

SIENNA CROSSROADS

MISSOURI CITY, TX



* conceptual rendering

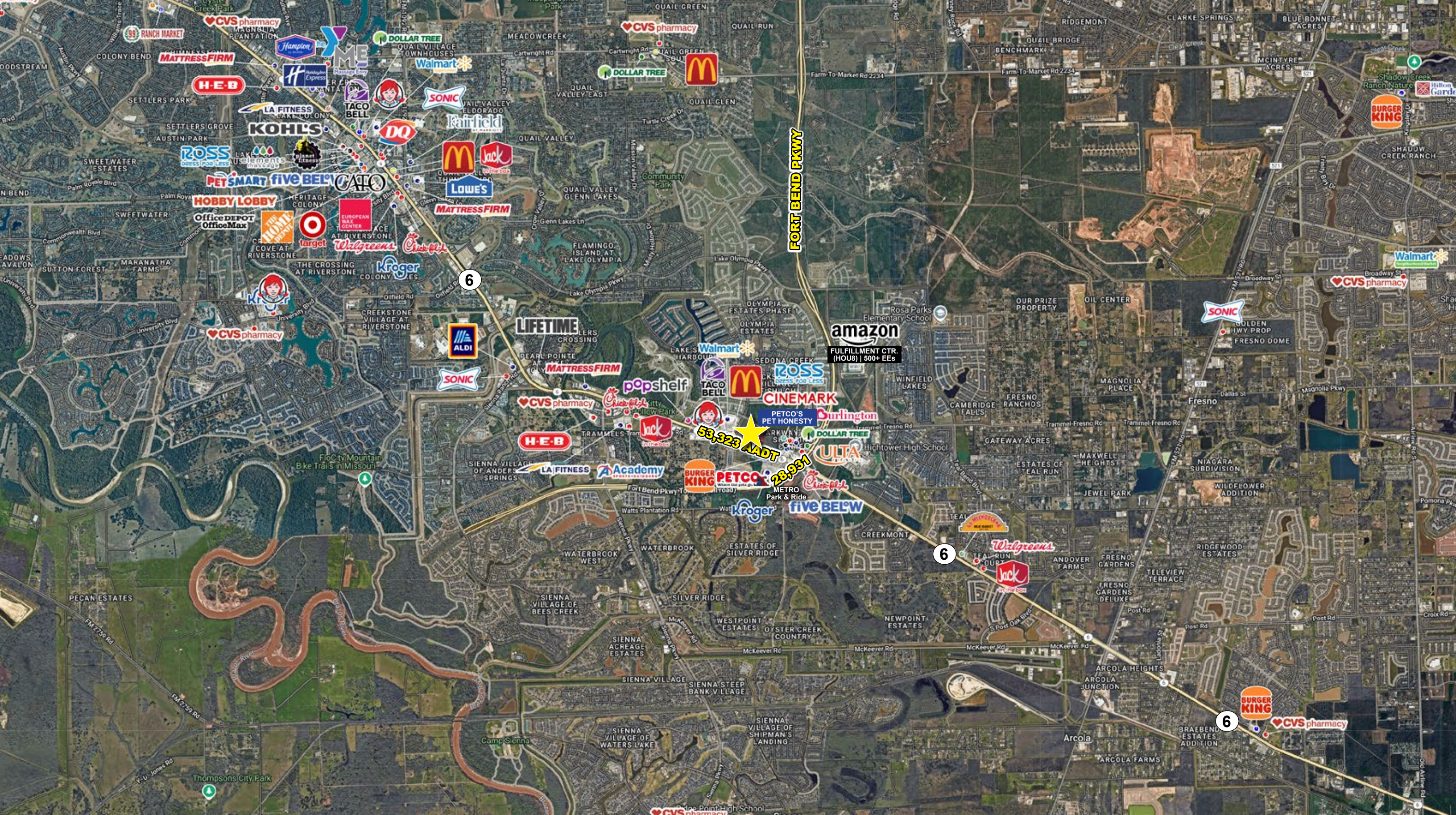
SITE DESCRIPTION

TX-6 & VICKSBURG BOULEVARD

SHOPPING CENTER: ± 12.59 ACRES
OUTPARCEL TOTAL: ± 6.05 ACRES

53,323 AADT ON TX-6
28,931 AADT ON FT. BEND PKWY

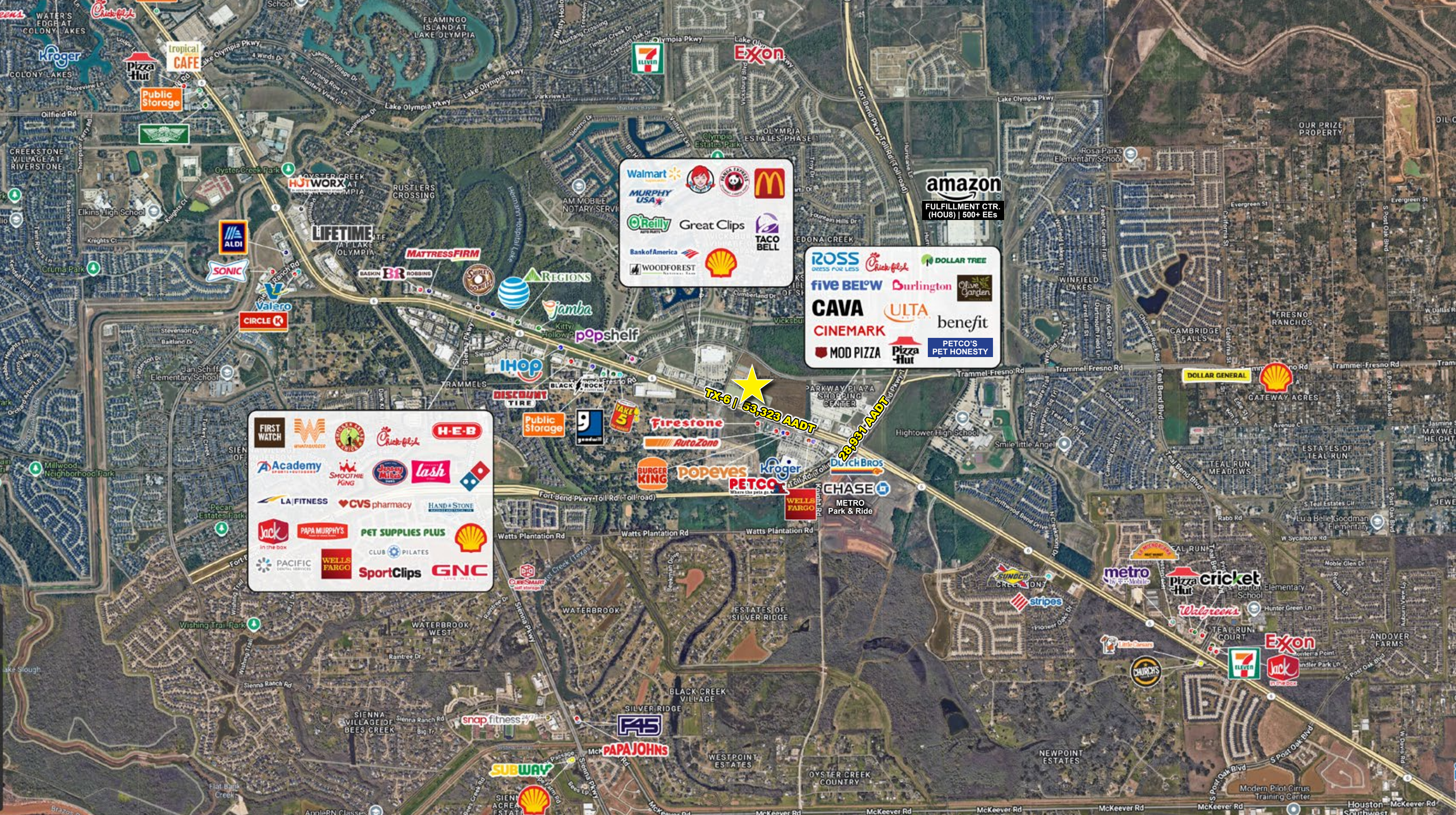
This Sprouts-anchored center is located at the absolute heart of Missouri City's vibrant growth – a recognized jewel within Houston's most promising suburban landscape. This premier site, strategically anchored at the high-visibility intersection of Texas State Highway 6 and the Fort Bend Parkway, delivers unparalleled access and exposure within a dynamic and affluent community. Capitalize immediately on direct connectivity to the city's two most critical arteries, guaranteeing exceptional daily traffic and unmatched visibility. Furthermore, the site's direct adjacency to a major METRO Park & Ride facility provides an undeniable advantage, tapping into a broad and readily accessible customer and employee base. This is more than just a location; it's a strategic launchpad for unparalleled commercial success.



LEASING:
Hunter Whitten
hwhitten@gbtrealty.com

C 513.319.5188
O 615.370.0670
gbtrealty.com

MARKET AERIAL
SIENNA CROSSROADS | MISSOURI CITY, TX



LEASING:
Hunter Whitten
hwhitten@gbtrealty.com

C 513.319.5188
O 615.370.0670
gbtrealty.com

MID AERIAL
SIENNA CROSSROADS | MISSOURI CITY, TX



LEASING:
Hunter Whitten
hwhitten@gbtrealty.com

C 513.319.5188
O 615.370.0670
gbtrealty.com

AERIAL - NORTHEAST

SIENNA CROSSROADS | MISSOURI CITY, TX

NUMBERS

SIENNA CROSSROADS
MISSOURI CITY, TX

POPULATION

2 MILE	31,675
4 MILE	117,493
6 MILE	262,401

HOUSEHOLDS

2 MILE	10,585
4 MILE	38,175
6 MILE	84,781

AVG. HH INCOME

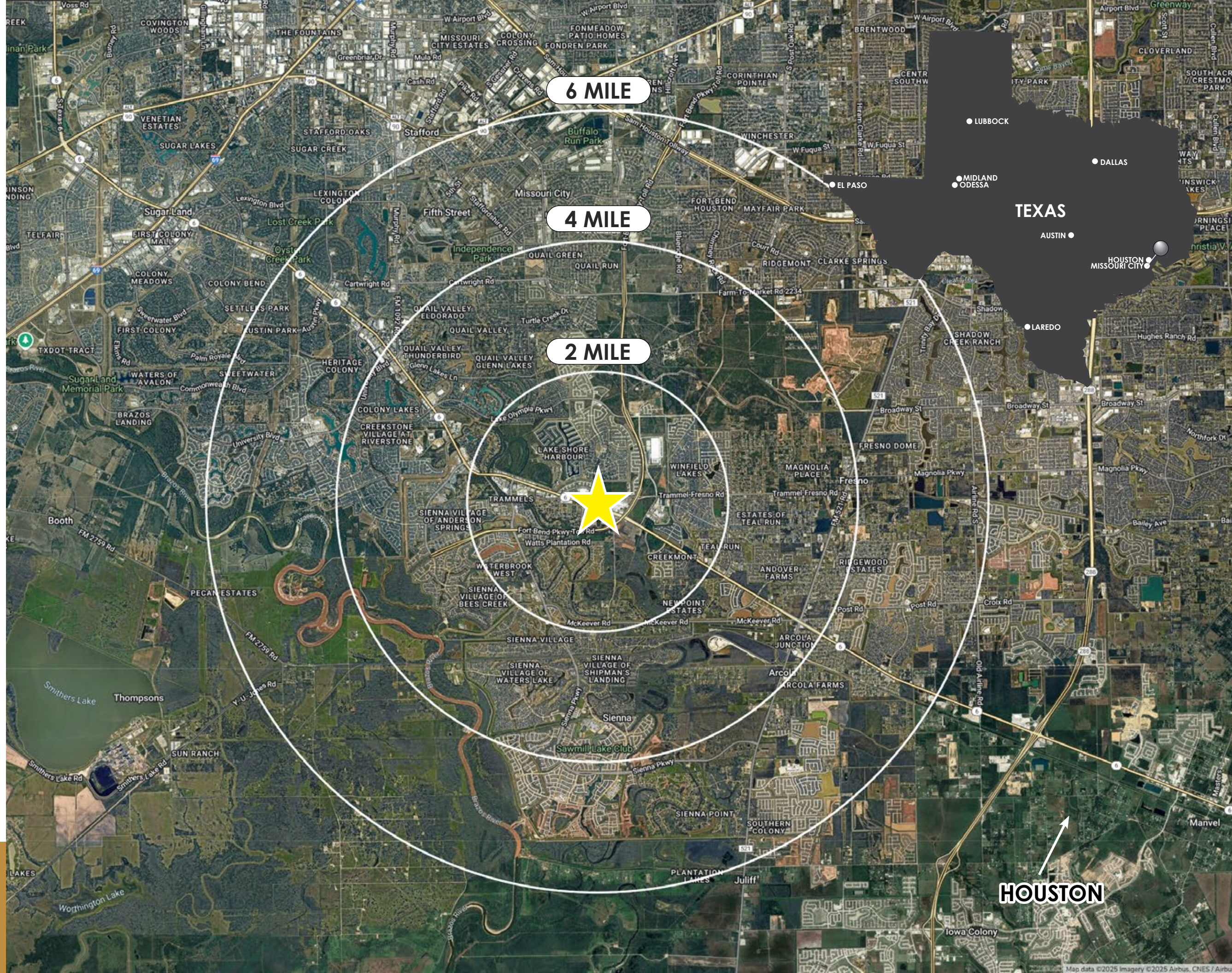
2 MILE	\$143,605
4 MILE	\$154,121
6 MILE	\$138,894

MED. HH INCOME

2 MILE	\$124,758
4 MILE	\$130,925
6 MILE	\$116,716

LEASING:
Hunter Whitten
hwhitten@gbtrealty.com

C 513.319.5188
O 615.370.0670
gbtrealty.com





LEASING:
Hunter Whitten
hwhitten@gbtrealty.com

C 513.319.5188
O 615.370.0670
gbtrealty.com

SITE AERIAL
SIENNA CROSSROADS | MISSOURI CITY, TX

SITE PLAN

SIENNA CROSSROADS
MISSOURI CITY, TX

TOTALS

LAND AREA: ± 12.59 AC
PROPOSED AREA: 55,353 SF
PARKING: 247 SPACES
PARKING RATIO: 4.46/1000

OUTPARCELS:

OP 1 ± 1.15AC
OP 2 ± 0.95 AC
OP 3 ± 0.95AC
OP 4 ± 0.95 AC
OP 5 ± 0.95 AC
OP 6 ± 1.10 AC

LEASING:
Hunter Whitten
hwhitten@gbtrealty.com

C 513.319.5188
O 615.370.0670
gbtrealty.com



MISSOURI CITY

PREMIER GULF COAST POWERHOUSE



Driven by a multi-sector expansion strategy integrating high-tech logistics hubs and luxury multifamily developments to support a growing professional class.



Prime access to Beltway 8, US 90A, and the Fort Bend Parkway, placing the city within a 30-minute radius of the Port of Houston and the Texas Medical Center.



A high-earning, diverse workforce with a median household income of \$96,700+, ranking it among the top-earning large cities in the United States.



Shifting toward an “employment center” model via the Texas Parkway/Cartwright Road revitalization and the expansion of the Sienna community’s \$3B tax base.

\$24 MILLION

AMAZON ROBOTIC-REMODEL PROJECT
INVESTMENT AT CITYPARK LOGISTICS CTR.

\$3+ BILLION

PROPERTY VALUATION PROVIDED BY THE
SIENNA MASTER-PLANNED COMMUNITY ALONE

\$0 INCOME TAX

NO CORPORATE INCOME TAX AS PART OF THE
TEXAS “BUSINESS FRIENDLY” MANDATE

The city is aggressively diversifying its tax revenue by converting from a bedroom community to a destination for commerce. With recent 2025-2026 commitments from global players like Amazon and Polymaker, the focus has shifted to high-pile, robotic, and tech-integrated industrial space that generates higher-than-average tax yields per acre.

HIGH-VELOCITY

SPECIFICALLY ENGINEERED INFRASTRUCTURE
FOR E-COMMERCE AND REGIONAL
DISTRIBUTION

BELTWAY 8 ACCESS

DIRECT, DUAL ACCESS POINTS TO HOUSTON'S
MOST CRITICAL INDUSTRIAL TRUCKING LOOP

15 MINUTES

TO TEXAS MEDICAL CENTER -
WORLD'S LARGEST TEXAS MEDICAL COMPLEX

Missouri City serves as the “Southwest Gateway” to the Houston metro. By anchoring the intersection of Beltway 8 and the Fort Bend Parkway, it offers logistics firms a congestion-bypass advantage for reaching both the affluent suburbs of Fort Bend County and the heavy-industrial zones of the Houston Ship Channel.

STEADY GROWTH

DRIVEN BY HIGH-END RESIDENTIAL MIGRATIONS
& CORPORATE RELOCATIONS

HIGHLY-EDUCATED

WORKFORCE IN THE TECH & PROFESSIONAL
INDUSTRIES

DISPOSABLE INCOME

MATURE & ESTABLISHED AGE GROUP
WITH SIGNIFICANT SPENDING POWER

The city boasts a unique talent density heavily concentrated in high-resiliency sectors like Healthcare, Energy, and Professional Services. This high-income workforce shields the local economy from cyclical downturns and provides a stable consumer base for local retail and lifestyle developments.