



Sienna Plantation Animal Hospital

9212 Sienna Ranch Rd | Missouri City, TX 77459

**Veterinary
Investment Opportunity**

Offering Memorandum

±10 Year Lease | 900+ Unit Operator | Recent \$2.4M Expansion & Renovation | Annual Escalators



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Exclusively Listed By

Point of Contact



Cameron Davodi

Senior Associate

D: (424) 277-6755

M: (310) 483-2633

cameron.davodi@matthews.com

License No. 02237200 (CA)



Andrew Evans

SVP & Director

(949) 662-2256

andrew.evans@matthews.com

License No. 02055475 (CA)



Michael Moreno

EVP & Senior Director

(949) 432-4511

michael.moreno@matthews.com

License No. 01982943 (CA)



Rahul Chhajer

EVP & Senior Director

(949) 432-4513

rahul.chhajer@matthews.com

License No. 01986299 (CA)

Cameron Davodi, Andrew Evans, Michael Moreno & Rahul Chhajer in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code.

Patrick Graham

Broker of Record

Broker License No. 528005 (TX)

Firm License No. 9005919 (TX)

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EXECUTIVE OVERVIEW

Mission 
PET HEALTH



| Investment Highlights



Stable, Long-Term Investment | Options to Extend

There are over 10 years remaining on the lease, with two, 5-year options to extend, providing a future owner with long-term income stability.

Comprehensive Veterinary Services

Sienna Plantation Animal Hospital is a full-service veterinary practice providing comprehensive care for pets at every stage of life. Services range from wellness exams, parasite prevention, and nutrition counseling to more specialized care in dermatology, cardiology, endocrinology, oncology, ophthalmology, and orthopedics. The hospital also offers advanced treatment options such as radiology, laser therapy, acupuncture, and behavioral therapy, along with anesthesia, dental and orthopedic surgery, and urgent care, giving pet owners a trusted, one-stop destination for their pet's health needs.

One of Only 2 AAHA-Accredited Veterinary Hospitals in Missouri City

The American Animal Hospital Association sets the benchmark for excellence in companion-animal veterinary care, and Sienna Plantation Animal Hospital is one of only two practices in Missouri City to have earned this distinction. AAHA accreditation is achieved by only about 15% of veterinary practices nationwide and requires hospitals to meet or exceed over 900 rigorous standards spanning patient care, safety, and operational performance. This local exclusivity gives clients added assurance of top-tier veterinary service and positions the hospital as a market leader, with accredited practices consistently realizing higher revenue, stronger client retention, increased new-patient growth, and reduced client attrition.

Scheduled Rent Increases | Hedge Against Inflation

The lease features annual rent escalations equal to the greater of 2% or 6% of the tenant's prior-year revenue, up to a cap of \$36.00 per square foot. This revenue-linked structure offers a future owner meaningful upside potential alongside a reliable hedge against inflation.

Established Clinical Team

The hospital is staffed by a team of eight full-time veterinarians, reflecting both the depth of services offered and the strength of patient demand.



Over \$2.4M in Recent Capital Investment

Ownership completed a 3,900-square-foot expansion of the hospital in 2024, investing approximately \$2.26 million to accommodate the tenant's continued growth. The tenant separately funded its own interior renovation of the space at a cost of approximately \$200,000, reflecting the tenant's own commitment to and confidence in the location. This combined investment from both landlord and tenant underscores the long-term viability of the site, delivering a future owner a modernized, larger facility built to current standards without incurring the associated construction cost or risk.

#1 Metro in the U.S. for Population Growth

The Houston-Pasadena-The Woodlands MSA led the nation with roughly 126,700 new residents from mid-2024 to mid-2025, with Missouri City and Sienna capturing an outsized share through continued suburban migration from Harris County. This sustained population growth delivers a steadily expanding client base for the hospital.

Situated Within Fort Bend County's Top-Ranked Community

Sienna is Johnson Development's flagship community and consistently ranks among the top-selling master-planned communities in the nation, at #4 in Houston and #8 in Texas, with build-out projected to reach 15,000 or more homes by 2032. The 10,500-acre community is already home to more than 11,000 households and recorded 585 new home sales in 2024 alone, reflecting sustained, long-term demand that continues to expand the surrounding client base for the hospital.

Favorable Demographics

The practice serves an affluent, growing trade area, with 145,000+ residents within a 5-mile radius and an average household income of \$170,000 within a 3-mile radius.

Enhanced Regional Access | New Tollway Extension

The recently completed \$44.8 million Fort Bend Parkway Sienna Ranch Extension connects Sienna Parkway directly to Sienna Ranch Road, placing the hospital on a freshly upgraded, high-visibility thoroughfare that improves patient access and reflects continued public investment in mobility throughout the Sienna corridor.

Direct Access to Houston's Core Employment and Medical Corridors

The hospital benefits from seamless connectivity via the Fort Bend Parkway Toll Road, which links directly to Highway 6, Beltway 8, and Loop 610, providing a direct route into downtown Houston and the Texas Medical Center. This regional accessibility extends the hospital's reach well beyond the immediate Sienna trade area, supporting a broader base of potential clients.

Surrounded by Established, High-Traffic Retail

The hospital benefits from strong daily exposure and consumer traffic generated by a deep, well-established retail base along the Highway 6 and Sienna Parkway corridor, including several grocery-anchored and multi-tenant shopping centers within a 2-3 mile radius. This dense, amenity-rich commercial environment reinforces the site's visibility and positions it within a proven, high-performing retail destination.

Established Regional Healthcare Destination

The immediate corridor has emerged as a recognized healthcare hub, anchored by nearby providers offering emergency, imaging, and urgent care services. This concentration of established healthcare infrastructure along Highway 6 and Sienna Parkway further reinforces the area's identity as a trusted destination for both human and veterinary care, benefiting the hospital's visibility and credibility within the broader medical corridor.

Leading National Veterinary Platform

Sienna Plantation Animal Hospital is leased to Mission Pet Health, one of the largest and most reputable veterinary networks in the country. In December 2024, Southern Veterinary Partners merged with Mission Veterinary Partners, bringing together two industry-leading operators. The combined group now includes over 900 hospitals across 42 states, supported by a team of more than 20,000 professionals, significantly enhancing the credit profile and long-term stability behind the lease.

| Investment Highlights



Secure Financial Backing | Shore Capital Partners

Founded in 2009, Shore Capital Partners is a Chicago-based private equity firm with over 80 platform investments and approximately \$14 billion in assets under management, known for its hands-on, growth-oriented approach to building founder-led businesses. In 2014, Shore launched Southern Veterinary Partners with just three clinics, followed by the formation of Mission Veterinary Partners in 2017. By late 2024, the two platforms had scaled to more than 750 hospitals across 41 states, and that same year Shore partnered with Silver Lake to merge SVP and MVP in an \$8.6 billion recapitalization, creating one of the largest veterinary platforms in the U.S. and solidifying Shore's reputation as a leading healthcare investor.

Healthcare Real Estate | Recession-Resistant Property

Veterinary hospitals are highly sought-after investments for their resistance to economic downturns and their insulation from the e-commerce pressures affecting traditional retail properties.

Tenant Investment in Location

Pet hospitals rarely relocate given the difficulty of retaining the same patients at a new address and the high costs associated with moving and rebuilding out a clinical space, supporting long-term tenant retention at this location.

Robust Industry Growth

The global veterinary services market, valued at \$156.5 billion in 2025, is projected to reach \$263.1 billion by 2034, growing at a compound annual rate of 5.94%.



FINANCIAL OVERVIEW



Investment Summary

List Price \$5,065,184

NOI \$316,574

Cap Rate 6.25%

Price PSF \$549.67

Property Overview

Property Name Sienna Plantation Animal Hospital

Address 9212 Sienna Ranch Rd, Missouri City, TX 77459

Building Size (SF) ±9,215

Property Size (AC) ±1.77

Year Built 2011 / Expanded in 2024

Occupancy 100%

Property Type Veterinary Hospital

Ownership Type Fee Simple

Lease Abstract

Tenant Name Mission Pet Health

Lease Guarantor SVP Sienna LLC

Lease Commencement 10/5/21

Lease Expiration 10/31/36

Lease Term Remaining ±10.29 Years

Rental Increases Base Rent increases annually by the greater of 2% or 6% of Tenant's prior-year Revenue (capped at \$36.00/sq. ft.), after which it increases by a flat 2% annually for the remainder of the Term

Renewal Options Two, 5-Year

Expense Structure NN

Landlord Responsibilities Roof, structure, and replacement of HVAC

Tenant Responsibilities All utilities, interior and non-structural repairs and maintenance (including door closures, door hardware, light bulbs, windows, flooring, and locks), maintenance and restriping of the parking lot, HVAC and other mechanical systems, lighting, electrical systems, landscaping, and plumbing lines and equipment, and a service contract for HVAC maintenance

Insurance Tenant Responsible

Taxes Tenant Responsible

Annualized Operating Data

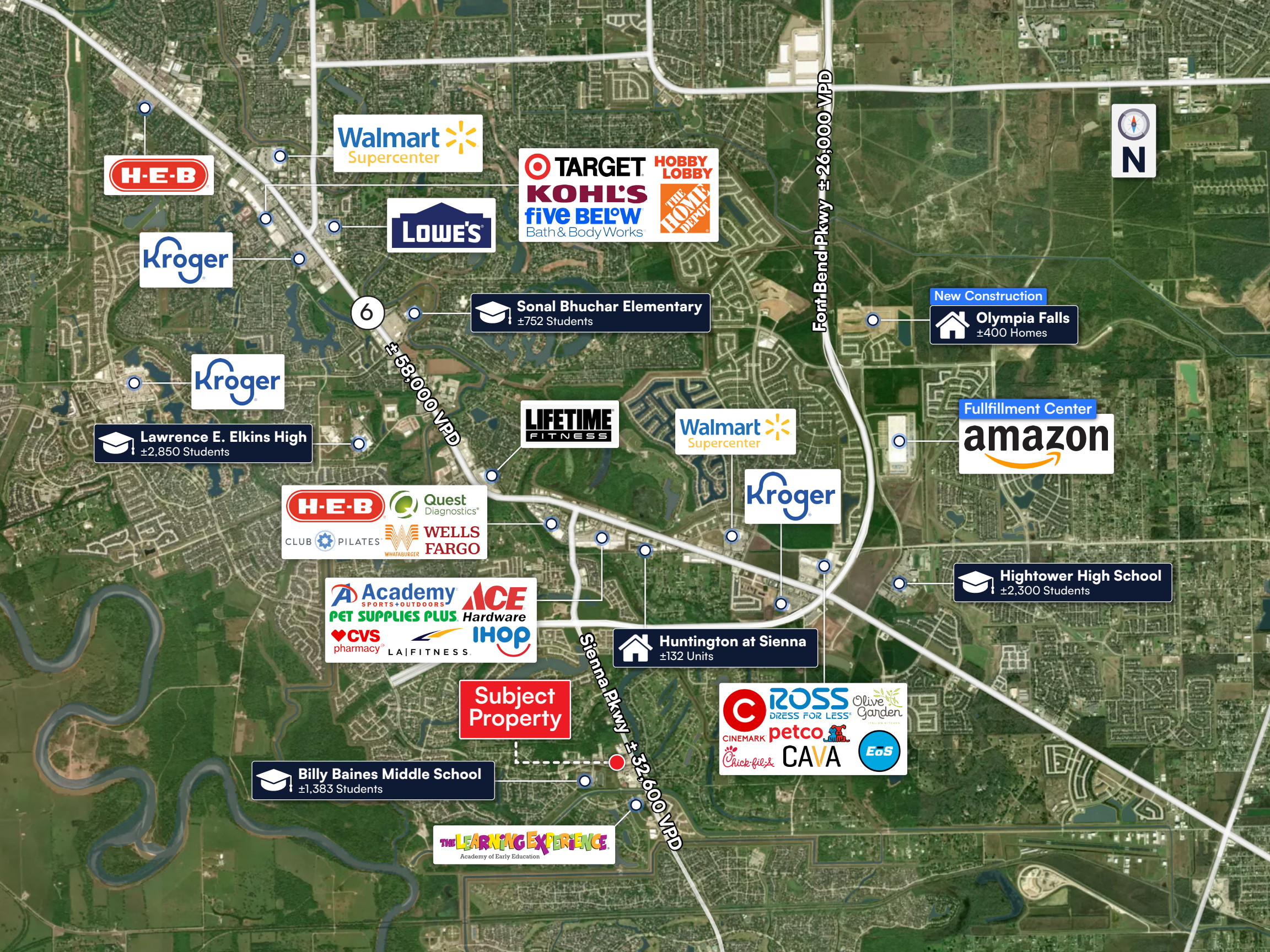
Lease Year	Annual Rent	Monthly Rent	Cap Rate
Current Year	\$310,367.00	\$25,863.92	6.13%
Year 6	\$316,574.34	\$26,381.20	6.25%
Year 7	\$322,905.83	\$26,908.82	6.38%
Year 8	\$329,363.94	\$27,447.00	6.50%
Year 9	\$335,951.22	\$27,995.94	6.63%
Year 10	\$342,670.25	\$28,555.85	6.77%
Year 11	\$349,523.65	\$29,126.97	6.90%
Year 12	\$356,514.12	\$29,709.51	7.04%
Year 13	\$363,644.41	\$30,303.70	7.18%
Year 14	\$370,917.30	\$30,909.77	7.32%
Year 15	\$378,335.64	\$31,527.97	7.47%

*Rent schedule reflects the escalation effective October 2026.

Option 1			
Lease Year	Annual Rent	Monthly Rent	Cap Rate
Year 1	\$385,902.35	\$32,158.53	7.62%
Year 2	\$393,620.40	\$32,801.70	7.77%
Year 3	\$401,492.81	\$33,457.73	7.93%
Year 4	\$409,522.67	\$34,126.89	8.09%
Year 5	\$417,713.12	\$34,809.43	8.25%

Option 2			
Lease Year	Annual Rent	Monthly Rent	Cap Rate
Year 1	\$426,067.38	\$35,505.62	8.41%
Year 2	\$434,588.73	\$36,215.73	8.58%
Year 3	\$443,280.50	\$36,940.04	8.75%
Year 4	\$452,146.11	\$37,678.84	8.93%
Year 5	\$461,189.04	\$38,432.42	9.11%

*Base Rent reflects the Lease's minimum contractual escalation of 2% annually.



Fort Bend Pkwy ±26,000 VPD

Walmart
Supercenter

H-E-B

TARGET
KOHL'S
five BELOW
Bath & Body Works

HOBBY LOBBY
THE HOME DEPOT

LOWE'S

Kroger

Sonal Bhuchar Elementary
±752 Students

New Construction
 Olympia Falls
±400 Homes

Kroger

Lawrence E. Elkins High
±2,850 Students

LIFETIME
FITNESS

Walmart
Supercenter

Fullfillment Center
amazon

Kroger

H-E-B
CLUB PILATES

Quest
Diagnostics

WELLS FARGO
WHATABURGER

Academy
SPORTS+OUTDOORS

PET SUPPLIES PLUS

CVS
pharmacy

ACE
Hardware

LA FITNESS

IHOP

Hightower High School
±2,300 Students

Huntington at Sienna
±132 Units

Subject Property

ROSS
DRESS FOR LESS

CINEMARK

petco

Chick-fil&

CAVA

Olive Garden

EoS

Billy Baines Middle School
±1,383 Students

Sienna Pkwy ±32,900 VPD

THE LEARNING EXPERIENCE
Academy of Early Education



TENANT OVERVIEW

Mission 
PET HEALTH



| Tenant Overview

Year Founded
2014

Headquarters
Birmingham, AL

of Employees
20,000+

of Locations
900+

Website
missionpethealth.com



Tenant Overview

Mission Pet Health is a veterinarian-led veterinary practice management organization that partners with companion animal hospitals, specialty practices, urgent care centers, and pet resorts across the United States. Founded in 2014 by Dr. Jay Price, the company differentiates itself through a decentralized operating model that emphasizes medical autonomy, local leadership, and support for veterinary professionals rather than standardized corporate management. Mission Pet Health has positioned itself as an employer-focused platform within the rapidly growing veterinary services industry, providing operational, financial, marketing, recruiting, and technology resources while allowing affiliated hospitals to maintain their individual identities and clinical independence.



MARKET OVERVIEW



Houston, TX MSA

Missouri City, TX

Market Demographics: 3-Mile Radius of Subject Property

64,272

Total Population

\$167,031

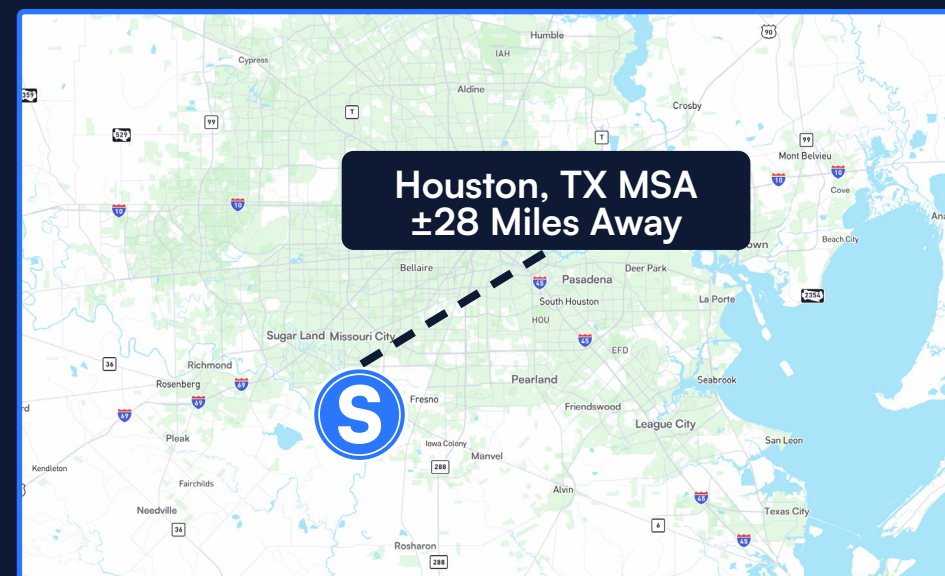
Average HH Income

20,148

of Households

38.5 Years

Median Age



Local Market Overview

Missouri City, Texas, is a strategically positioned community within the Houston metropolitan area, offering a strong combination of suburban appeal, economic connectivity, and long-term growth potential. Located in Fort Bend County, the city benefits from access to major employment centers throughout Southwest Houston, the Texas Medical Center, and the broader Houston business ecosystem. Continued residential expansion, a highly educated workforce, and strong household demographics have supported demand for quality housing, retail services, and commercial development throughout the area.

The community's appeal is strengthened by its proximity to major transportation corridors, established neighborhoods, recreational amenities, and regional destinations. Missouri City provides residents and businesses with a balance of accessibility, quality of life, and proximity to Houston's diverse employment base. Ongoing investment throughout Fort Bend County, combined with population growth and expanding infrastructure, continues to enhance the area's position as one of the region's attractive suburban markets for residential, retail, and mixed-use opportunities.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	53,015	116,662	490,528
2025 Population	64,272	145,629	563,900
2030 Population Projection	73,112	166,317	629,233
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	16,527	36,994	161,250
2025 Households	20,148	46,303	185,561
2030 Household Projections	23,000	53,046	207,696
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$167,031	\$145,984	\$125,946

Houston, TX

Houston is one of the nation's premier consumer markets, supported by its large and rapidly expanding population, diverse economic base, and strong visitor activity. As the fifth-largest metropolitan area in the United States, Houston benefits from sustained population growth that continues to drive demand for retail, dining, entertainment, and essential services across the region. The market's economic diversity, anchored by energy, healthcare, aerospace, manufacturing, and technology industries, supports a broad consumer base and strong household spending. Significant tourism and business travel activity further enhance retail demand, reinforcing Houston's position as one of the most attractive retail investment markets in the country.

Source: CoStar Group, Houston First, Houston Facts & Figures | 2025 Dataset

5th-Largest U.S. Metro

8M+ Total Population

92.6M+

Annual Visitors

\$16.6B+

Visitor Spending (2024)



Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9212 Sienna Ranch Rd, Missouri City, TX 77583** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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11-2-2015



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- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

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- 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.

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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.

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Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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