

4303 SIENNA PARKWAY

4303 SIENNA PARKWAY - MISSOURI CITY, TEXAS 77459

 ASPIRE CRE



www.AspireCRE.com





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.*



±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



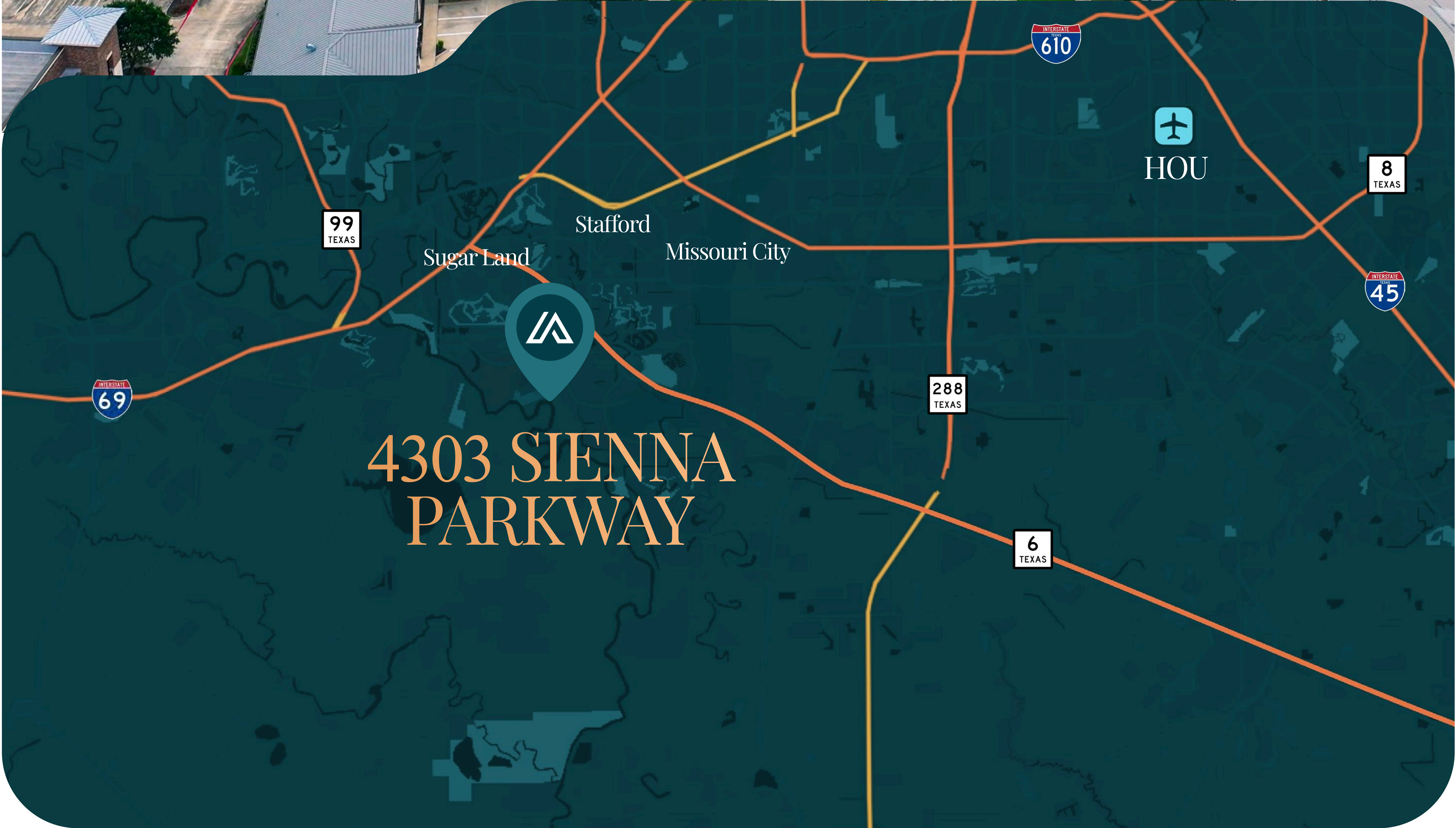
RETAIL ENVIRONMENT & RETAIL DRIVERS

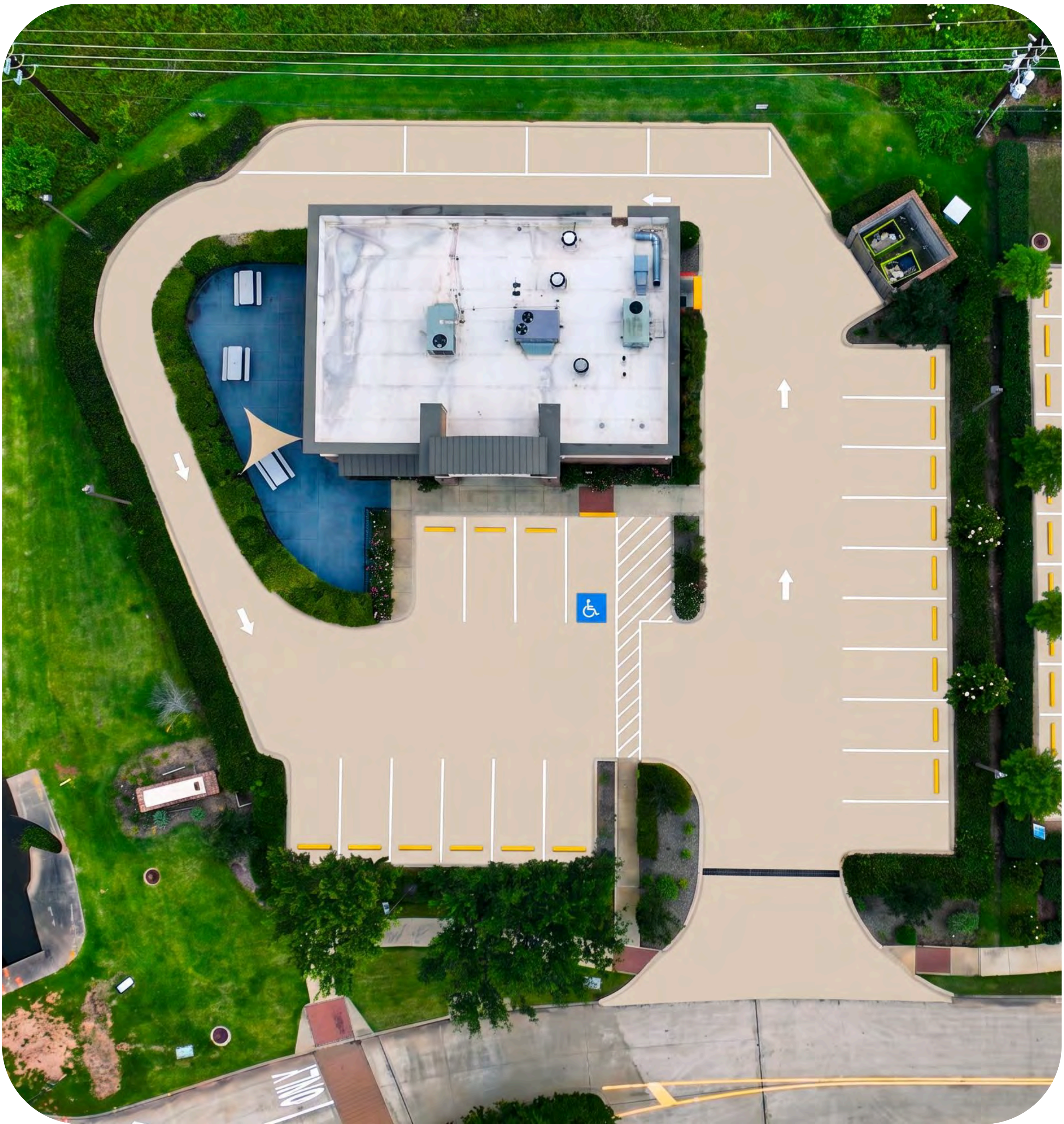
- ✓ Located within an established and expanding retail corridor **along Sienna Parkway**
- ✓ Nearby national and regional tenants include: H-E-B, Academy Sports + Outdoors, Petco, Fitness and service-oriented retailer.
- ✓ Limited competition for **drive-thru concepts** within immediate trade area
-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

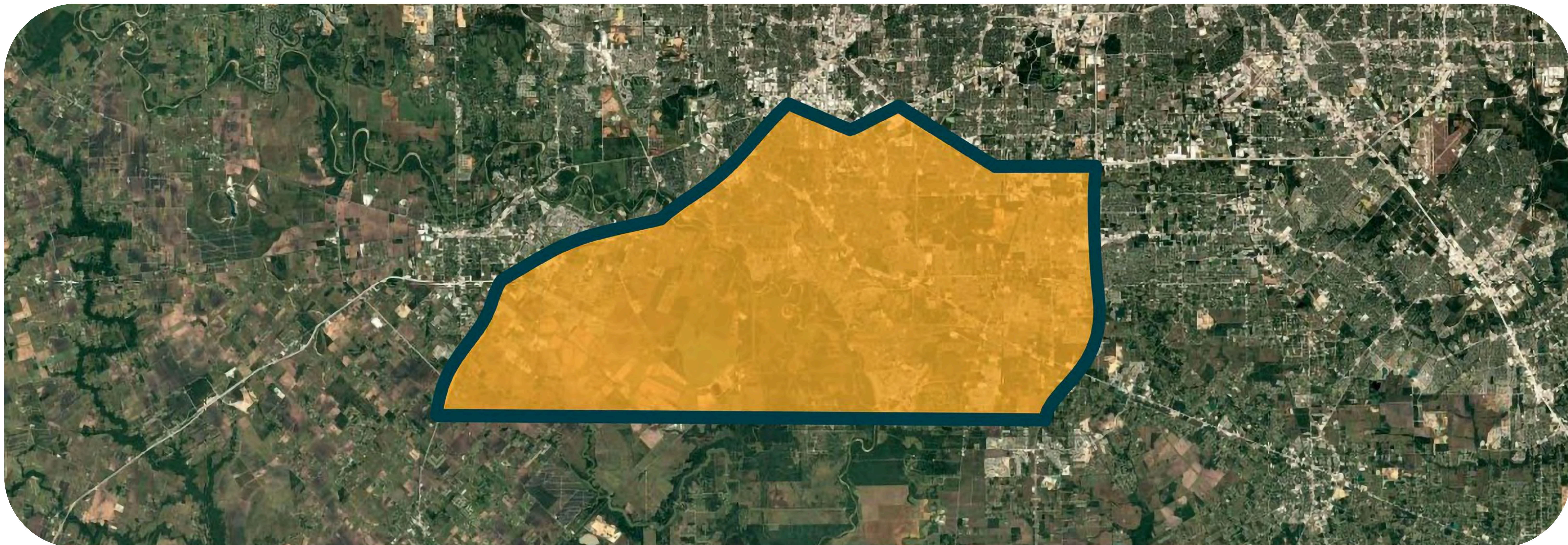


DEMOGRAPHICS SNAPSHOT

- ✓ **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



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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.