



Entrance To Sienna
(20,000 + Residents)

Sienna Village
Of Bees Creek
992 Homes

Sienna Village
Of Anderson Springs
1,822 Homes

Waterbrook West
94 Homes

SIENNA PKWY- 15,528 VPD

SYNC At Sienna
189 MF Units

Ravella
at Sienna
290 MF Units

The Ranch
At Sienna
312 MF Units

SYNC At Sienna
270 MF Units

Royal Sienna
330 MF Units

The Huntington
132 MF Units



Academy
SPORTS+OUTDOORS



PET SUPPLIES PLUS



NY CHINESE CAFE



PYLON

PYLON

PYLON

6 HIGHWAY 6 55,986 VPD

6 TEXAS



HIGHWAY 6 AT SIENNA PKWY
MISSOURI CITY, TEXAS



SIENNA CROSSING

30-ACRE RETAIL DEVELOPMENT



WILLIAMSBURG
ENTERPRISES

NO.	TENANT	SF
1	AVAILABLE	5,069
2	Fat Boy's Pizza	4,251
3	AVAILABLE	15,693
4	The Derm Project	2,114
5	AVAILABLE - 2nd Gen Restaurant	4,181
6	Pet Supplies Plus	7,181
7	CHCA	4,049
8	LA Fitness	36,154
9	Spec's	8,067
10	Ace Hardware	12,500
11	Dollar Tree	10,000
12	My Salon Suites	10,000
13	Sushi Haya	4,409
14	AVAILABLE	5,830
15	Chicken Salad Chick	3,000
16	First Watch	4,000
17	Torchy's Tacos	3,632
18	Chick-Fil-A	4,996
19	IHOP	4,676
20	Jack In The Box	3,000
21	Cooking Girl	1,881
22	GNC	1,500
23	T-Mobile	1,750
24	DaVita	10,125



CVS
pharmacy

Chick-fil-A

IHOP

Jack
in the box

GNC

DaVita

FIRST WATCH

Torchy's Tacos

LA|FITNESS.

SPEC'S
WHEEL SHRETS. RAZER. FOOTBALL.

Academy
SPORTS+OUTDOORS
NOT A PART

ACE
The helpful place.

1
Dallas Hair Stylists, Inc.

MY SALON SUITES

Sushi Haya

AVAILABLE

Chicken Salad Chick

SIENNA CROSSING



AVAILABLE

SUITES FROM 1,600-15,693SF

All Suites are Demisable



Positioned at the entrance of Sienna – 20,000+ residents. 26th top-selling master-planned community in the United States.



Ground-up development with high-end, modern finishes.



Easily accessed by commuters with access to the Fort Bend Parkway Toll Road (within 1 mile)



Affluent customers (average household income of \$140,780 and median household income of \$108,975 within 1 mile).



30-acre retail development with national tenants, including Academy, LA Fitness, Spec's Liquors, and Ace Hardware.



19.3% of residents within 1 mile make \$200K+ income annually

* Data from Sites USA (July 2024)

SIENNA CROSSING

AREA RETAIL



tropical CAFE, Pizza Hut, Public Storage, UPS

7-Eleven, Exxon

FORT BEND PKWY TOLL RD 24,166 VPD

1-MILE RADIUS

Kroger, HAND & STONE, MOD PIZZA, PACIFIC, Starbucks, Valvoline, SUBWAY, SUPERCUTS, CYCLEBAR, CHASE, REGIONS, FAS, Shell, CVS pharmacy

BANK OF AMERICA, MATTRESS FIRM, REGIONS, jamba, AT&T

LIFETIME, SONIC, CIRCLE K, Valero

DISCOUNT TIRE, CALIBER COLLISION, Public Storage, Starbucks

O'Reilly, MURPHY USA, Bank of America, Great Clips, TACO BELL, Shell, McDonald's, Walmart, SUBWAY

PAPA MURPHY'S, CLUB PILATES, HAND & STONE, PACIFIC, SportClips, lash, H-E-B, WELLS FARGO

Academy, LA FITNESS, PET SUPPLIES PLUS, CVS pharmacy, GNC, IHOP

6 TEXAS

HIGHWAY 6 55,986 VPD

1-MILE RADIUS

Pizza Hut, DutchBoy, MOD PIZZA, Firestone, CHASE, petco, Kroger, BURGER KING, POPEYES, AutoZone

SIENNA PKWY 15,328 VPD

snap fitness, FAS, Shell, PAPA JOHN'S, SUBWAY

stripes, 7-Eleven, Sunoco

SIENNA



For a seventh consecutive year- and a 13th time- Sienna has been ranked among the nation's top-selling master-planned communities.



Median home price in the greater Sienna area is \$499,000, which is 40.77% higher than Houston's \$330,00 median home value.



SIENNA CROSSING

SURROUNDING RESIDENTIAL

QUAIL VALLEY
UNITS: 1,645
AVG. HOME PRICE: \$383,580

PARKS EDGE
UNITS: 1,029
AVG. HOME PRICE: \$364,500

LAKE OLYMPIA
UNITS: 1,273
AVG. HOME PRICE: \$393,295

OLYMPIA ESTATES
UNITS: 924
AVG. HOME PRICE: \$339,460

RIVERSTONE
UNITS: 6,933
AVG. HOME PRICE: \$831,337

LAKE SHORE HARBOUR
UNITS: 815
AVG. HOME PRICE: \$429,667

SEDONA CREEK
UNITS: 245
AVG. HOME PRICE: \$218,890

VICKSBURG VILLAGE OF SHILOH
UNITS: 205
AVG. HOME PRICE: \$382,393

VICKSBURG VILLAGE OF CUMBERLAND
UNITS: 308
AVG. HOME PRICE: 213,150

SIENNA
UNITS: 14,322
AVG. HOME PRICE: \$544,817

SILVER RIDGE
UNITS: 133
AVG. HOME PRICE: \$598,500

1-MILE RADIUS

1-MILE RADIUS

FORT BEND PKWY TOLL RD. 24,166 VPD

6 TEXAS

HIGHWAY 6 55,986 VPD

SIENNA PKWY 15,328 VPD



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Population	8,037	74,034	185,171
2010 Population	3,500	42,128	123,155
2029 Population Projection	9,927	86,457	215,959
Population Growth 2024-2029	4.7%	3.4%	3.3%
Median Age	35	38	39



INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$140,780	\$150,680	\$136,082
Median HH Income	\$108,975	\$133,775	\$119,269



RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	3,347	23,313	57,438
Black/African American	1,510	15,925	39,394
Asian/Pacific Islander	2,260	23,485	54,594
Other Races	259	3,396	12,123
Hispanic	291	3,871	11,632



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Current Households	2,985	24,616	60,806
2010 Households	1,198	13,271	37,694
2028 HH. Projection	3,002	23,901	57,929
HH Growth 2023-2028	10.65%	8.75%	7.60%
HH Growth 2010-2023	126.46%	65.61%	42.83%
Owner Occupied HH	2,313	19,626	46,913
Renter Occupied HH	400	2,353	6,925
Average HH Size	3.00	3.10	3.10
Total Consumer Spend	\$114,92M	\$923.40M	\$2.15B





Our Story

Founded in 2009, our portfolio consists of over two million square feet of Retail, Multifamily, and Industrial properties.

Our Firm

We are a fully integrated Real Estate Investment Firm that specializes in the acquisition, development, leasing, and management of a rapidly growing commercial real estate portfolio.

Our Mission

We seek to add value to the properties we manage and the communities they serve. We are a for-profit enterprise, but proudly manage a large annual philanthropic budget that supports education and community involvement.

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