



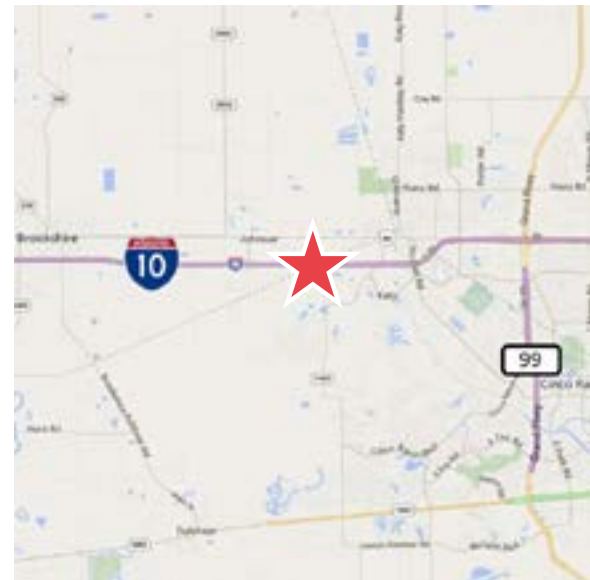
27907 INTERSTATE 10 KATY, TEXAS


KATY DEVELOPMENT OPPORTUNITY

PROPERTY INFORMATION

- **Lot Size:** ±29 Acres (1,263,240 SF)
- Tract is extremely well located in the high growth West Houston/Katy Area: +1,500,000 Residents, 25% of Houston's Population, 44% with College Degrees and 28% earning over +\$100,000 annually.
- Immediate proximity to three new Home Developments with Prices Ranging from \$300's to \$800's. (Ansera Estates, Trails of Katy & Cane Island)
- Adjacent MUD District has indicated willingness to Possibly Provide Utilities.
- This Tract has Frontage on both I-10 and Kingsland Boulevard.
- Estimated I-10 Traffic Counts exceed 70,000 Cars per Day
- Possible uses include Retail, Medical or Office Users.
- Tract can be subdivided (±7 Acres)

PRICED AT: \$7,516,278 (\$5.95 PSF)

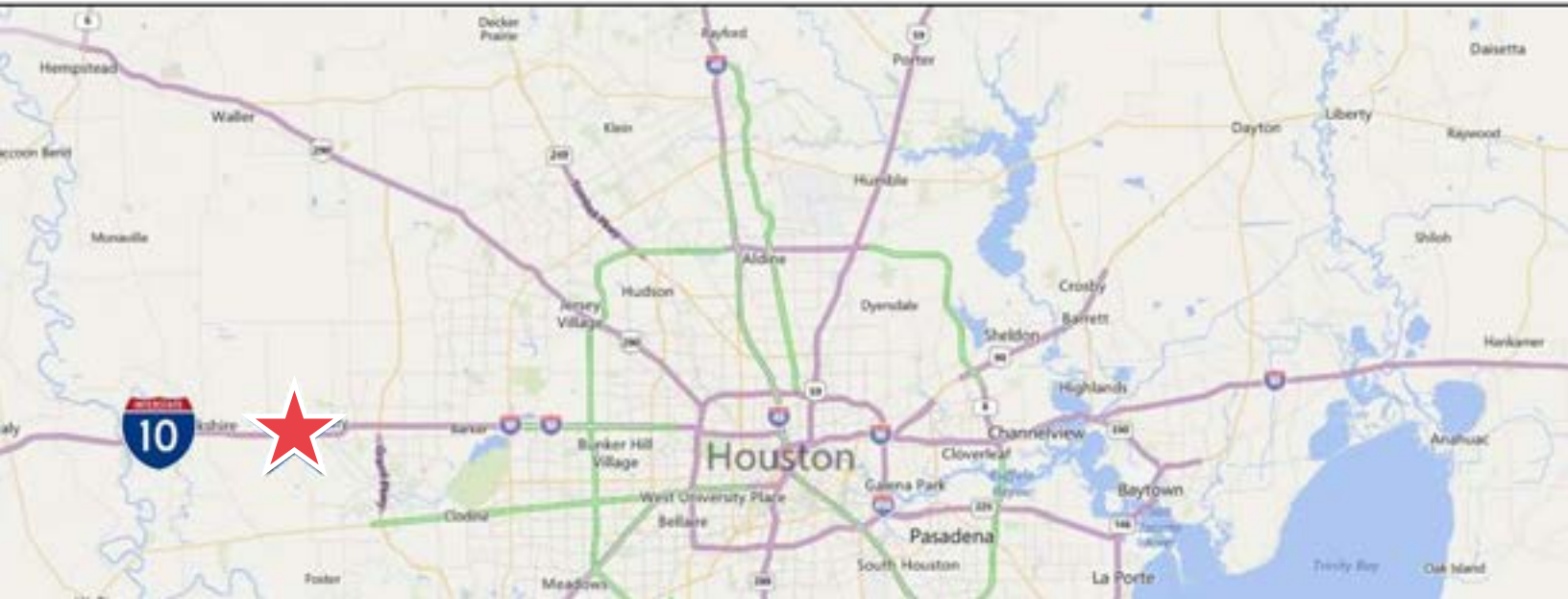
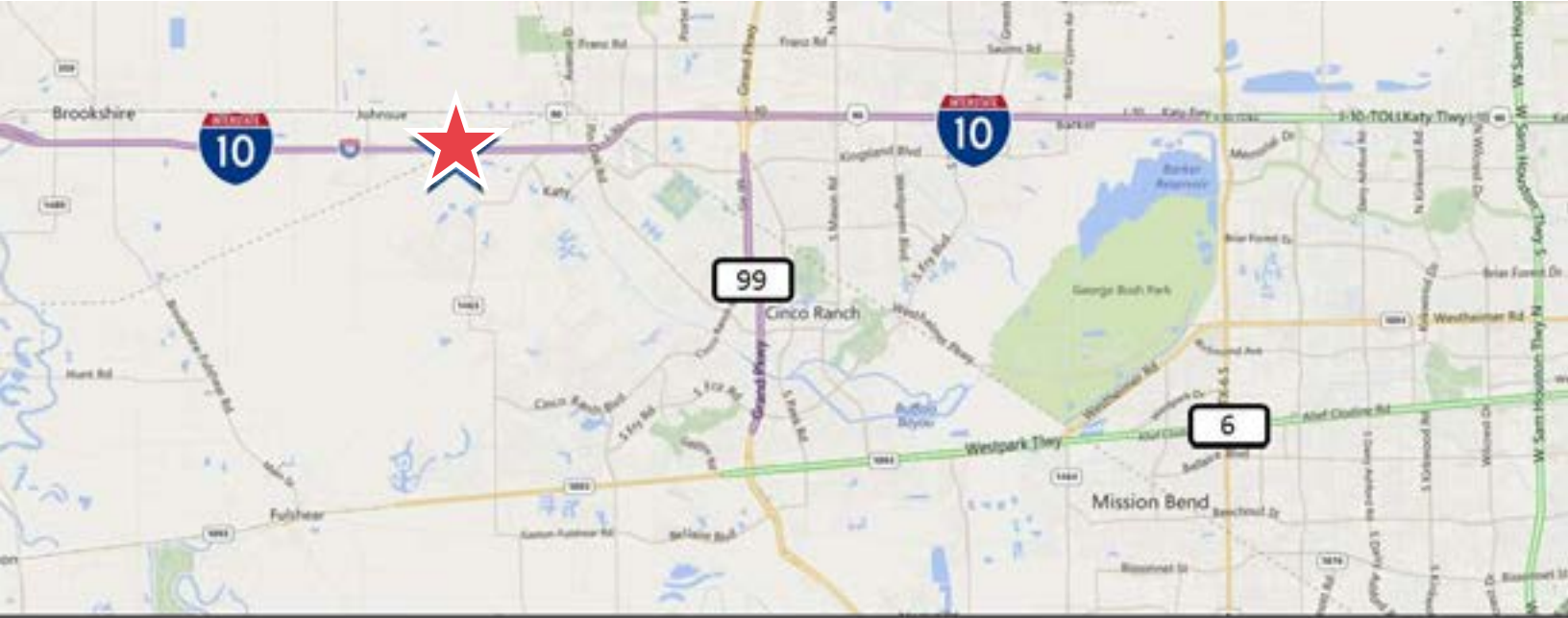


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AREA DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	79	29,960	117,122
2016 Estimate	62	24,425	97,254
2010 Census	20	12,352	56,889
Growth 2016 - 2021	27.42%	22.66%	20.43%
Growth 2010 - 2016	210.00%	97.74%	70.95%
Households			
2021 Projection	26	9,533	37,279
2016 Estimate	20	7,778	30,972
2010 Census	6	3,976	18,014
Growth 2016 - 2021	30.00%	22.56%	20.36%
Growth 2010 - 2016	233.33%	95.62%	71.93%
Owner Occupied	19 95.00%	6,708 86.22%	25,479 82.26%
Renter Occupied	1 5.00%	1,072 13.78%	5,493 17.74%
2016 Households by HH Income			
	18	7,778	30,973
Income: <\$25,000	0 0.00%	509 6.54%	2,050 6.62%
Income: \$25,000 - \$50,000	0 0.00%	655 8.42%	3,161 10.21%
Income: \$50,000 - \$75,000	2 11.11%	923 11.87%	4,388 14.17%
Income: \$75,000 - \$100,000	2 11.11%	889 11.43%	3,650 11.78%
Income: \$100,000 - \$125,000	3 16.67%	759 9.76%	3,153 10.18%
Income: \$125,000 - \$150,000	2 11.11%	1,054 13.55%	4,331 13.98%
Income: \$150,000 - \$200,000	3 16.67%	1,124 14.45%	4,225 13.64%
Income: \$200,000+	6 33.33%	1,865 23.98%	6,015 19.42%
2016 Avg Household Income	\$183,056	\$150,498	\$138,571
2016 Med Household Income	\$149,999	\$128,653	\$117,740
Age 15+	15 75.00%	45 72.58%	63 79.75%
Age 20+	14 70.00%	41 66.13%	57 72.15%
Age 65+	0 0.00%	4 6.45%	11 13.92%
Median Age	34	37	39
Average Age	30.90	34.50	37.60

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give you 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

www.cbcadvisors.com



DISCLAIMER

Information available at www.trec.texas.gov

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