



ASPIRE CRE

4303 SIENNA PARKWAY

4303 SIENNA PARKWAY
MISSOURI CITY, TEXAS 77459

*Commercial Real Estate,
Reimagined*



Property Details

PROPERTY DETAILS	
PRICE	\$2,200,000
GLA	2,400 SF
LOT SIZE	0.64 Acres
YEAR BUILT	2014
FRONTAGE NOTES	Freestanding Second Generation Restaurant
OTHER NOTES	Seller is willing to execute a short-term leaseback with plans to relocate the operation

Property Highlights

- ±2,400 SF freestanding building
- Existing drive-thru infrastructure (grease trap and vent hood available)
- Ideal layout for quick-service or fast-casual operators
- Strong visibility and signage opportunities
- Efficient footprint for high-volume operators
- Positioned for easy ingress/egress from Sienna Parkway



Location & Access

- Prime frontage along Sienna Parkway, a major arterial serving the Sienna master-planned community
- Excellent visibility and accessibility with proximity to Fort Bend Parkway Toll Road
- Located near a primary entrance into Sienna, capturing daily commuter traffic
- Strong traffic counts (32,704 VPD on Sienna Pkwy) driven by residential density and limited retail nodes in immediate trade area

Demographics Snapshot

- Rapidly growing, master-planned density
- Avg HH Income: \$140K+ within 3-mile radius
- Family-driven trade area with high daily consumption patterns
- Strong daytime traffic from schools and local services

Market Overview (Sienna / Missouri City)

- Situated within Sienna, one of the fastest-growing master-planned communities in the Houston MSA
- Population growth since 2000 exceeds 2,600%, highlighting explosive expansion
- Thousands of existing and planned homes create a built-in, expanding customer base
- Suburban, family-oriented community with strong retail demand and limited drive-thru supply

Retail Environment & Retail Drivers

- Located within an established and expanding retail corridor along Sienna Parkway
- Nearby national and regional tenants include: H-E-B, Academy Sports + Outdoors, Petco, Fitness and service-oriented retailers
- Limited competition for drive-thru concepts within immediate trade area
- Consistent morning, lunch, and evening traffic



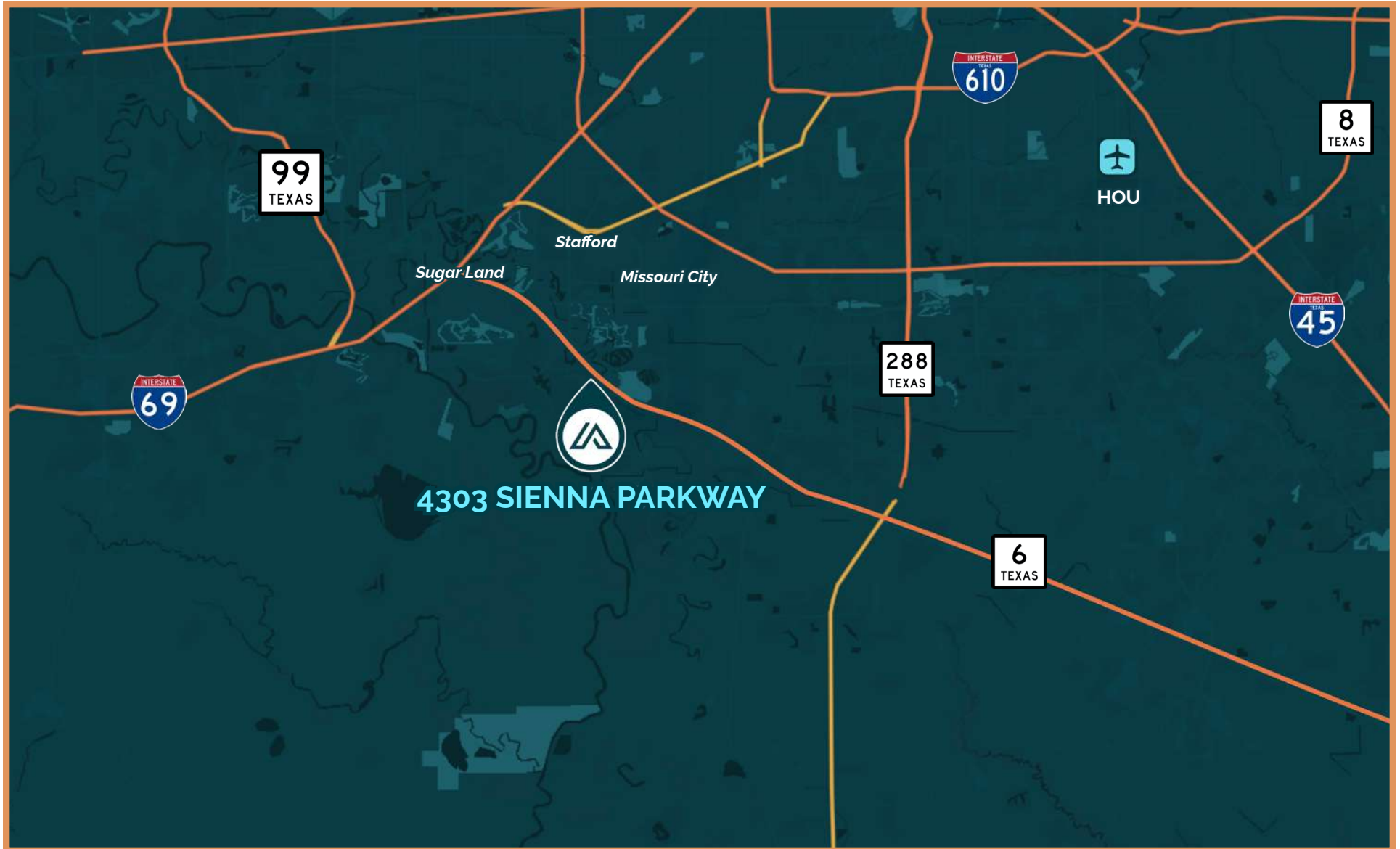
Aerial View



Aerial View II



Location Map



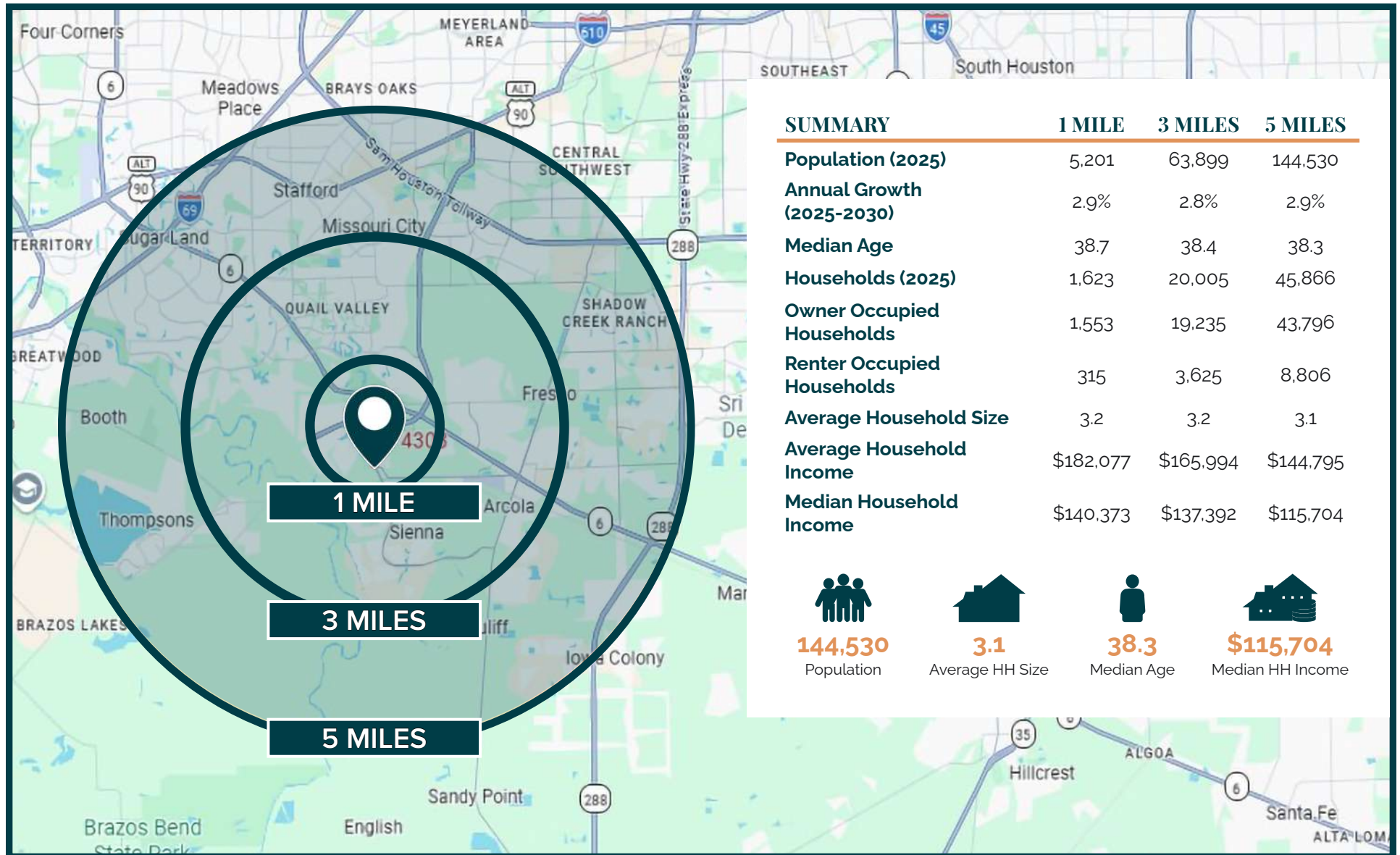


Nearby Amenities



- A**
- AutoZone Auto Parts - Auto Parts Store
 - Big Belly Hibachi
 - Black Rock Coffee Bar
 - BreWingZ Restaurant and Bar
 - Buffalo Wild Wings
 - Burger King
 - Burlington - Clothing Store
 - CAVA
 - Chick-FIL-A
 - Chipotle Mexican Grill
 - Dave's Hot Chicken
 - Dollar Tree - Dollar Store
 - Dumpling World
 - Dutch Bros Coffee
 - El Regio Mexican Grill & Bar
 - First Watch
 - Five Below - Variety Store
 - Flexx Lounge Cocktail & Bistro Bar
 - Gringo's Mexican Kitchen
 - Haraz Coffee House
 - H-E-B
 - H-E-B plus!
 - Jet's Pizza
 - Jimmy Changas (Pearland)
 - Kolache Factory
 - Krispy Kreme
 - Kroger
 - Lupe Tortilla Mexican Restaurant
 - Macy's
 - McAlister's Deli
 - McDonald's
 - Mia Thai Tea
 - Mumbai to Mangalore (Food Truck)
 - MO City Eatz
 - O'Reilly Auto Parts - Auto Parts Store
 - Olive Garden Italian Restaurant
 - Panda Express
 - Pearland Town Center
 - Pepperoni's Pizza - Sienna
 - Petco
 - Pinchin Crab (Missouri City) - Seafood
 - Popeyes Louisiana Kitchen
 - Sam's Club
 - Seven Seeds Texas Barbecue
 - Shogun
 - Starbucks
 - Stomp's Burger Joint
 - Subway - Sandwich
 - Sushi Haya Missouri
 - Sweet Things & Goodies By Beth
 - Szechuan Spice Restaurant
 - Taco Bell
 - Target
 - Trill Burgers
 - Triple S Pho & Grill - Missouri City
 - Waffle House
 - Walmart Supercenter
 - Whataburger
 - Wingstop
 - + Many More

Demographics



About Us

We are a commercial real estate company committed to delivering exemplary service with the attention, focus, and personalized touch of a boutique firm. Through our innovative and contemporary approach we are redefining the industry in Houston and beyond.

Commercial Real Estate, *Reimagined*

From various property types including office spaces, retail properties, land, and specialized facilities, to services such as tenant representation and investor services. Our team of Commercial Professionals is dedicated to providing their expertise to assist you throughout a customized transaction process aligning with your specific requirements.

Sales Team



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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
Luke Stavino	769178	lukes@aspirecre.com	713-392-2716
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date