

SIERRA VISTA RETAIL CENTER

2002 Meridiana Parkway | Rosharon, TX 77583

Now Delivered!

NOW OPEN



±1,500 SF
WHITE BOX
AVAILABLE

±1,200 SF
WHITE BOX
AVAILABLE

±7,262 SF
AVAILABLE
(DIVISIBLE)



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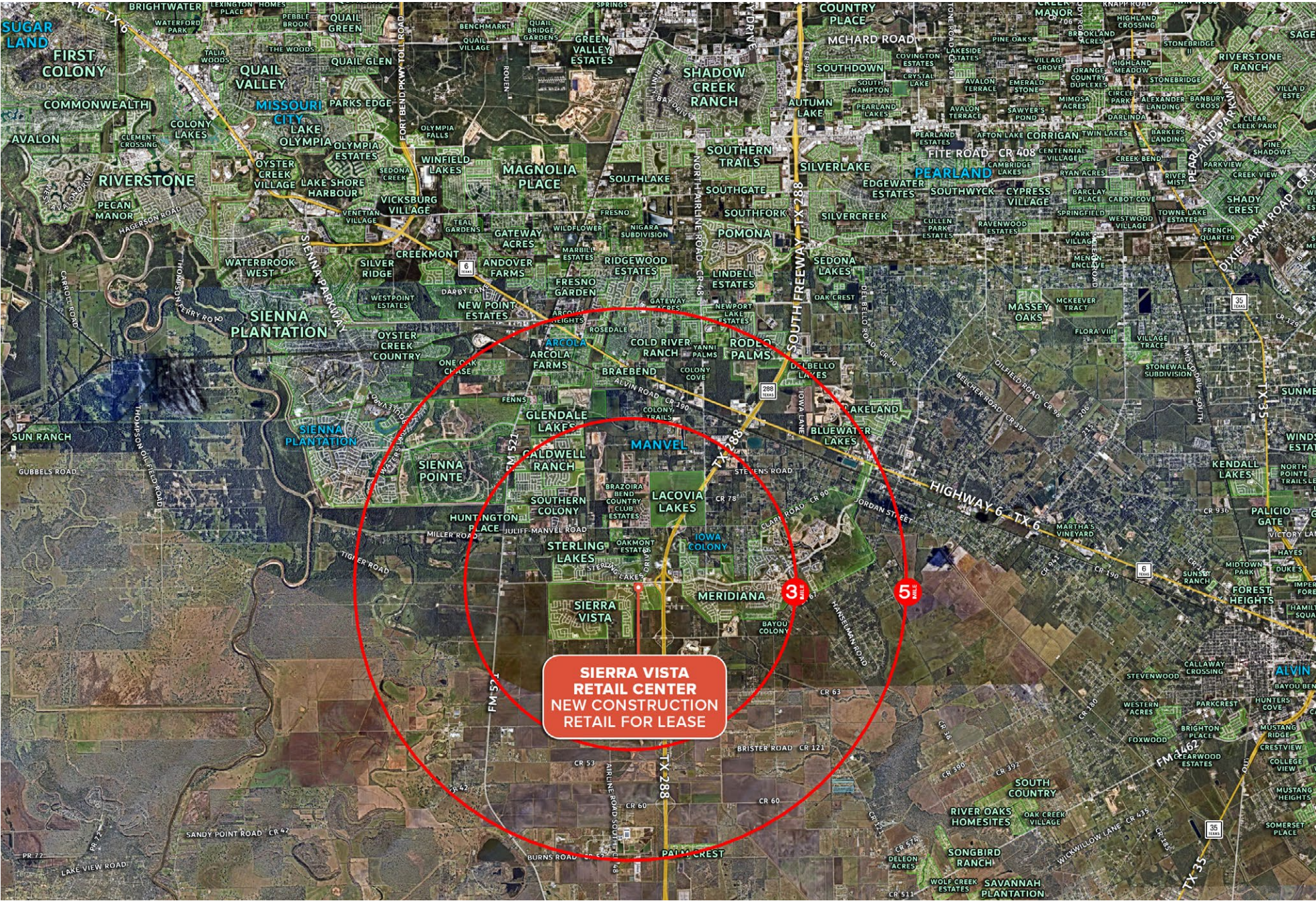
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A map of the Houston metropolitan area. Major highways are shown as grey lines with route numbers in white circles: 10, 290, 99, 6, 8, 45, 59, 336, 242, 105, 321, 90, 146, 35, 288, 3. Landmarks include Lake Houston, Galveston Bay, The Woodlands, Spring, Kingwood, Humble, Atascocita, Pearland, Richmond, Rosenberg, Katy, Fulshear, Conroe, and Houston. Two airplane icons represent airports. A red circle with a white border contains the text "SIERRA VISTA RETAIL CENTER". A red line connects this circle to a small white circle on Highway 288 near Highway 35.

- Brand New Retail Center Now Delivered and ready for move-in
- End cap and in-line spaces: 1,200 SF to 9,963 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
 2025 Population	11,159	27,307	58,236
 Est. Households	3,352	9,003	17,778
 Est. Average HH Income	\$115,756	\$121,778	\$131,738
 Total Daytime Pop.	6,856	16,999	35,310

Sierra Vista Retail Center – Proximity to Major Markets



SIERRA VISTA RETAIL CENTER
NEW CONSTRUCTION
RETAIL FOR LEASE

The map shows the proposed retail center location in Manvel, Texas, near the intersection of TX 288 and FM 521. The area is surrounded by various retail centers and commercial developments, including the Manvel Town Center and the proposed Target store. The map also shows the surrounding residential areas and major roads like Highway 6 and South Freeway TX 288.

SIERRA VISTA RETAIL CENTER
NEW CONSTRUCTION
RETAIL FOR LEASE

Schools:

- HERITAGE ROSE ELEM 1,209 STUDENTS
- CRAWFORD HIGH 623 STUDENTS
- SANCHEZ ELEM 753 STUDENTS
- MERIDIANA ELEM 998 STUDENTS
- MANVEL J H 934 STUDENTS
- MANVEL HIGH 2,540 STUDENTS
- BENNETT ELEM UNDER CONSTRUCTION
- CAFFEY J H 865 STUDENTS
- IOWA COLONY HS 1,312 STUDENTS

Retail & Services:

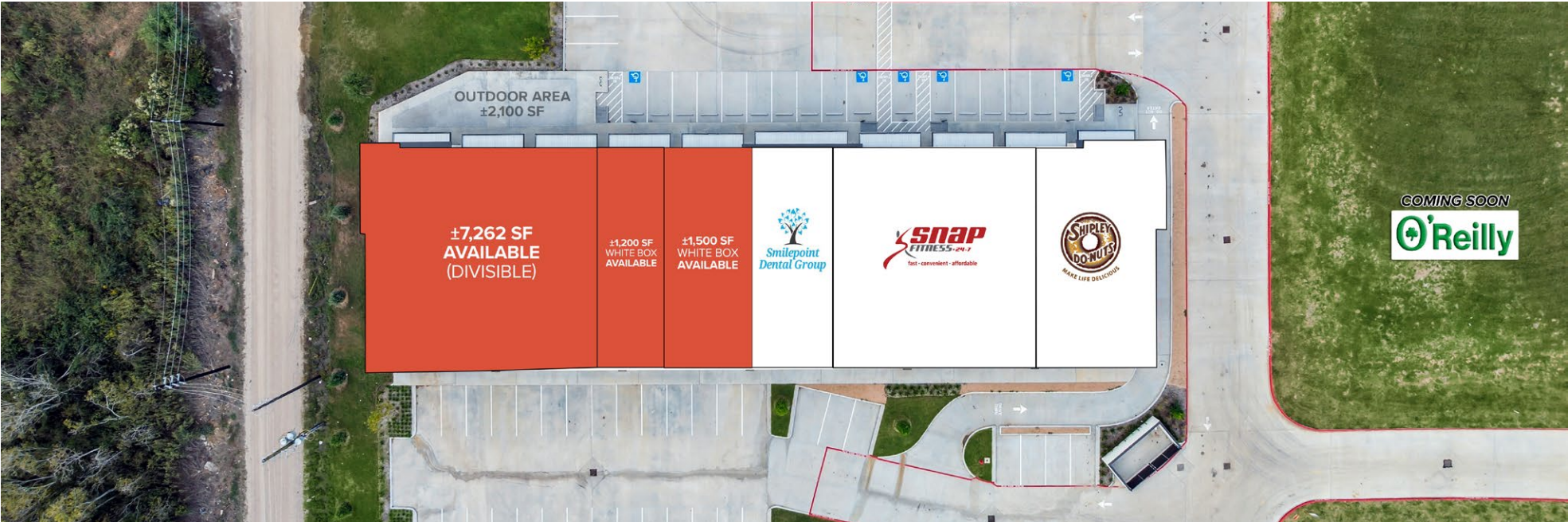
- PROPOSED TARGET, LOWE'S, Burlington, Marshalls, ROSS, five BELOW, petco, ULTA
- HEB NOW OPEN
- McDonald's, Mexican restaurant, Dunkin', Sonic
- JC AUTO BODY #2, WINDOW TINT, BOAT & RV STORAGE, KLX ENERGY SERVICES
- GULF COAST GENERAL CONTRACTORS
- AUTOZONE, SHERWIN WILLIAMS, SUBWAY

Geographic Features:

- SIENNA PLANTATION, SIENNA POINT, CALDWELL RANCH, SOUTHERN COLONY, HUNTINGTON PLACE
- GLENDALE LAKES, BEND GOLF COURSE AT THE BRAZORIA, LACOVIA LAKES
- MERIDIANA, MERIDIANA PARKWAY CR 56, MERIDIANA SANDY POINT CR 67

Highways: HIGHWAY 6 TX 6, TX 288, FM 521, COUNTY ROAD 56, COUNTY ROAD 956 CR 956, ALLOY ROAD CR 573, BULLARD ROAD CR 81, JULIFF-MANVEL ROAD, CR 78, CR 90, CR 67, CR 69, CR 70, CR 71, CR 72, CR 73, CR 74, CR 75, CR 76, CR 77, CR 78, CR 79, CR 80, CR 81, CR 82, CR 83, CR 84, CR 85, CR 86, CR 87, CR 88, CR 89, CR 90, CR 91, CR 92, CR 93, CR 94, CR 95, CR 96, CR 97, CR 98, CR 99, CR 100

Sierra Vista Retail Center – Site Photos



Sierra Vista Retail Center – 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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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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