

THE MARKET AT WATERS LAKE (SIENNA)

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

For Lease



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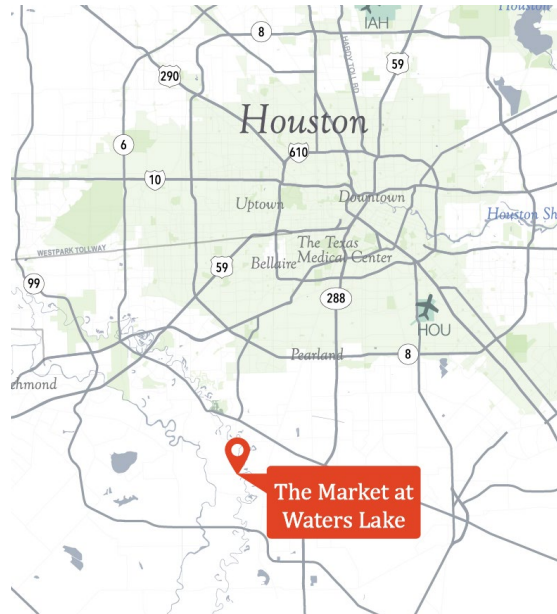
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Read King
Commercial Real Estate

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



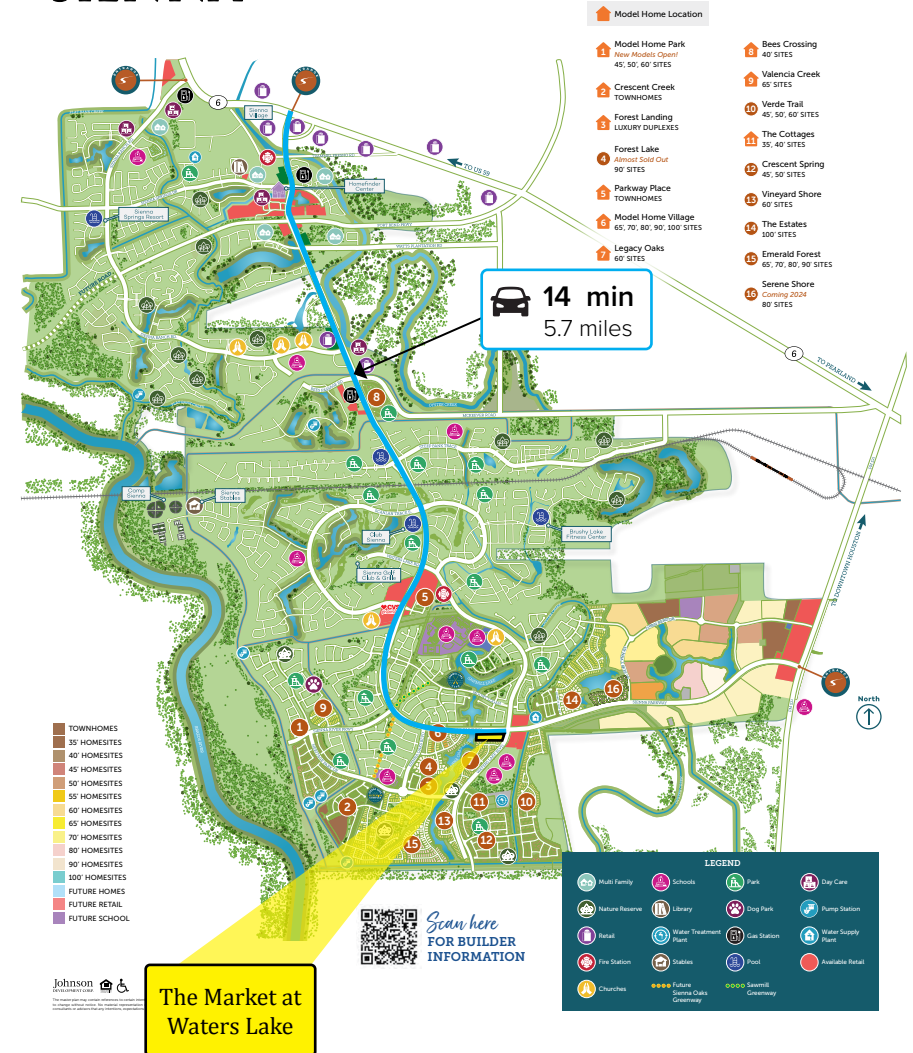
DEMOGRAPHICS

		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

DENSE RESIDENTIAL AREA

This aerial map illustrates a dense residential area, likely in the Dallas-Fort Worth region, with various colored overlays and labels indicating home counts and school district boundaries. The map is titled "DENSE RESIDENTIAL AREA" in a large, white, serif font at the top left. The map features several colored regions, each labeled with a home count and a neighborhood name. The regions are: a green region in the top left labeled "±375 HOMES AVALON"; a blue region in the top center labeled "±560 HOMES SILVER RIDGE/ROYAL SIENNA"; a green region in the top right labeled "±1,107 HOMES TEAL RUN/ANDOVER FARMS"; a green region in the middle left labeled "±1,126 HOMES SIENNA VILLAGE OF BEES CREEK"; a red region in the middle left labeled "±168 HOMES SIENNA WOODS"; a purple region in the middle center labeled "±1,262 HOMES STEEP BANK EAST & WEST"; a blue region in the middle left labeled "±1,403 HOMES SIENNA VILLAGE OF WATERS LAKE"; a brown region in the middle center labeled "±1,518 HOMES SIENNA VILLAGE OF SHIPMAN'S LANDING"; a dark blue region in the middle right labeled "±115 HOMES OAK CHASE"; a green region in the bottom center labeled "±3,573 HOMES SUMMERHOUSE LAKE"; a blue region in the bottom right labeled "±1,410 HOMES GLENDALE LAKES"; a red region in the bottom center labeled "±2,963 HOMES SOUTHERN COLONY/CALDWELL LAKES CROSSING/HUNTINGTON PLACE"; and a purple region in the bottom right labeled "±1,410 HOMES CANTERRA CREEK". A large red region in the bottom left is labeled "±4,919 HOMES SIENNA PLANTATION". A red box in the bottom left corner contains the text "The Market at Waters Lake". A green box in the bottom center contains the text "LEONETTI ELEM & THORTON MIDDLE SCHOOL CAMPUS ±2,586 TOTAL STUDENTS". A yellow line runs diagonally across the map, labeled "6 TEXAS". A yellow line runs horizontally across the map, labeled "521". A yellow line runs vertically across the map, labeled "1 MILE". A yellow line runs diagonally across the map, labeled "SIENNA PKWY". A yellow line runs diagonally across the map, labeled "WATERS LAKE BLVD 14.818 CPD". A yellow line runs diagonally across the map, labeled "15,671 CPD".

±375 HOMES
AVALON

±560 HOMES
SILVER RIDGE/ROYAL SIENNA

±1,107 HOMES
TEAL RUN/ANDOVER FARMS

±1,126 HOMES
SIENNA VILLAGE OF
BEES CREEK

±168 HOMES
SIENNA WOODS

±1,262 HOMES
STEEP BANK EAST & WEST

±1,403 HOMES
SIENNA VILLAGE OF
WATERS LAKE

±1,518 HOMES
SIENNA VILLAGE OF
SHIPMAN'S LANDING

±115 HOMES
OAK CHASE

±3,573 HOMES
SUMMERHOUSE LAKE

±1,410 HOMES
GLENDALE LAKES

±2,963 HOMES
SOUTHERN COLONY/CALDWELL LAKES
CROSSING/HUNTINGTON PLACE

±1,410 HOMES
CANTERRA CREEK

±265 HOMES
SIENNA POINT

±4,919 HOMES
SIENNA
PLANTATION

The Market at
Waters Lake

LEONETTI ELEM
& THORTON MIDDLE
SCHOOL CAMPUS
±2,586 TOTAL STUDENTS

6
TEXAS

521

1
MILE

SIENNA PKWY

WATERS LAKE BLVD 14.818 CPD

15,671 CPD

The Market at Waters Lake

**±375 HOMES
AVALON**

±560 HOMES
SILVER RIDGE/ROYAL SIENNA

±1,126 HOMES
SIENNA VILLAGE OF
BEES CREEK

±168 HOMES
SIENNA WOODS

±1,262 HOMES
STEEP BANK EAST & WEST

± 1,403 HOMES
SIENNA VILLAGE OF
WATERS LAKE

± 1,518 HOMES
SIENNA VILLAGE OF
SHIPMAN'S LANDING

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OAK CHASE

± 4,919 HOMES
SIENNA
PLANTATION

15,671 CPD

ER

±3,573 HOMES
SUMMERHOUSE LAKE

±265 HOMES
SIENNA POINT

**LEONETTI ELEM
& THORTON MIDDLE
SCHOOL CAMPUS**
±2,586 TOTAL STUDENTS

±1,107 HOMES
L RUN/ANDOVER FARMS

6
TEXAS



±1,410 HOMES
GLENDAL LAKES

±2,963 HOMES
SOUTHERN COLONY/CALDWELL LAKES
CROSSING/HUNTINGTON PLACE

±1,410 HOMES
CANTERRA CREEK

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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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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