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Sienna is a community by Johnson Development Corporation, an award-winning residential and commercial land development company.



±15.78 ACRES

±10.64 ACRES



RIDGE POINT HIGH SCHOOL

REGENCY AT SIENNA BY TOLL BROTHERS

SUZIE JOHNSON PARK

SAWMILL LAKE CLUB

SIENNA LAKES DR

HERITAGE PARK

SIENNA PKWY

WATERS LAKE BLVD

ALYSSA FERGUSON ELEMENTARY

±5.58 ACRES

±4.41 ACRES

521

SIENNA OAKS AMENITY CENTER

LEONETTI ELEMENTARY

WOODMONT PARK

±4.44 ACRES

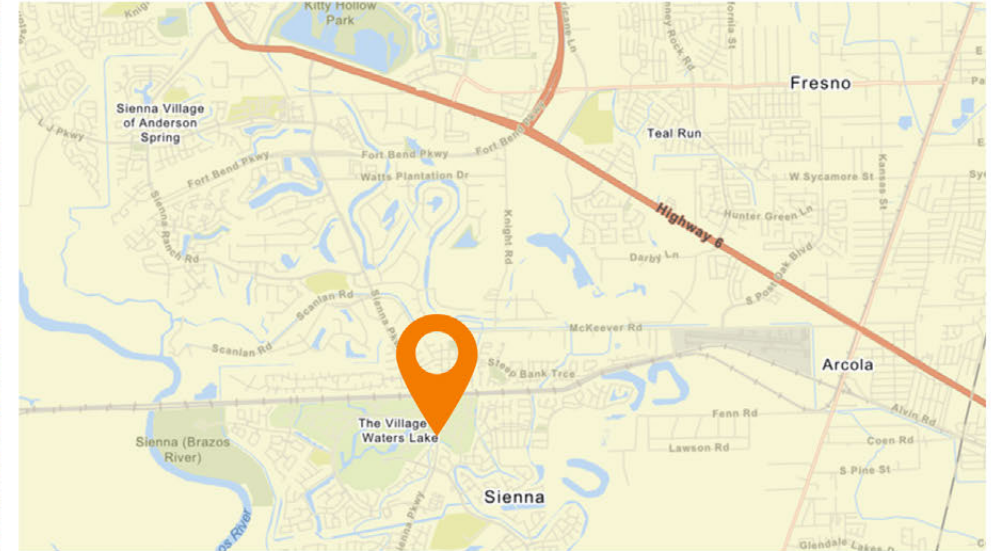
RONALD THORNTON MIDDLE SCHOOL

RETAIL PAD SITES FOR SALE

±0.76 - 15.78 ACRES AVAILABLE

SIENNA PARKWAY, MISSOURI CITY, TX 77459

PROPERTY OVERVIEW



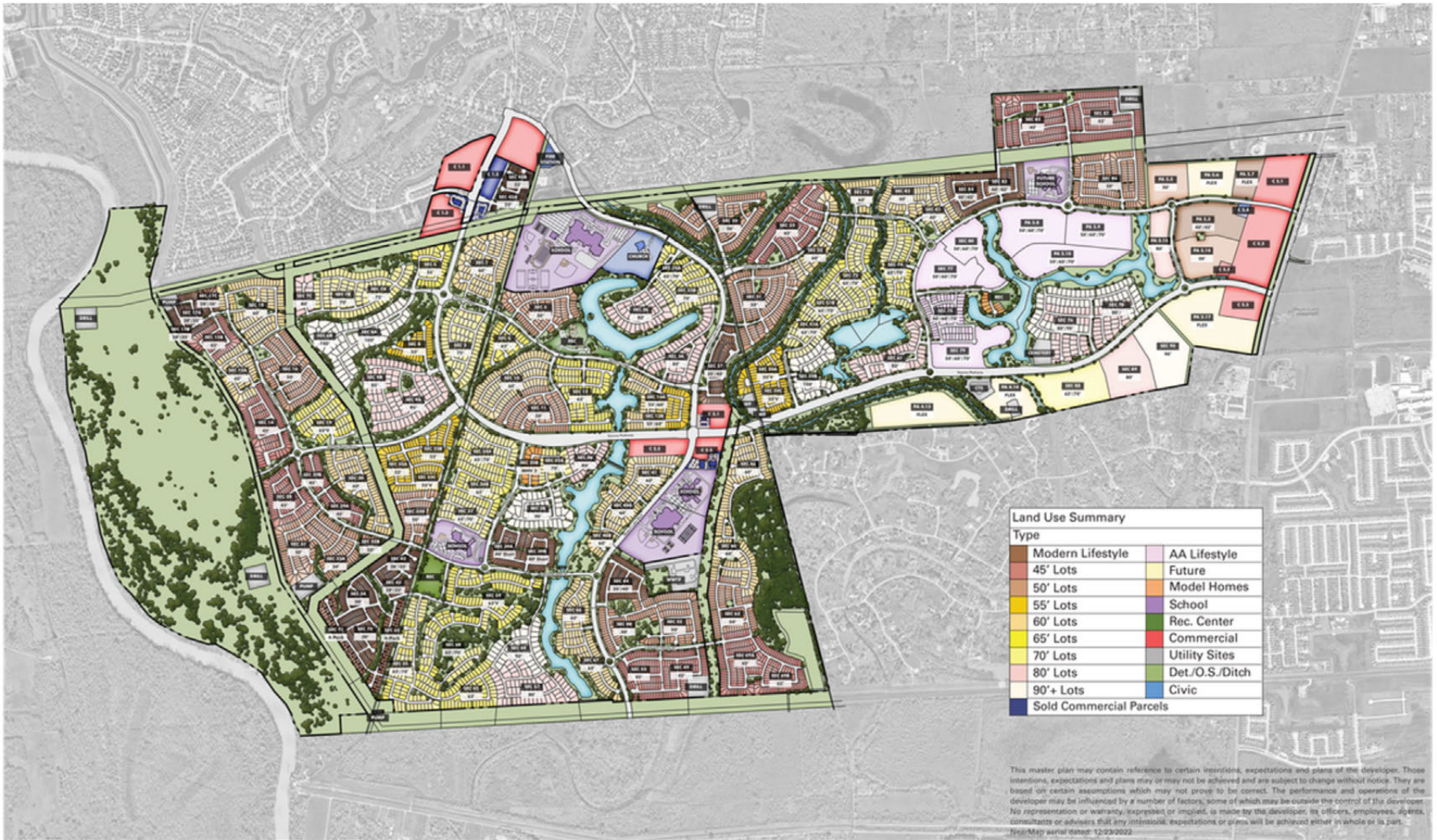
PROPERTY HIGHLIGHTS

- Available tracts of land can be subdivided depending on use, size and price.
- Preferred uses include:
 - Restaurants
 - Retail
 - Medical
 - Office
 - QSR
 - Carwashes
 - Auto Service's
- Access & Visibility: Quick and immediate access to FM 521 and major thoroughfares including HWY 6, SH 288 and Fort Bend Toll Road
- Utilities: Available to site from Sienna MUD 4-7
- Detention: Off-site detention in place
- Site Plan availability upon request

SALE PRICE	CALL FOR PRICING
LOT SIZE	±0.76 - 15.78 ACRES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,729	42,058	118,232
TOTAL DAYTIME POPULATION	6,827	29,547	75,800
AVG HOUSEHOLD INCOME	\$184,461	\$169,194	\$143,148
<i>*SOURCE: SITE TO DO BUSINESS 2024</i>			

PROPERTY SITE PLAN



Land Use Summary	
Type	
Modern Lifestyle	AA Lifestyle
45' Lots	Future
50' Lots	Model Homes
55' Lots	School
60' Lots	Rec. Center
65' Lots	Commercial
70' Lots	Utility Sites
80' Lots	Det./O.S./Ditch
90'+ Lots	Civic
Sold Commercial Parcels	

This master plan may contain reference to certain intentions, expectations and plans of the developer. Those intentions, expectations and plans may or may not be achieved and are subject to change without notice. They are based on certain assumptions which may not prove to be correct. The performance and operations of the developer may be influenced by a number of factors, some of which may be outside the control of the developer. No representation or warranty, expressed or implied, is made by the developer, its officers, employees, agents, consultants or advisors that any intentions, expectations or plans will be achieved either in whole or in part.
 Note: Map aerial date: 12/23/2022

Sienna/ Master Plan

Missouri City, Texas

The Johnson Development Corporation

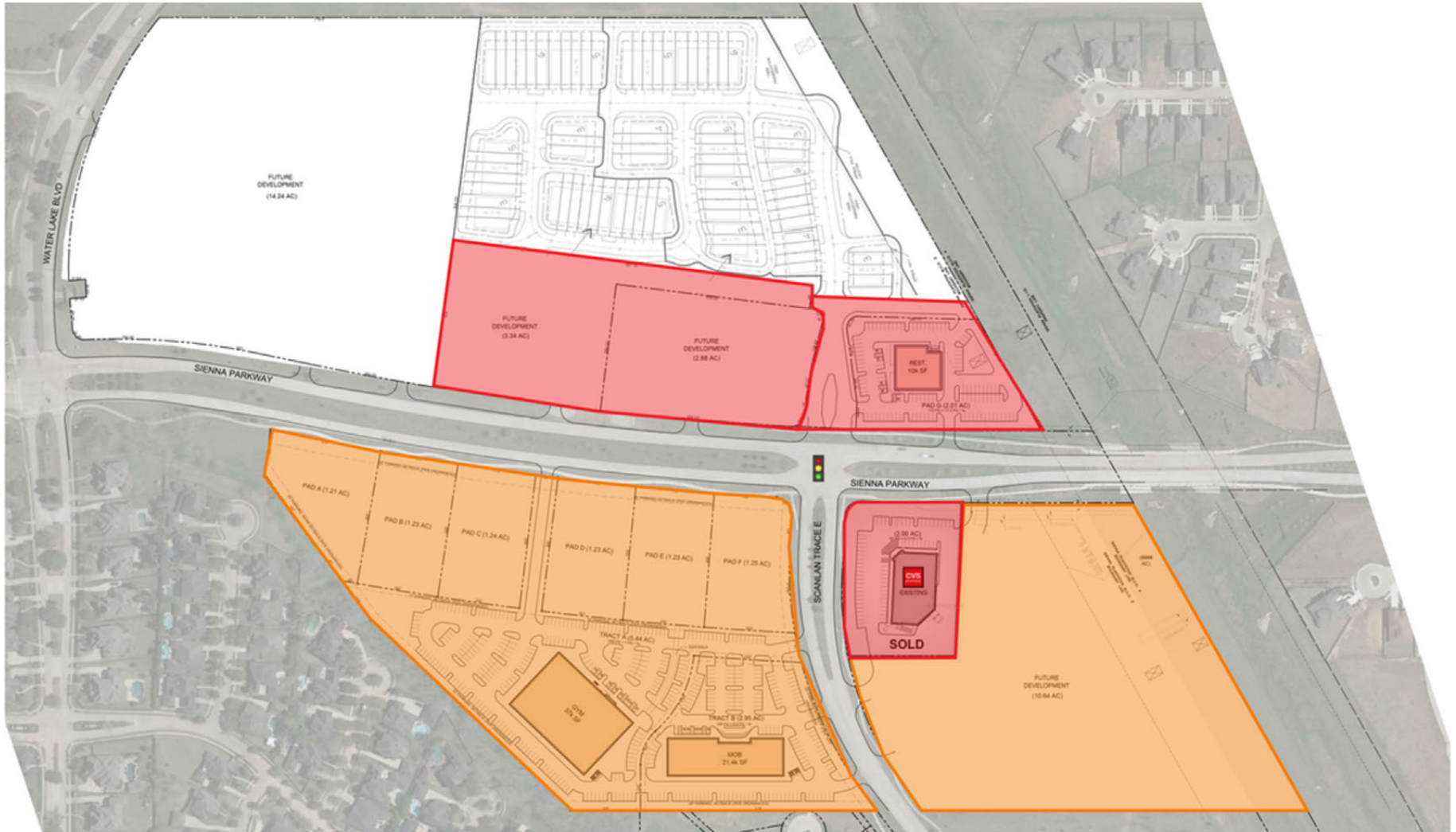
03/13/2025

v16

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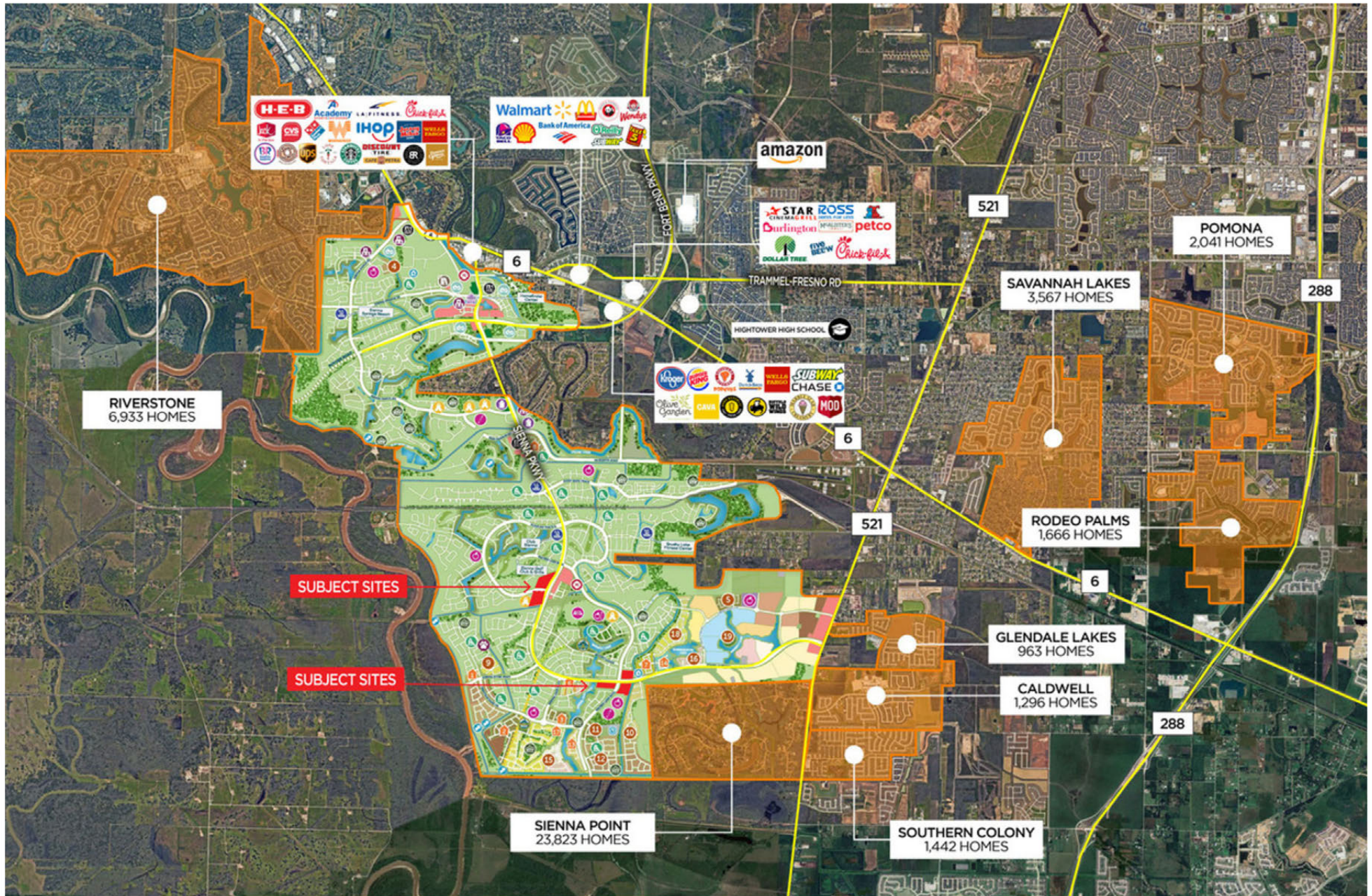


SIENNA PARKWAY @ SCANLAN TRACE E

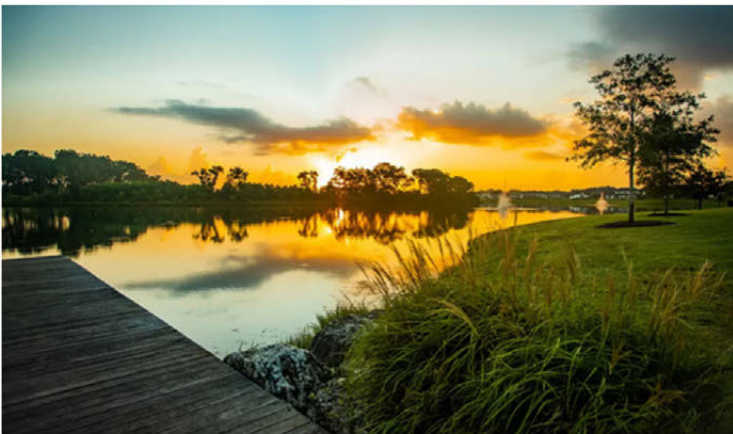


- AVAILABLE
- SOLD

PROPERTY AERIAL



MAKRET OVERVIEW



SIENNA - MARKET OVERVIEW

Sienna is Fort Bend County's largest and most celebrated community. At 10,800 acres and with a population nearing 40,000, it is larger than many small Texas towns, and yet has a cohesive, neighborly spirit.

Sienna is a community by Johnson Development Corp., an award-winning residential and commercial land development company. Johnson Development has founded its success on vibrant, responsible development and innovative master planning that has set the standard for residential communities. It has had more top-selling master-planned communities than any other developer in the nation for the past 10 years.

Sienna residents have more time to enjoy the amenities and activities in their community, thanks to a location that minimizes commute times. Fort Bend Parkway starts in Sienna and connects directly with Highway 6, Beltway 8 and Loop 610. Each juncture offers connections to endless business and entertainment opportunities

DEVELOPMENT HIGHLIGHTS

- Largest MPC in Fort Bend County, consistently among the fastest growing and most diverse counties in the nation
- 10,500-acre project celebrating 28 years of development in 2025
- Projecting annual home sales of 500+ through build-out in 2032
- Renowned portfolio of amenities, including 100+ acres of parks, miles of walking trails and greenways, waterparks, 160-acre Camp Sienna Sports Complex, Sawmill Lake Club, Club Sienna, Amphitheater, Sienna Tennis Center, Sienna Racquet Sports, and Sienna Golf Club, Grille and Pro Shop
- Eight on-site Fort Bend ISD schools including five elementary, two middle and one high school, plus an on-site K-12 private school
- Available commercial tracts located along Sienna Parkway, Sienna Springs, Fort Bend Toll Rd., Highway 6, and Waters Lake Blvd. Future options also planned along FM 521 at Sienna Parkway
- Sienna Town Center is planned for the high-traffic intersection of Sienna Parkway and Fort Bend Toll Rd. and is located in a management district with the ability to fund/reimburse public works projects
- Utilities available
- Regional drainage provided



HOUSTON - RETAIL MARKET OVERVIEW

Houston continues to rank among the largest and fastest-growing metropolitan areas in the United States. With a metro population approaching 7.9 – 8.0 million residents as of 2025 and trending toward that mark in 2026, it remains the 5th largest metro area in the U.S. The City of Houston itself has grown to approximately 2.43 million residents in 2026, maintaining its position as the 4th largest city in the nation.

Houston has consistently been a national leader in population growth. The region added approximately 126,000 residents between 2024 and 2025, continuing a long-term trend of strong in-migration and economic expansion. While growth has moderated slightly compared to prior years, the metro area is expected to surpass 8 million residents in the near term, reinforcing its status as one of the country's most dynamic and rapidly expanding markets.

Houston saw the fastest population growth rate amongst the 10 most popular metro areas. Houston is labeled as the most diverse city in the US with a business friendly environment, which includes a low cost to do business compared to other metro areas. Additionally, Houston has the highest number of STEM professionals, many of which are young in age with higher education degrees.

Houston has a diverse economy, positioning itself as a global leader in energy, international businesses, distribution, and technology. The Houston MSA is home to 26 fortune 500 headquarters, ranked third among metro areas. Many other Fortune 500 companies maintain US administrative headquarters in Houston. In the real estate industry, Houston has the 5th largest office market and the 6th largest Industrial market in the US.

Houston is known as the "Energy Capital of the World". More than 4,800 energy-related companies are located within the Houston MSA., including more than 700 exploration and production firms, more than 80 pipeline transportation establishments and hundreds of manufacturers an wholesalers of energy-sector products. Houston is home to 40 of the nation's 134 publicly traded oil and gas exploration and production firms, including 10 of the top 25; another nine among the top 25 have subsidiaries, major divisions or other significant operations in the Houston area.

4th largest city
Houstonians: nearly **1 in 4** are foreign-born
90 countries have official government representation here

7th largest metro economy
Top 3 Metro in the nation for the number of consular offices

PORT OF HOUSTON:
BUSIEST PORT IN TEXAS

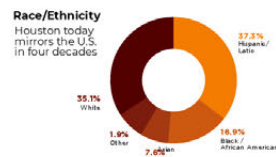


16th Busiest in the world by tonnage

1st in U.S. import & export tonnage | **2nd** in total tonnage in the U.S.

MORE THAN 8,000 ships visit annually

Approximately 100 steamship lines | provides services between Houston | and more than 1,000 global ports



5,000 + Houston companies doing business abroad

INTERNATIONAL BUSINESS CENTER

19 Foreign banks from 10 nations
1,700+ Houston firms report foreign ownership

HOUSTON AIRPORT SYSTEM

2 INTERNATIONAL AIRPORTS

George Bush Intercontinental and William P. Hobby Airports

1 SPACE PORT
 Ellington Airport Launch Site
 License approved by FAA in 2015
 Became a commercial spaceport in 2015



188 nonstop destinations to **37** countries

2018 Passenger Volume (Pre COVID)



Scheduled and charter passenger and cargo carriers fly directly to approximately

122 Domestic Destinations
66 International Destinations
37 Countries



FOR MORE INFORMATION:

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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.



11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date