

CALL FOR MORE INFORMATION



FOR LEASE

\$30.00 PSF  
\*NNNS \$10.05 PSF

\*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,500 SF - 2,590 SF

PROPERTY HIGHLIGHTS

- Former Mattress Firm retail building
- H-E-B Shadow Anchored
- Signalized Intersection
- Great visibility
- End cap available
- Cross access

TRAFFIC COUNT

Highway 6: 58,115 VPD  
Sienna Pkwy: 33,183 VPD  
(CoStar 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



65,927  
2021 POPULATION  
3 MILE RADIUS



33,713  
2021 DAYTIME POPULATION  
3 MILE RADIUS



\$146,462  
2021 AVERAGE INCOME  
3 MILE RADIUS



58,115 VPD  
HIGHWAY 6



Shadow Anchored!

Est. Visitors for HEB  
1.89M Annually\*  
(\*Source: Placer.ai Mar 1, 2020 - Feb 28, 2021)

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

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# Freestanding Retail Highway 6 Sienna

NEQ HWY 6 AND SIENNA PKWY  
8735 HIGHWAY 6  
MISSOURI CITY, TX 77479



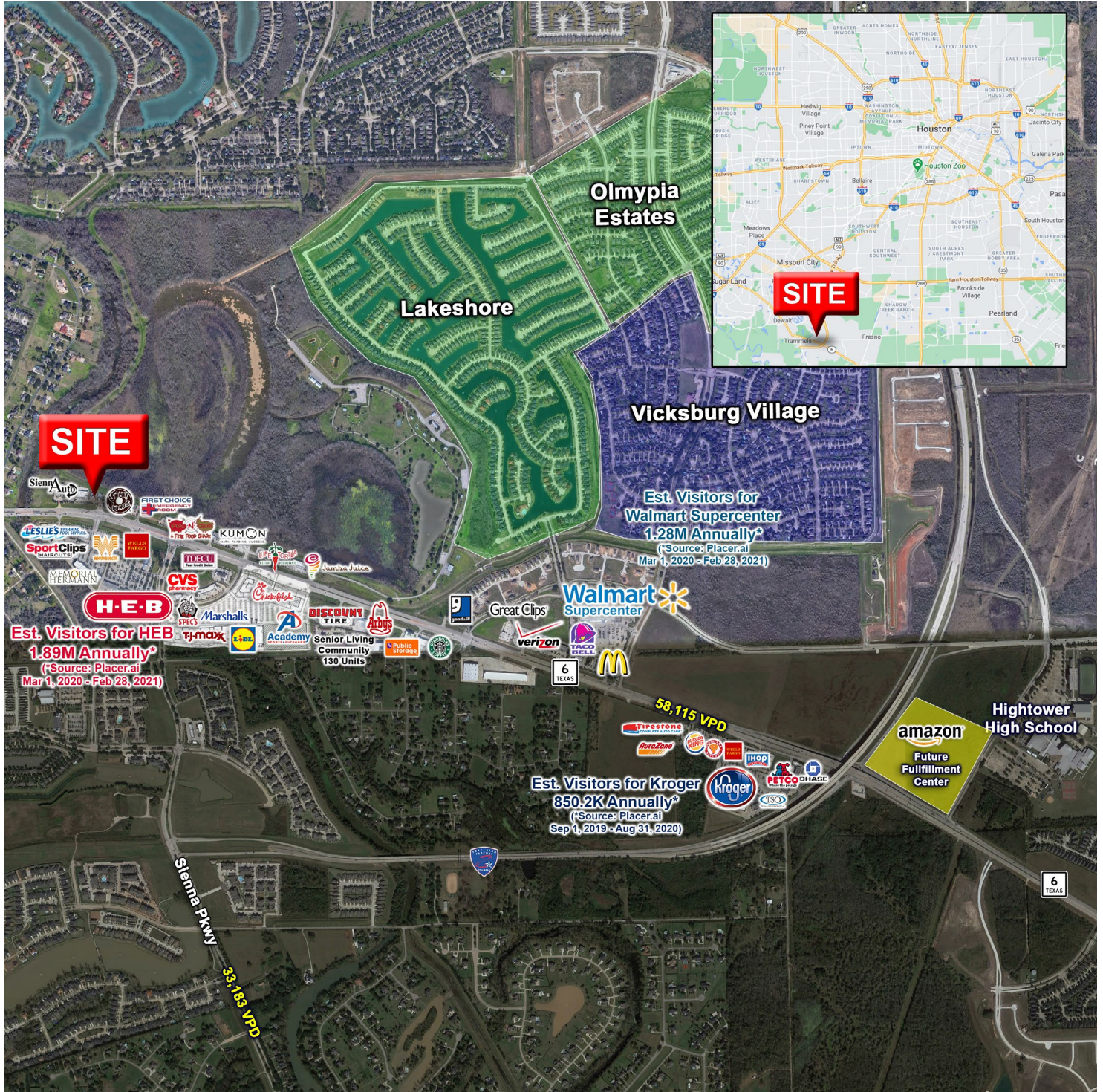
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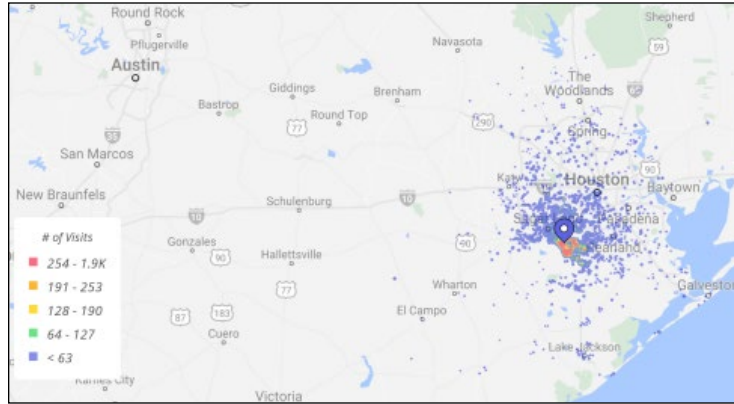
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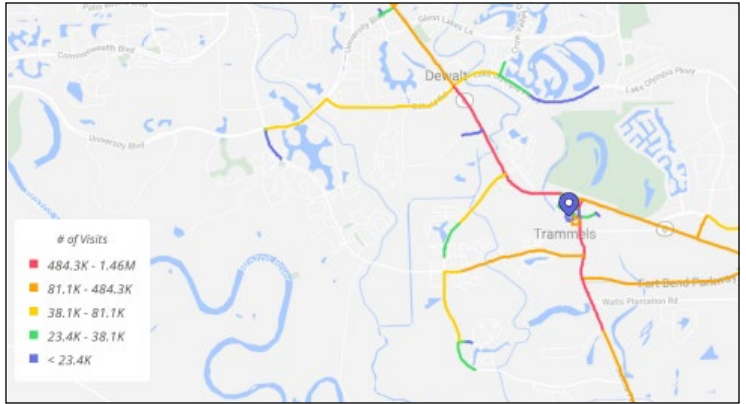
## Metrics

	Est. # of Customers	Est. # of Visits	Avg. Visits / Customer
H-E-B / Highway 6	211.9K	1.89M	8.91

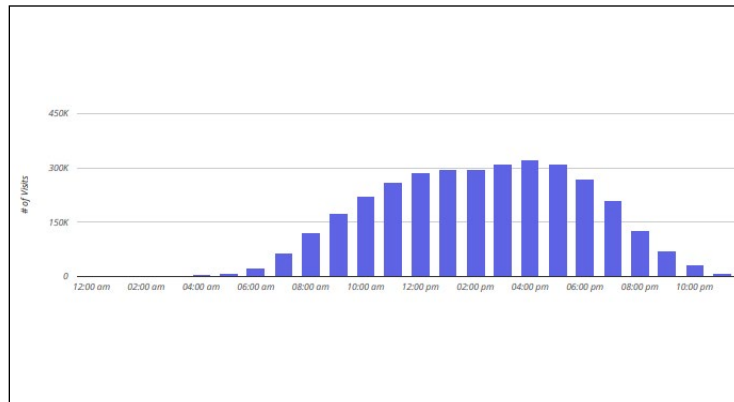
## HEB - Trade Area - Home Location



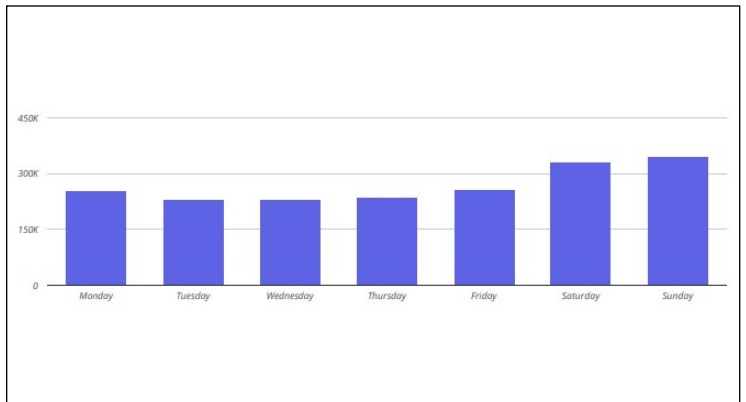
## HEB - Customer Journey Routes - Prior Location



## HEB - Hourly Visits



## HEB - Daily Visits



Mar 1, 2020 - Feb 28, 2021  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



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## Amazon fulfillment center coming to Missouri City in 2021

E-commerce retailer Amazon announced it will open a fulfillment center in Missouri City in 2021, according to a Dec. 7 press release.

Located at 2303 Hurricane Lane, Fresno, the 1 million-square-foot fulfillment center will create more than 500 new full-time jobs, and associates will pick, pack and ship large items, including patio furniture, outdoor equipment and rugs.

"We're excited to be expanding our network of operations in Missouri City," said Alicia Boler Davis, Amazon's VP of global consumer fulfillment, in the release. "We are grateful for the strong support we've received from local and state leaders ... and we look forward to creating over 500 jobs for the local community, with industry-leading pay and comprehensive benefits starting on day one."

In the release, Missouri City City Manager Odis Jones and Mayor Yolanda Ford said the new Amazon center will help grow the city's economic base and expand the Missouri City economy.

"We welcome Amazon to Missouri City and are excited that this piece of the city's long-term economic development plan has come to fruition," Jones said in the release. "Our teams have been working hand-in-hand the last few weeks to finalize the deal and we are looking forward to continuing our corporate-community partnership with this industry giant for years to come."

SOURCE: <https://communityimpact.com/houston/sugar-land-missouri-city/impacts/2020/12/07/amazon-fulfillment-center-coming-to-missouri-city-in-2021/>



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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state **who will pay the broker** and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date