

SIERRA VISTA RETAIL CENTER

2002 Meridiana Parkway | Rosharon, TX 77583

**DELIVERING IN
AUGUST 2025!**



Read King
Commercial Real Estate

MATT MCKINNERNEY
713.980.4722
mmckinnerney@read-king.com

LANE PLEASON
713.980.4753
lpleason@read-king.com





JULIAN FERTITTA
713.400.2132
jfertitta@read-king.com

Sierra Vista Retail Center – Location

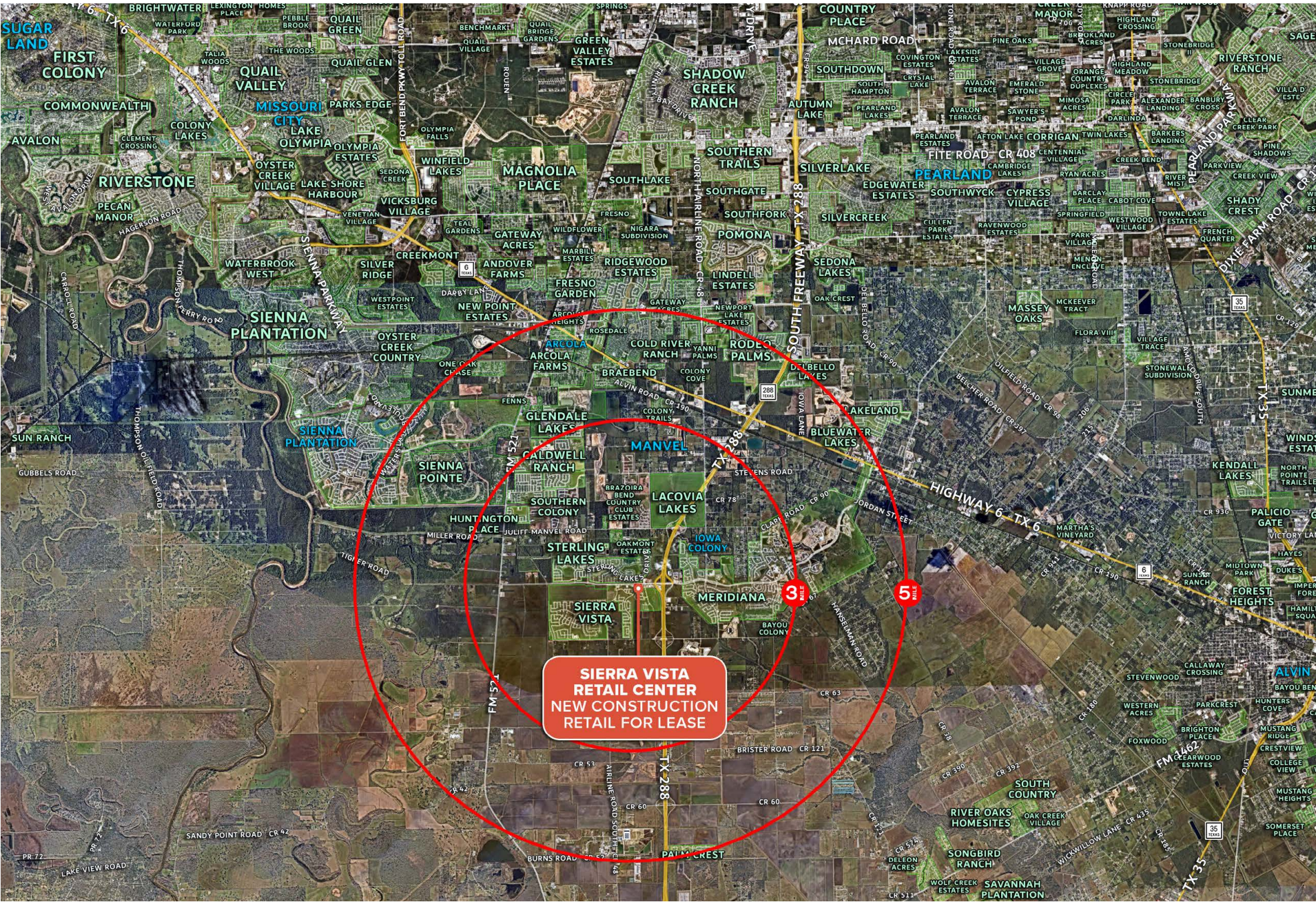


Property Highlights

- Brand New Retail Center Now Under Construction with expected delivery August 2025
- End cap and in-line spaces: 1,800 SF to 16,400 SF Available
- Located at the entrance of Sierra Vista and across from Sterling Lakes, two new master planned communities with nearly 8,000 homes at buildout
- Just west of TX-288 along Meridiana Parkway in Iowa Colony

	TRADE AREA		
	1 MILE	3 MILES	5 MILES
 2024 Population	8,838	24,960	53,659
 Est. Households	2,541	7,972	16,099
 Est. Average HH Income	\$121,479	\$124,117	\$128,545
 Total Daytime Pop.	5,576	15,842	33,810

Sierra Vista Retail Center – Proximity to Major Markets



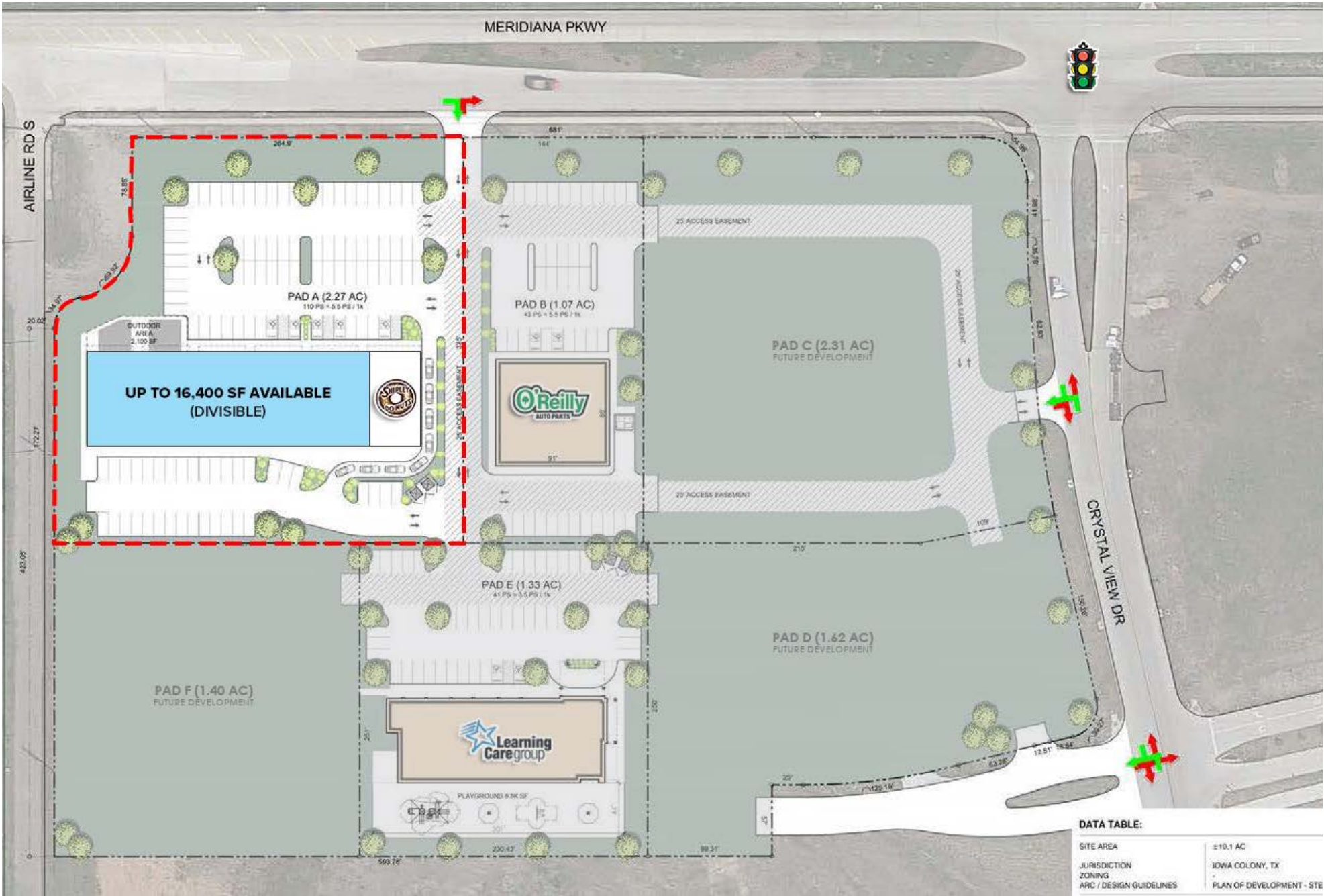
SIERRA VISTA RETAIL CENTER
NEW CONSTRUCTION
RETAIL FOR LEASE

The map displays the proposed retail center location in Manvel, Texas, situated near the intersection of FM 521 and TX 288. A red circle and line highlight the project area. Surrounding the site are various retail and commercial establishments, including Walmart, Kroger, Target, and several grocery stores like HEB, Kroger, and Target. The map also shows major highways such as TX 288, TX 6, and FM 521, as well as local roads like CR 121, CR 122, and CR 123. The area is labeled with various retail centers and businesses, including 'SIERRA VISTA RETAIL CENTER', 'MANVEL TOWN CENTER', and 'SIERRA VISTA RETAIL CENTER'. The map also shows the proximity to other retail centers like 'SIERRA VISTA RETAIL CENTER' and 'SIERRA VISTA RETAIL CENTER'.

Sierra Vista Retail Center – Rapid Residential Growth



Sierra Vista Retail Center – Site Plan



Sierra Vista Retail Center – Construction Progress



As of: April 2025



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:
 - 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.

Read King Inc.	504639		713.782.9000
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Charles Scoville	303620	cscoville@read-king.com	713.782.9000
Designated Broker of Firm	License No.	Email	Phone
Charles Scoville	303620	cscoville@read-king.com	713.782.9000
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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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Demographics: This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2019, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: US Census Bureau & USPS4/2019, TIGER Geography/2000-2010 Census, 2019 Estimates with 2024 Projections

For Leasing Opportunities

Matt McKinnerney

Vice President – Leasing
mmckinnerney@read-king.com
713.980.4722

Lane Pleason

Vice President – Leasing
lpleason@read-king.com
713.980.4753

Julian Fertitta

Associate – Leasing
jfertitta@read-king.com
713.400.2132



713.782.9000
read-king.com

1900 W LOOP SOUTH
SUITE 1250
HOUSTON, TX 77027