

SIENNA



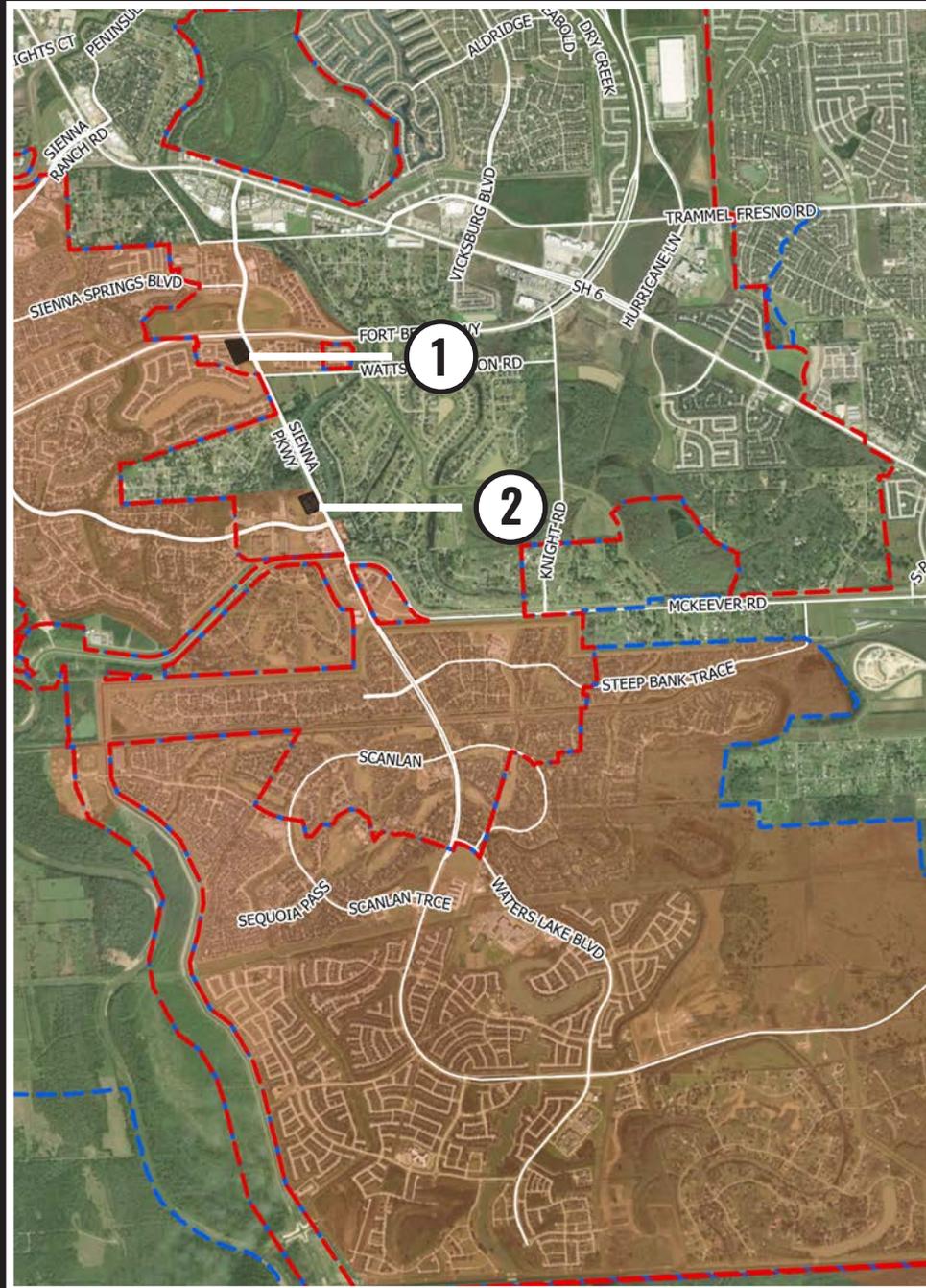
AVAILABLE OPPORTUNITIES

1. SWC – Sienna Pkwy & Fort Bend Toll Rd

Proposed neighborhood retail center with 12,600 SF and 14,000 SF new-build buildings.

2. Former Grocery Store & Gym

±32,000 SF former grocery store and ±6,120 SF former gym available for reuse.



About the Area

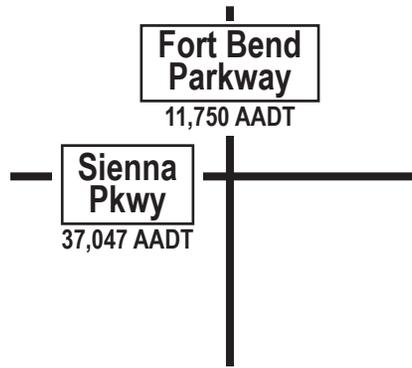
An affluent master-planned community characterized by high-quality housing, strong household incomes, and consistent consumer demand. The area supports premium retail, services, and community-oriented commercial uses aligned with long-term residential growth.



SIENNA

15-MINUTE TRADE AREA OVERVIEW

ACCESS & VISIBILITY



MARKET SNAPSHOT

POPULATION & GROWTH

Estimated population within 15-minute drive time (2026) **140,097**

EDUCATIONAL ATTAINMENT

Share of residents age 25+ with a college degree **49.9%**

HOUSEHOLD COMPOSITION

Family household composition within the trade area **76.5%**

MEDIAN INCOME

Median household income within 15-minute trade area **\$125,407**

WORKFORCE PROFILE

Employment composition of resident workforce

White Collar Workers **75.6%**
Blue Collar Workers **24.4%**

HOUSING

Owner-occupied housing share within the trade area **87.7%**

RETAIL & SERVICE OPPORTUNITY GAPS

Pharmacy, Health & Beauty Retail	\$301.3M
Specialty & Neighborhood Grocery	\$257.1M
Discount & General Merchandise Retail	\$174.3M
Full-Service & Anchor Grocery	\$159.5M
Building Material / Supplies Dealers	\$100.1M
Specialty Health & Wellness Retail	\$76.3M
Fast Casual & Quick-Service Restaurants	\$62.4M
Department Stores	\$39.6M
Full-Service Dining	\$36.0M
Sporting Goods / Hobby / Musical Instrument Stores	\$22.0M

