

FREESTANDING RETAIL · TURN-KEY OWNER-USER

5414 Hwy 6 *Building*

A ±2,981 SF freestanding retail building on a 1.254-acre pad site at the SWC of Hwy 6 and Riverstone Blvd — built in 2021, 74 parking spaces, and turn-key for owner-user or investor.

5414 STATE HIGHWAY 6 · MISSOURI CITY, TEXAS 77459

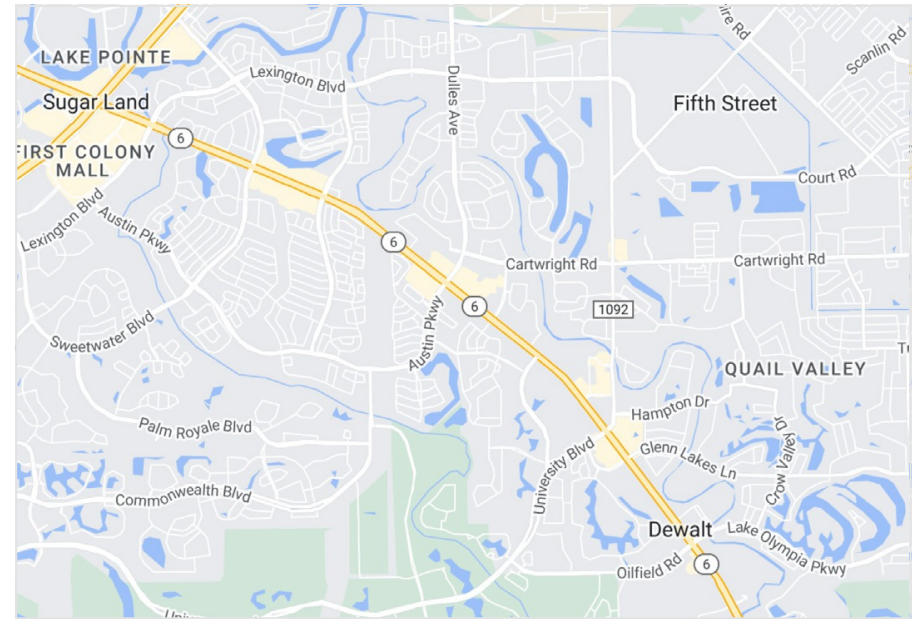
BUILDING SF	YEAR BUILT	PARKING SPACES	LAND AREA	FLOOD ZONE
±2,981	2021	74	1.254 AC	X

SECTION · PROPERTY DETAILS

Property Overview

Turn-key freestanding building on a high-visibility State Highway 6 pad in master-planned Riverstone — available for sale or lease.

PROPERTY SUMMARY · 5414 HWY 6, MISSOURI CITY, TX	
Building Area	±2,981 SF
Year Built	2021
Land Area	1.254 AC · 54,617 SF
Parking	74 Spaces (70 Std · 4 ADA)
Parking Ratio	24.8 / 1,000 SF
Frontage	State Highway 6 & Riverstone Blvd
Flood Zone	Zone X · Outside 0.2% Annual Floodplain
Tax / MUD	Fort Bend County MUD #115
Plat / Reserve	Reserve "D-1", Block 1, Riverstone
Availability	For Sale & For Lease



Location Highlights

- Pad-site visibility at the SWC of State Highway 6 & Riverstone Blvd
- Heart of Riverstone master-planned community — 4,000+ acres, 30,000+ residents
- Immediate retail co-tenancy: First Colony Mall trade area, Quail Valley, Sugar Land
- Strong household incomes throughout the Sugar Land / Missouri City corridor
- Easy access to Fort Bend Tollway, Highway 6, and University Blvd

TURN-KEY OPPORTUNITY

Move-in ready freestanding building with abundant parking, drive-aisle visibility on Hwy 6, and direct physical access to Riverstone Blvd — ideal for medical, professional, financial, or retail owner-user.

SECTION · ADVISORY TEAM

Advisory *Team*

All sale and lease inquiries regarding 5414 Hwy 6 are directed to the Shadowood Realty Partners advisory team.



Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

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Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

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