

# 4303 SIENNA PARKWAY

4303 SIENNA PARKWAY - MISSOURI CITY, TEXAS 77459

 ASPIRE CRE



[www.AspireCRE.com](http://www.AspireCRE.com)





**PRICE**  
\$2,000,000



**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.*



±2,400 SF  
freestanding  
building

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

Existing drive-thru  
infrastructure  
(grease trap and  
vent hood  
available)



## 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



## 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



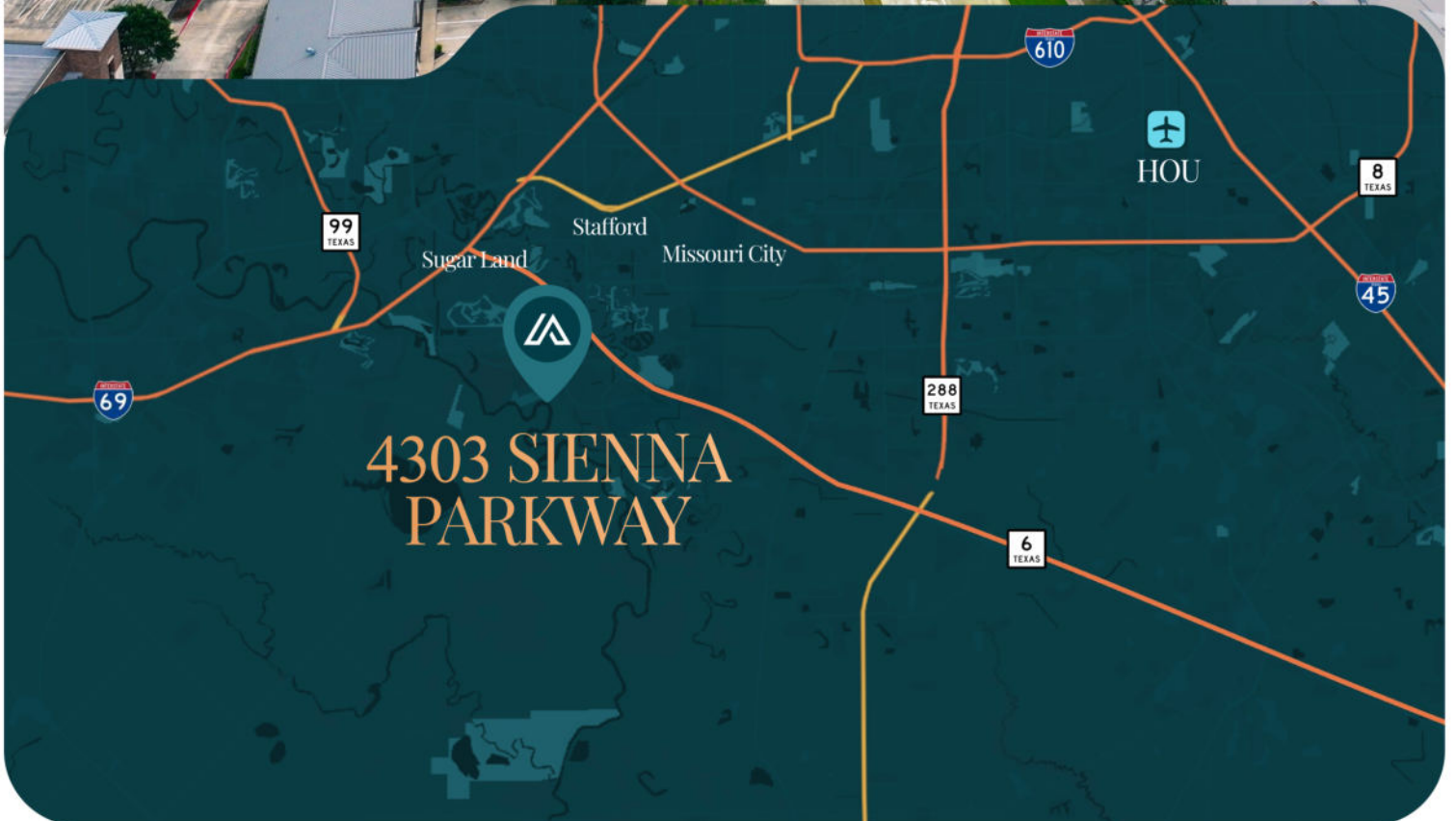
## RETAIL ENVIRONMENT & RETAIL DRIVERS

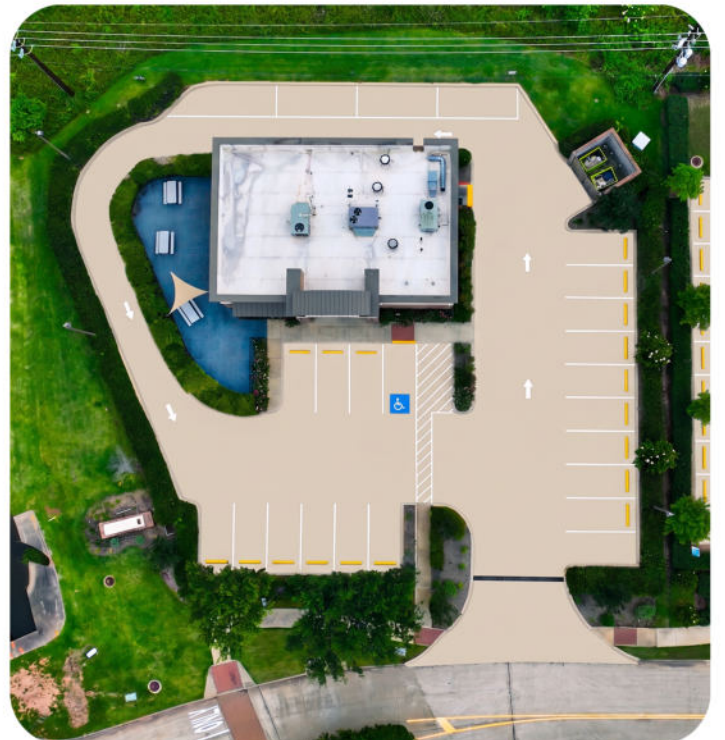
- ✓ Located within an established and expanding retail corridor **along Sienna Parkway**
- ✓ Nearby national and regional tenants include: H-E-B, Academy Sports + Outdoors, Petco, Fitness and service-oriented retailer.
- ✓ Limited competition for **drive-thru concepts** within immediate trade area
-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

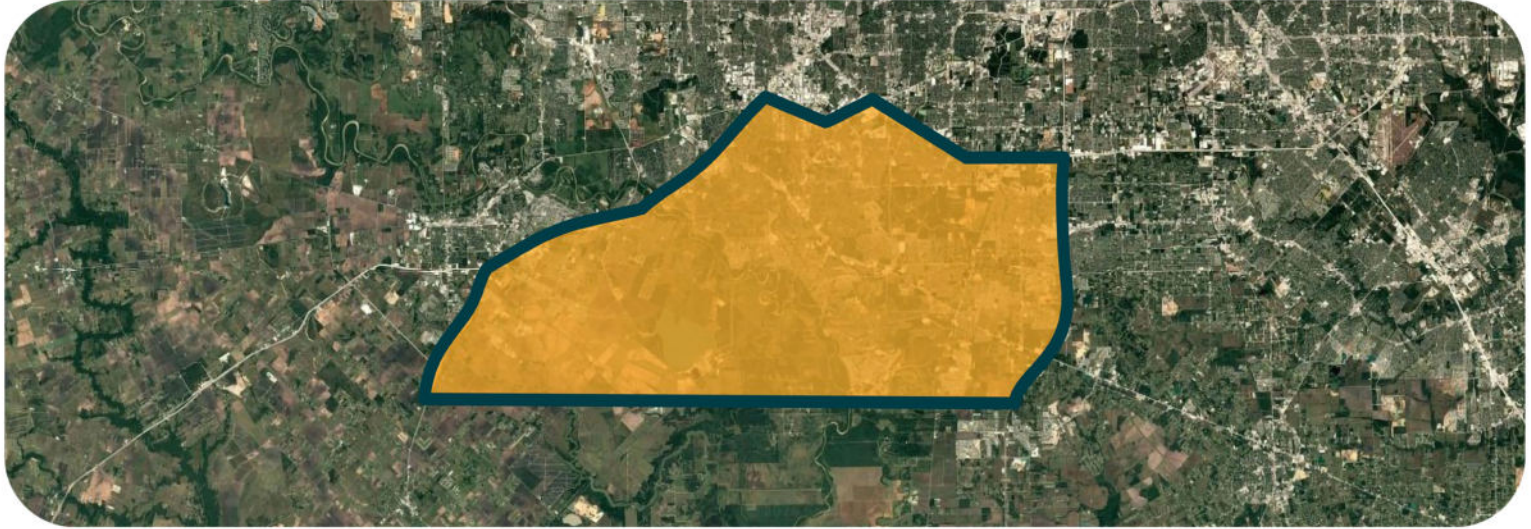


## DEMOGRAPHICS SNAPSHOT

- ✓ **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







## GROCERY

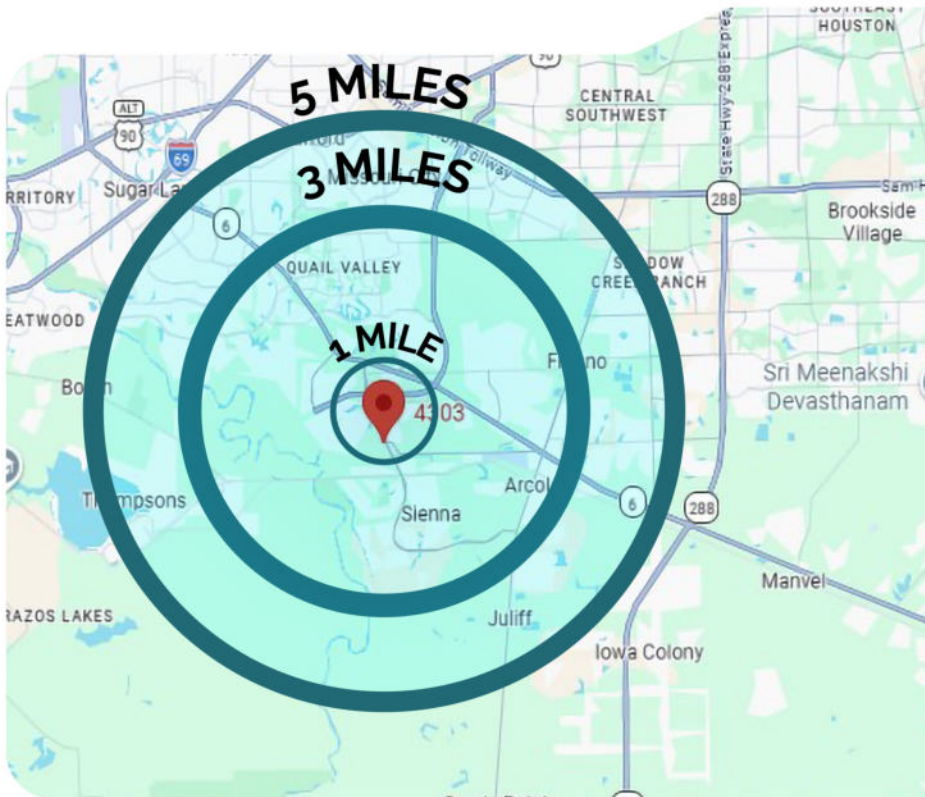
- H-E-B
- H-E-B plus!
- Kroger
- Sam's Club
- Walmart Supercenter
- Target


## SHOPPING

- AutoZone Auto Parts
- Burlington
- Dollar Tre
- Five Below
- Macy's
- O'Reilly Auto Parts
- Pearland Town Center
- Petco


## RESTAURANT

- Big Belly Hibachi
- Black Rock Coffee Bar
- BreWingZ Restaurant and Bar
- Buffalo Wild Wings
- Burger King
- CAVA
- Chick-Fil-A
- Chipotle Mexican Grill
- Dave's Hot Chicken
- Dumpling World
- Dutch Bros Coffee
- El Regio Mexican Grill & Bar
- First Watch
- Flex Lounge Cocktail & Bistro Bar
- Gringo's Mexican Kitchen
- Haraz Coffee House
- Jet's Pizza
- Jimmy Changas [Pearland]
- Kolache Factory • Krispy Kreme
- Lupe Tortilla Mexican Restaurant
- McAlister's Deli
- McDonald's
- Mia Thai Tea
- Mumbai to Mangalore (Food Truck)
- MO City Eatz
- Olive Garden Italian Restaurant
- Panda Express
- Pepperoni's Pizza - Sienna
- Pinchin Crab (
- Popeyes Louisiana Kitchen
- 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
- Trill Burgers
- Triple S Pho & Grill
- Waffle House
- Whataburger
- Wingstop




- 
144,530  
 POPULATION


---

- 
3.1  
 AVERAGE HH SIZE

---

- 
\$115,704  
 PER CAPITA INCOME

---

- 
38.3  
 MEDIAN AGE

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,201	63,899	144,530
Annual Growth (2025-2030)	2.9%	2.8%	2.9%
Median Age	38.7	38.4	38.3
Households (2025)	1,623	20,005	45,866
Owner Occupied Housing Units	1,553	19,235	43,796
Renter Occupied Households	315	3,625	8,806
Average Household Size	3.2	3.2	3.1
Average Household Income	\$182,077	\$165,994	\$144,795
Median Household Income	\$140,373	\$137,392	\$115,704
Per Capita Income	\$46,800	\$48,740	\$49,611



**LUKE  
STAVINOHA**

ASSOCIATE

 [lukes@aspirecre.com](mailto:lukes@aspirecre.com)

 (713) 392-2716



**JARED  
STARNES**

ANALYST

 [jareds@aspirecre.com](mailto:jareds@aspirecre.com)

 (281) 466-7711



**BRANDON  
AVEDIKIAN**

FOUNDER

 [brandona@aspirecre.com](mailto:brandona@aspirecre.com)

 (713) 347-2904

# ABOUT US



*Aspire CRE* is a full-service commercial real estate brokerage and property management firm committed to using *modern platforms and technology* to help people make better real estate decisions.

## Modern Commercial Real Estate *Services*

Our service offerings are designed for how business is actually conducted in the modern world.

Our team is here to make the process straightforward and to ensure every interaction reflects the standard of service we hold ourselves to.

Aspire for Greatness.