

THE MARKET AT WATERS LAKE (SIENNA)

SWC Sienna Pkwy & Waters Lake Blvd. | Missouri City, TX

For Lease



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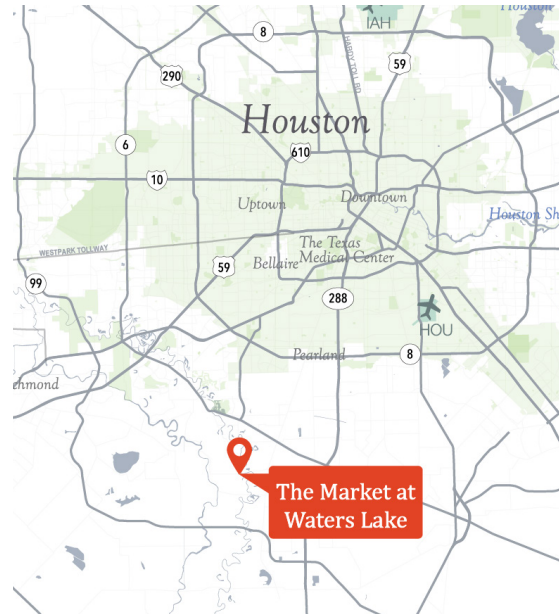
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Read King
Commercial Real Estate

PROPERTY INFORMATION


- Easy access to Hwy 6 and Fort Bend County Toll Rd
- Located near Sienna Plantation, a 10,500 AC master planned community and one of Fort Bend County's premier developments
- Centrally located in an underserved submarket which has 5,000 new homes planned



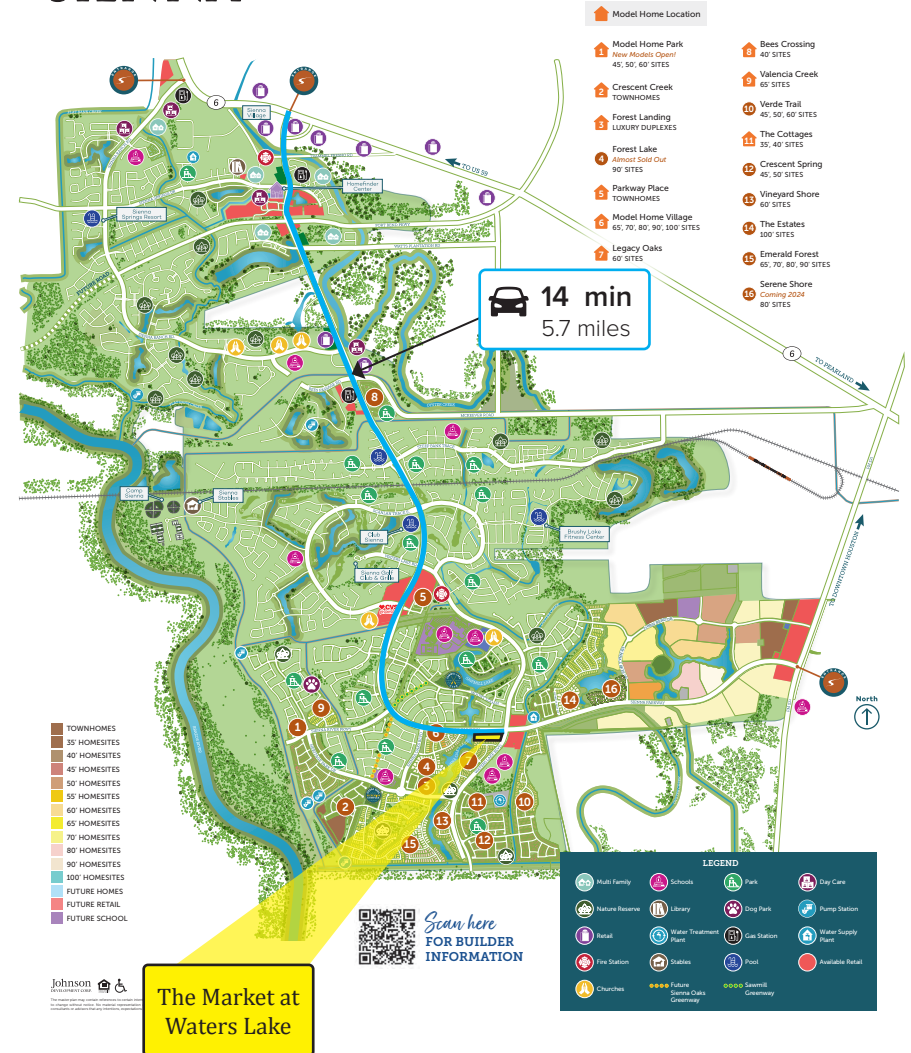
DEMOGRAPHICS

		1 Miles	3 Miles	5 Miles
	Population	7,240	71,737	172,468
	Average Household Income	\$153,895	\$175,038	\$156,571
	Daytime Population	3,070	30,522	75,860

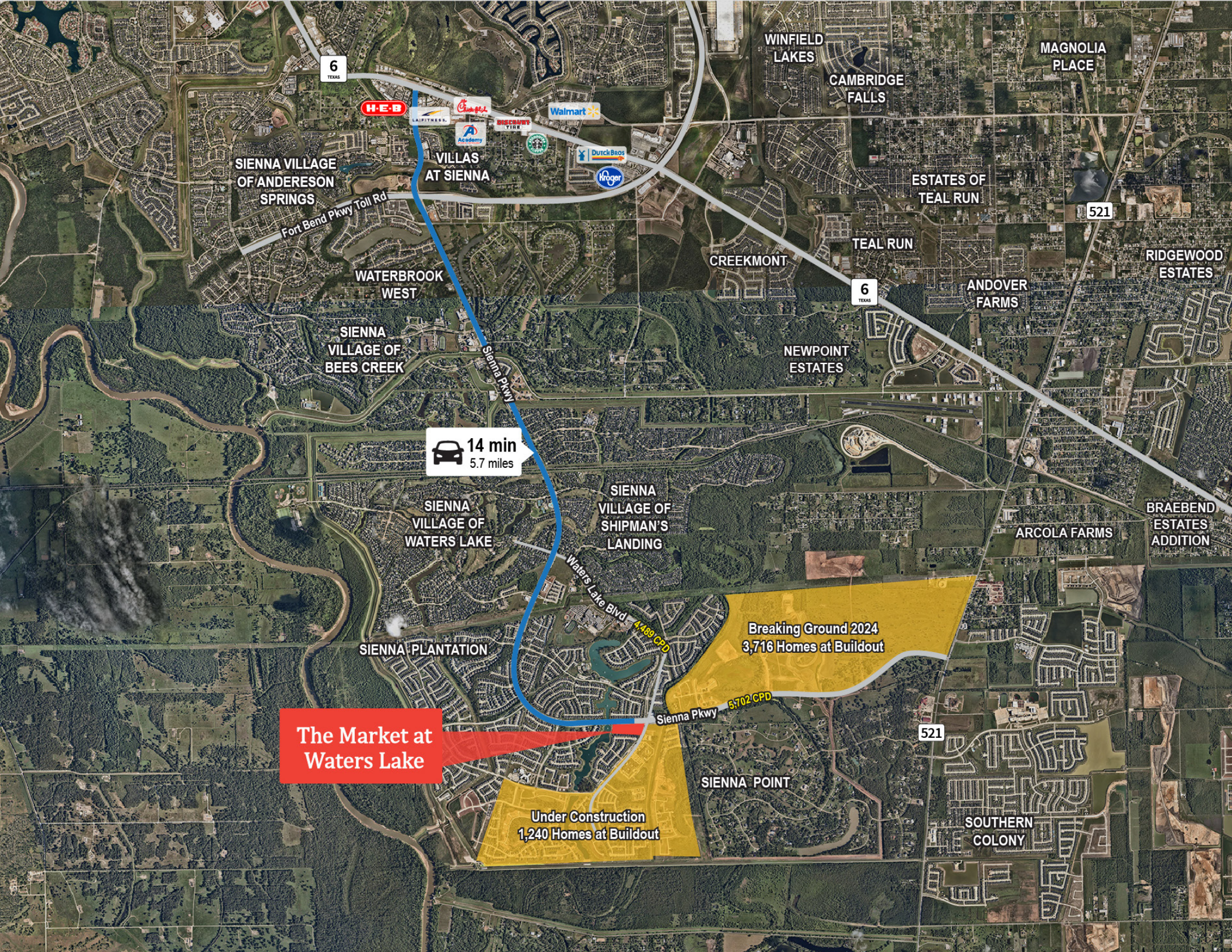
TRAFFIC COUNTS

	CPD
	Sienna Parkway 5,702
	Waters Lake 4,489

SIENNA™



There will be 13,400 homes at buildout



**The Market at
Waters Lake**

 **14 min**
5.7 miles

Under Construction
1,240 Homes at Buildout

Breaking Ground 2024
3,716 Homes at Buildout

SIENNA VILLAGE
OF ANDERSON
SPRINGS

VILLAS
AT SIENNA

WATERBROOK
WEST

SIENNA
VILLAGE OF
BEES CREEK

SIENNA
VILLAGE OF
WATERS LAKE

SIENNA PLANTATION

SIENNA
VILLAGE OF
SHIPMAN'S
LANDING

SIENNA POINT

SOUTHERN
COLONY

WINFIELD
LAKES

CAMBRIDGE
FALLS

MAGNOLIA
PLACE

ESTATES OF
TEAL RUN

TEAL RUN

CREEKMONT

NEWPOINT
ESTATES

ANDOVER
FARMS

RIDGEWOOD
ESTATES

ARCOLA FARMS

BRAEBEND
ESTATES
ADDITION

6
TEXAS

521

6
TEXAS

521

H-E-B

Chapel

Walmart

LA FITNESS

Academy

DISCOUNT
TIRE

Dutch Bros

Kroger

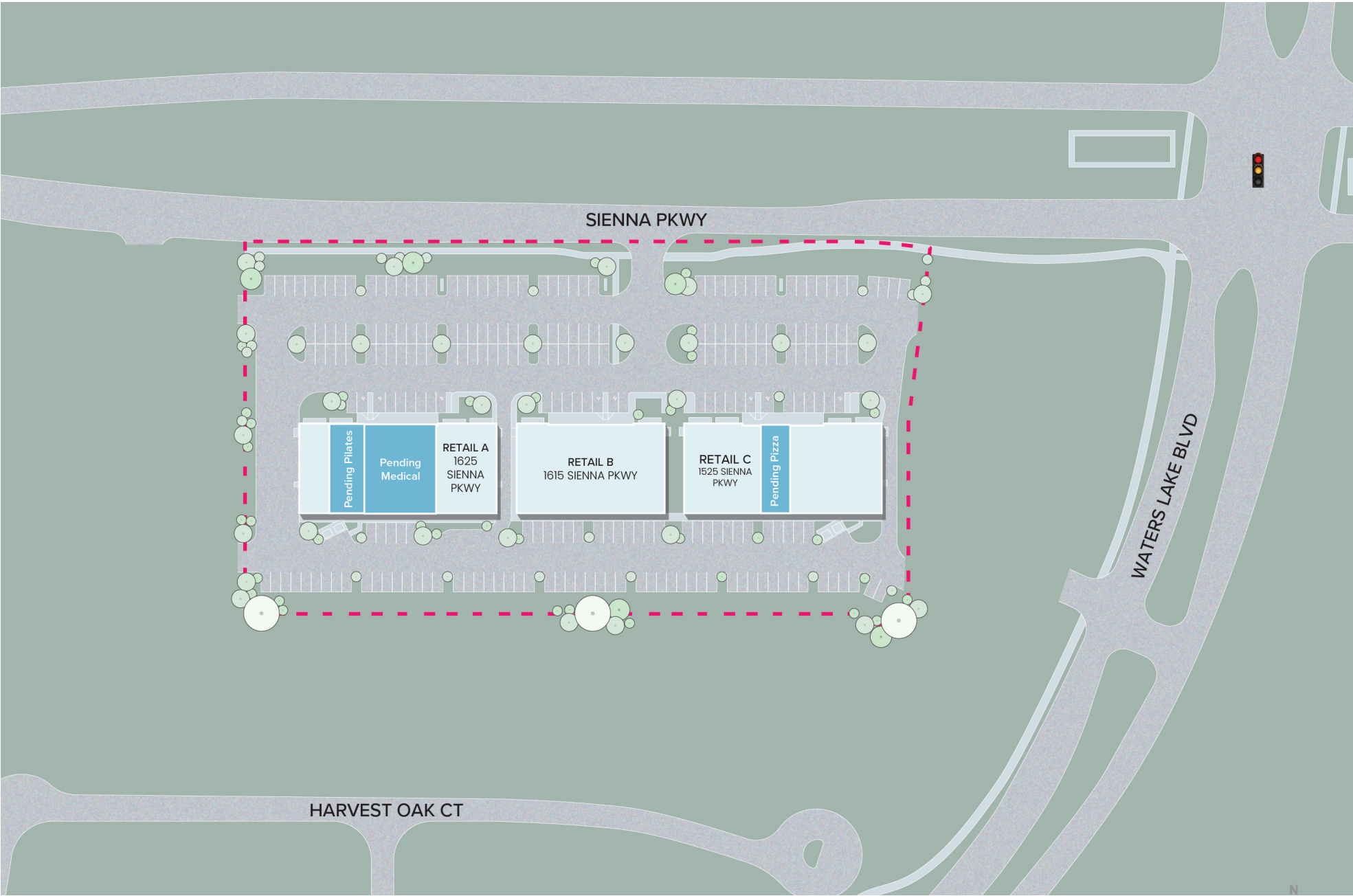
Waters Lake Blvd

4,488 CPD

Sienna Pkwy

5,702 CPD

SITE PLAN





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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Associate			
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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