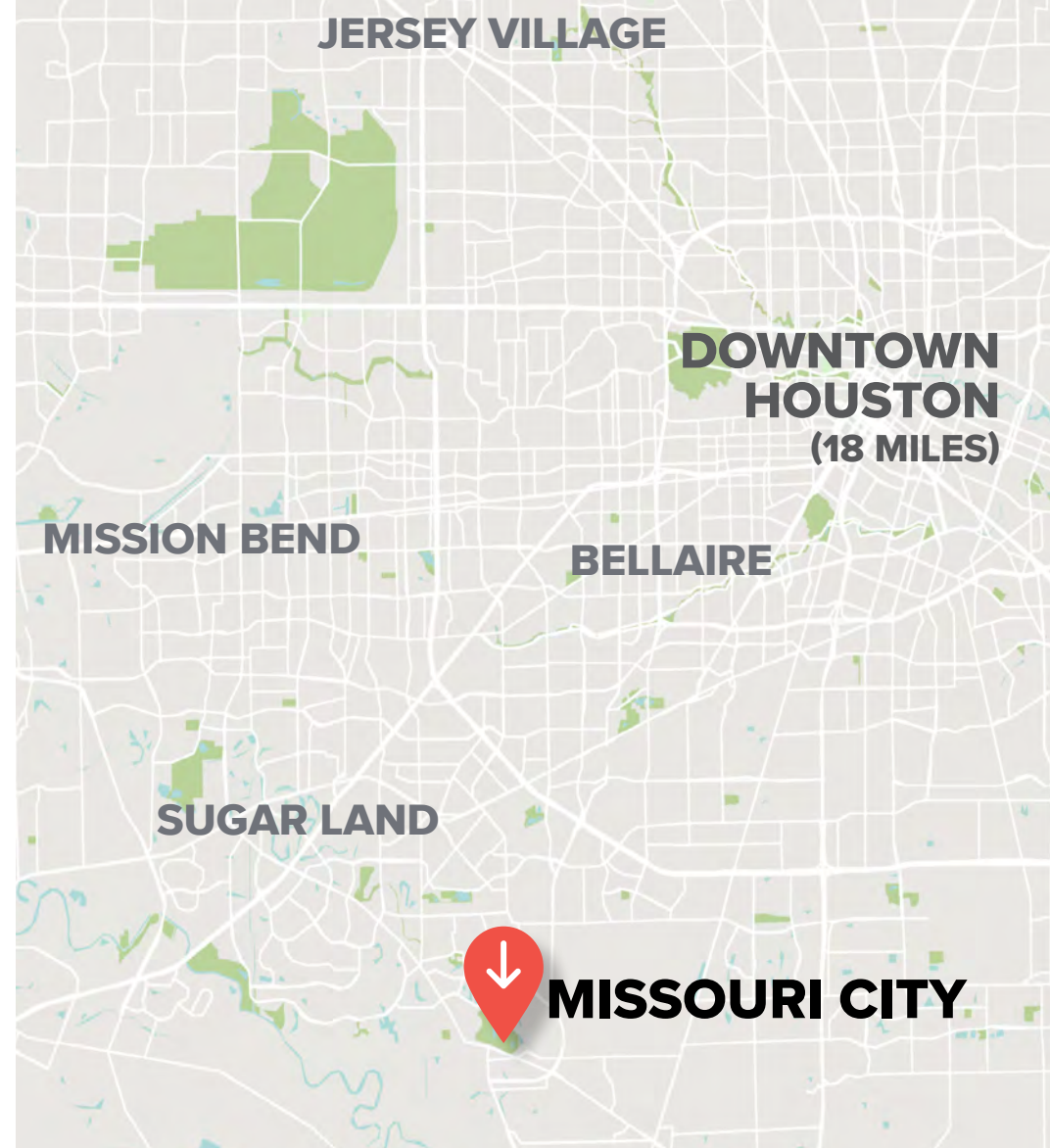
	1-MILE	3-MILES	5-MILES
2010	3,751	42,490	124,353
2019	7,086	66,860	167,855
2024	8,916	81,067	195,145

2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$134,059	\$130,638	\$118,132
Median	\$110,348	\$105,298	\$90,603

LARGEST EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Walmart	37,000
Memorial Hermann Health System	24,108
H-E-B	23,732
The University of Texas MD Anderson	21,086
McDonald's Corp	20,918



THE AVERAGE HOUSEHOLD INCOME WITHIN A 1-MILE RADIUS IS OVER \$134K

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MISSOURI CITY, TEXAS

SIENNA PLANTATION - MISSOURI CITY

MISSOURI CITY is located approximately 18 miles (30 minutes) from downtown Houston, Texas. The city is mostly located in Fort Bend County, with a small portion in Harris County, and has an estimated 74,705 residents. Missouri City is a part of the Houston-Sugar Land-Baytown metropolitan area with access to national and international business opportunities.

A community with a rich history and traditional family values, citizens enjoy a balance of urban amenities in a small-town atmosphere. The city is home to several award winning master planned communities and the highly acclaimed Fort Bend Independent School District, a district recognized for its quality students and teachers.

HOUSTON is the most populous city in the state of Texas and the fourth-most populous city in the United States, with a census-estimated 2018 population of 2.325 million within a land area of 599.59 square miles. Located in Southeast Texas near the Gulf of Mexico, it is the principal city of the Greater Houston metropolitan area, which is the fifth-most populated MSA in the United States.

Houston is recognized worldwide for its energy industry—particularly for oil and natural gas—as well as for biomedical research and aeronautics.



Houston MSA



HOUSTON MSA - Houston is home to two major airports, George Bush International Airport, one of the country's busiest airports and international hubs, and William P. Hobby Airport. The Texas Medical Center, located in Houston, is **the largest medical complex in the world**, serving more than 10 million patients per year.

Houston boasts more than **14 colleges and universities** offering higher education options to more than 315,000 students in the city. The University of Houston, a nationally recognized Tier One research university, is the third-largest university in Texas. The University of Houston has **nearly 44,000 students on its 667-acre campus** in southeast Houston.

The city has major profession league teams in almost every sport including: The Houston Astros (MLB), Houston Rockets (NBA), Houston Texans (NFL), Houston Dynamo (MLS), and Houston Sabercats (MLR).

GENERAL STATS

1ST LARGEST CITY IN TEXAS

5TH LARGEST MSA IN THE U.S.

#7 U.S. NEWS & WORLD REPORT BEST PLACES TO LIVE

#1 BEST CITY FOR COLLEGE GRADUATES NAMED BY MONEY MAGAZINE

20 FORTUNE 500 HEADQUARTERS RANKING 4TH AMONG METRO AREAS

3.21 MILLION JOBS IN THE METRO

1ST LARGEST MEDICAL COMPLEX IN THE WORLD

DOWNTOWN HOUSTON





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