

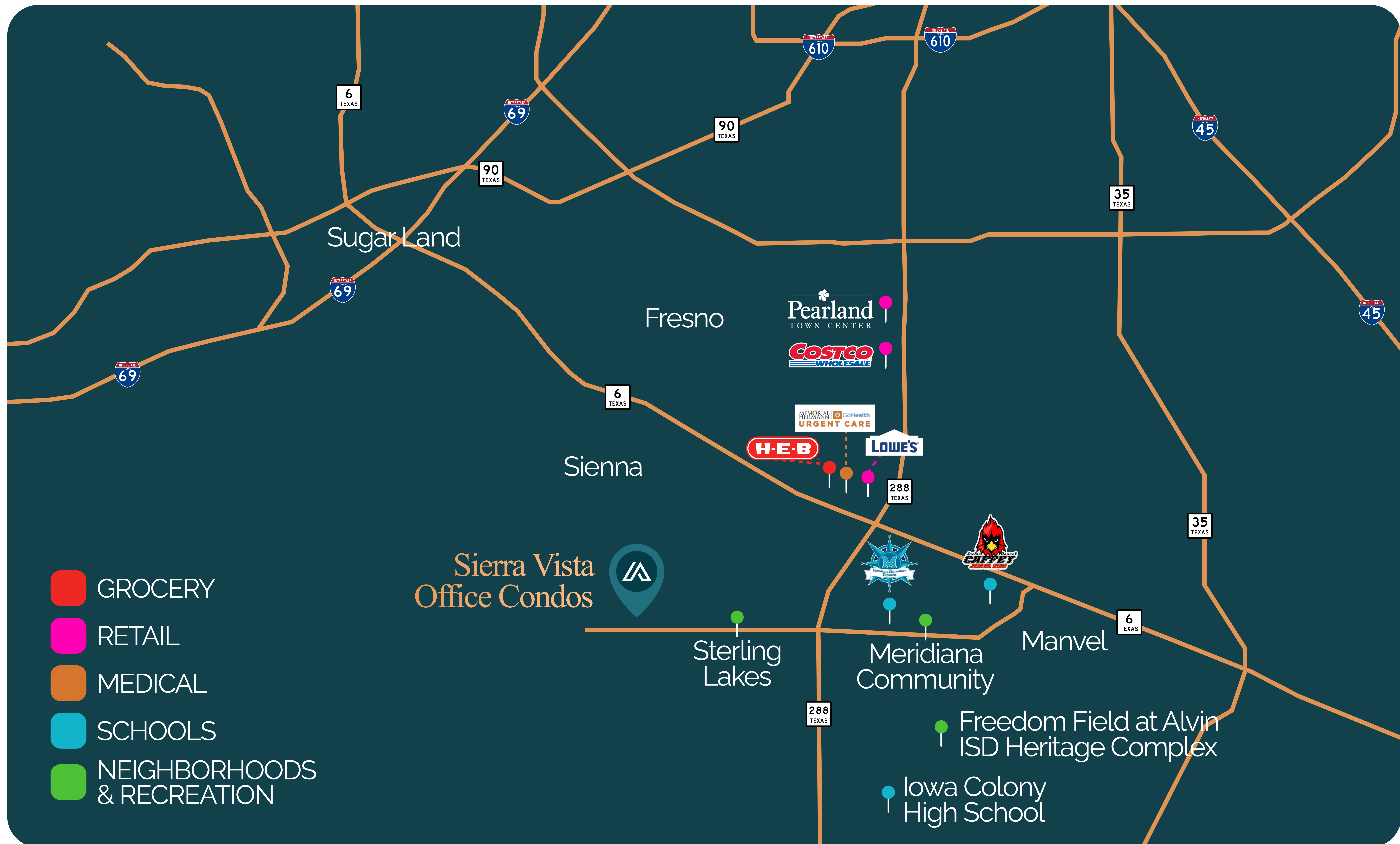


Sierra Vista Office Condos

Meridiana Parkway

Construction Beginning
Q4 2026

Iowa Colony,
Texas 77583





- ✓ Move-in ready, fully built-out units.
- ✓ "Early Bird" pricing (Starting at \$320,000) is available for the first 6 units.
- ✓ Located near Meridiana, one of the fastest-growing Master-planned communities in Texas.
- ✓ Stress Free Maintenance: Roof, Exterior, Grounds, Lot, & Trash handled by Condo Association.
- ✓ Visible from Meridiana Parkway with dual access points.
- ✓ Estimated CAM fee of \$250/month.



1,120 SF

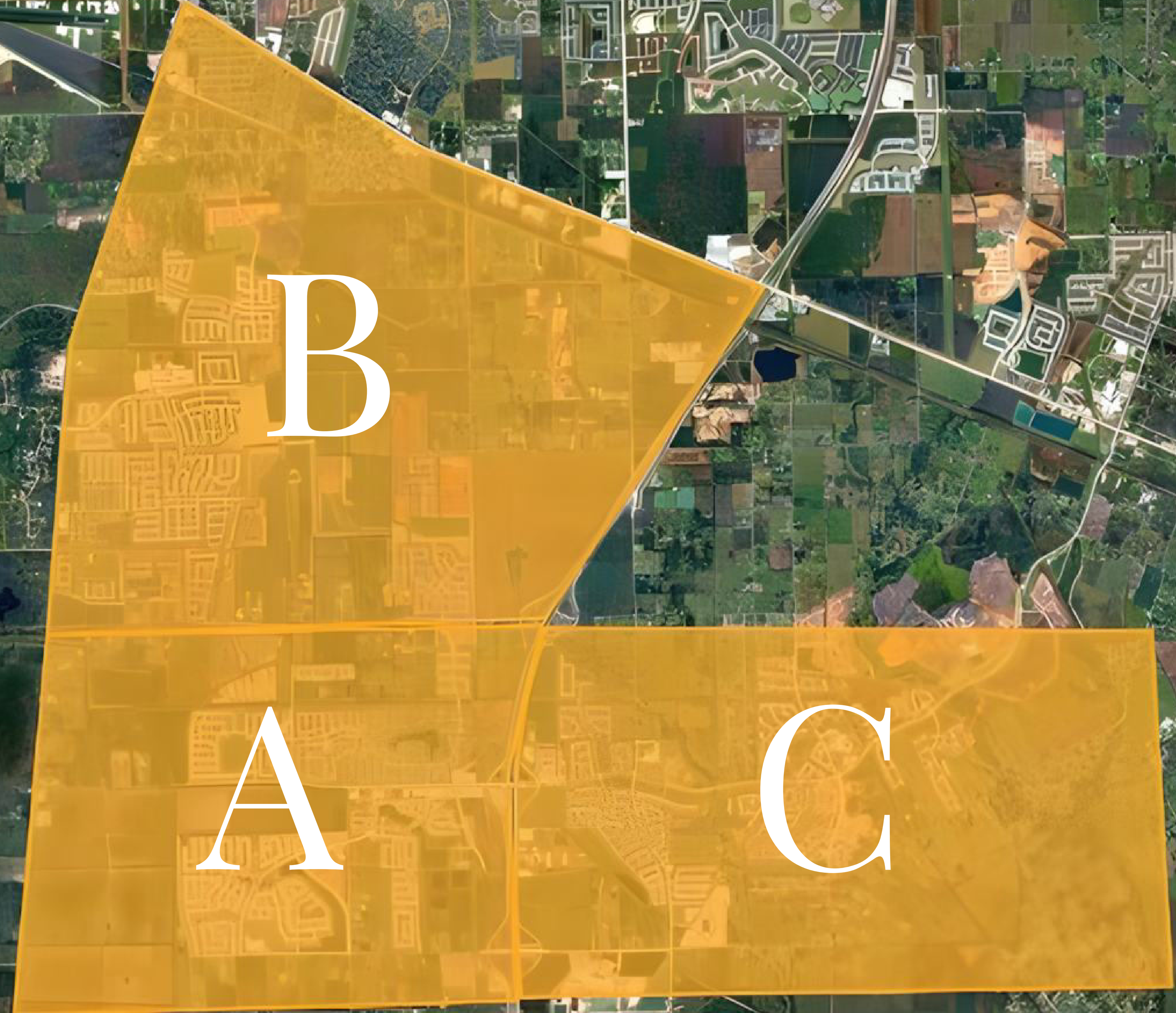








Nearby Amenities



A

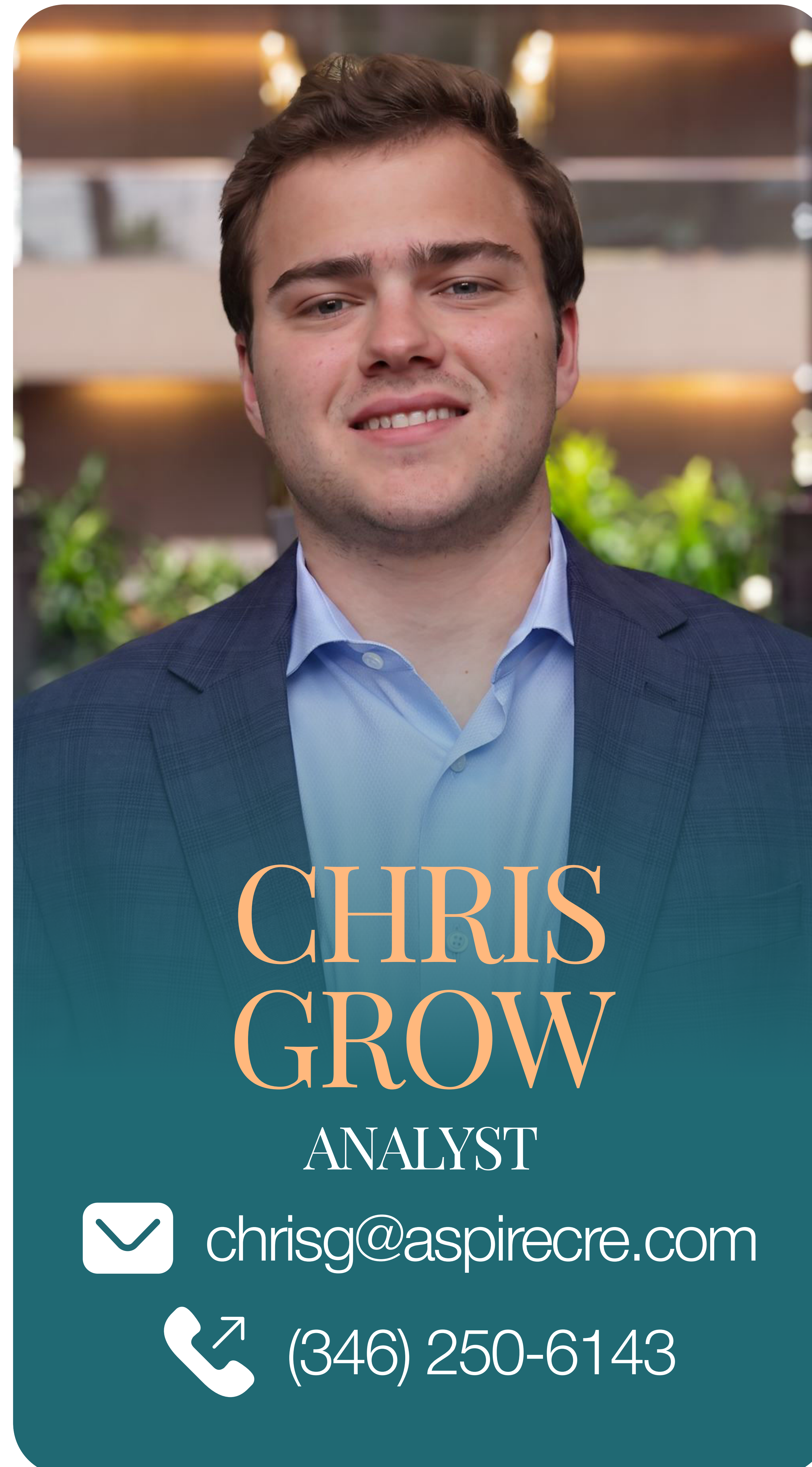
- AutoZone Auto Parts
- Checkout Food Stores
- Crave House
- CVS - Drug Store
- Dilly's Donuts
- Dilly's Seafood & Burgers
- Exxon
- Frenchy's Chicken
- McDonald's
- Shipley Do-Nuts
- Starbucks
- Subway
- + Many More

B

- Almeta Crawford High School
- 4EverSweets
- Bubz Smokehouse
- Burrell's Smoke Mobile
- BBQ & Catering
- Daiquiri Cafe
- Kalixto's Filipino Food
- Sweet Cakes By Gifty

C

- Athletic Field Freedom Field
- Iowa Colony High School
- Iowa Colony Junior High
- Lion's Ball Park
- Meridiana Adventure Cove
- Meridiana Challenger Park
- Meridiana Elementary School
- Meridiana Floating Bridge Park
- Meridiana Observation Park
- Wiki-licious South Central Houston



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.

