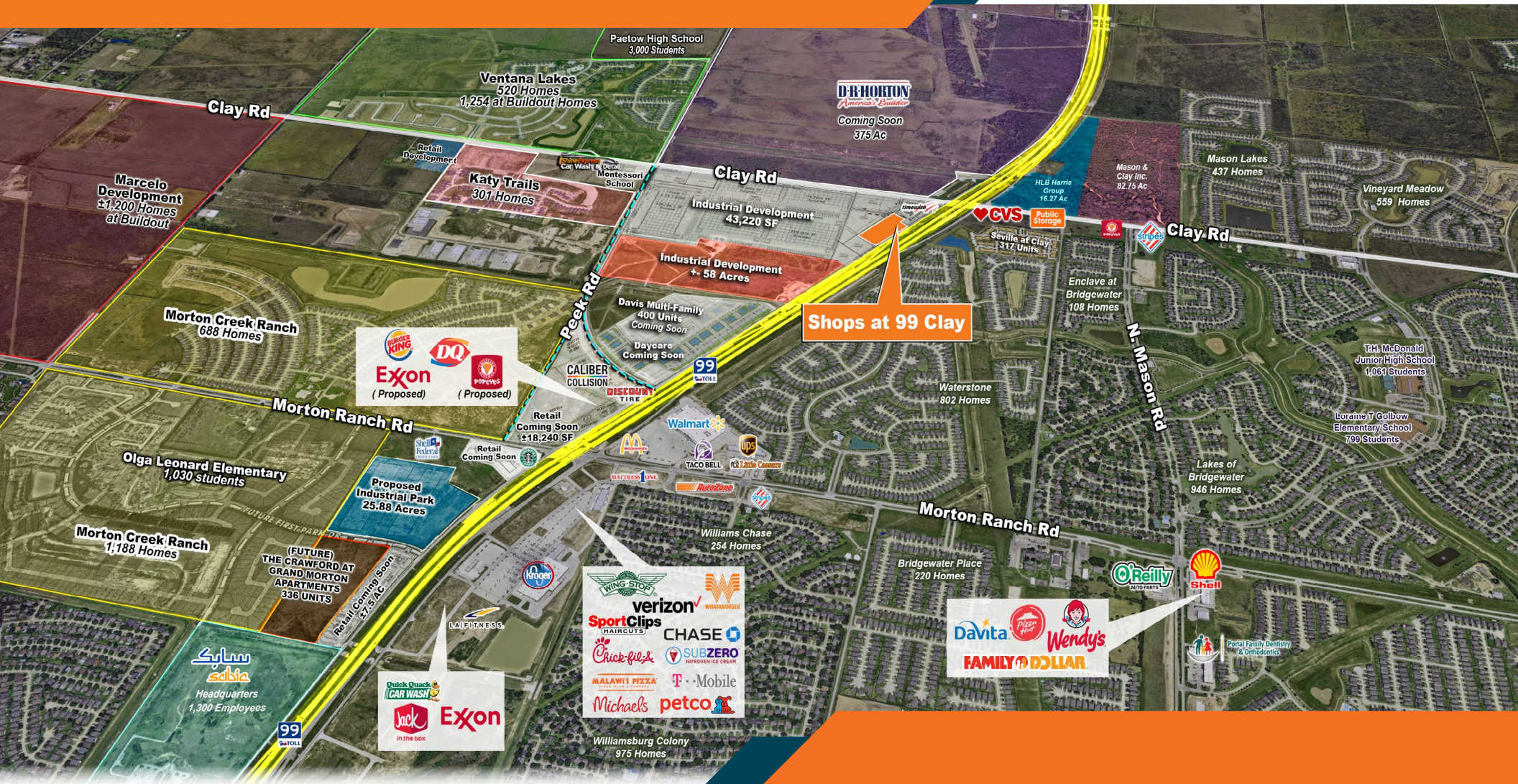


For Lease



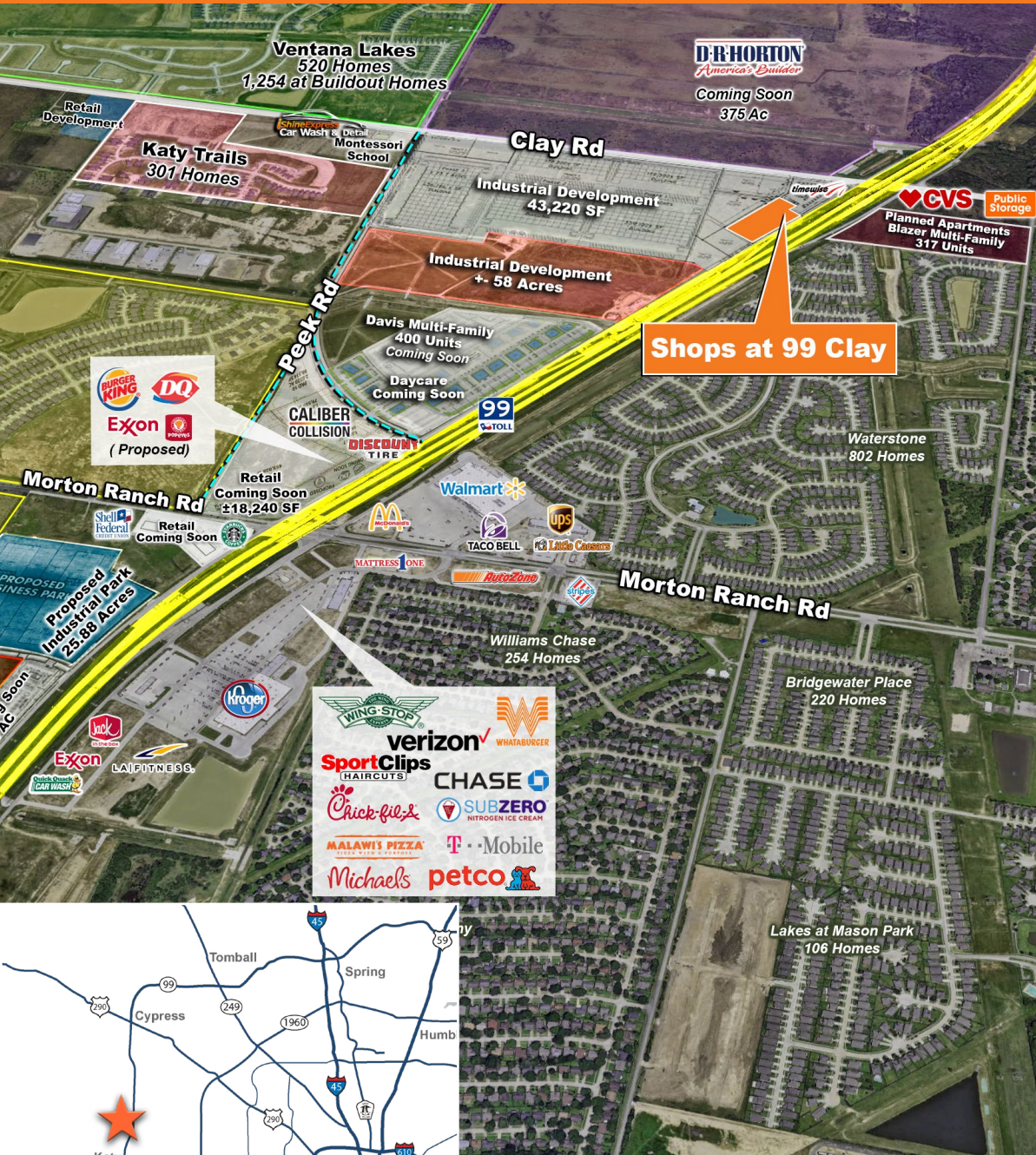
Hunington

Hunington Properties, Inc.
 3773 Richmond Ave., Suite 800
 Houston, Texas 77046
713-623-6944
hproperties.com

Shops at 99 Clay

SWC of Clay Road and Grand Parkway West
 Katy, TX 77493

For Lease



SHOPS AT 99 CLAY

SWC of Clay Road and Grand Parkway West

Property Information

Space For Lease	15,375 SF
Rental Rate	\$32.00 PSF
NNN	\$8.50 PSF
Total Sq. Ft.	15,375 SF

Pad Site Information

Land Available	0.75 - 2.10 AC
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Property Highlights

- Site located in the heart of new growth at Grand Pkwy
- Clay Rd is a major east-west thoroughfare through Katy
- New homes planned or under construction within 3 miles
- 30-Miles West of Downtown Houston; 6-Miles North of the Typhoon Texas Waterpark (Opened Memorial Day 2016)

Demographics

Population	3 mi. - 78,604
	5 mi. - 241,478
Average Household Income	5 mi. - \$85,776
	3 mi. - \$88,168
Traffic Count	Grand Pkwy: 24,000 VPD
	Clay Rd: 21,000 VPD

Contact Information

Stephen J. Pheigaru Principal stephen@hpiproperties.com	Jesse Hernandez Senior Associate jesse@hpiproperties.com
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Hunnington Properties, Inc.
3773 Richmond Ave., Ste. 800, Houston, Texas 77046 • 713-623-6944
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties. This information is subject to change.

For Lease



**Industrial
Development
Under Construction
1.5 million SF**

D.R. HORTON
America's Builder
Coming Soon
375 Ac



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For Lease



Hunington



Mason & Clay Inc.
82.75 Ac

HLB Harris Group
16.27 Ac



Shops at 99 Clay

Seville at Clay
351 Units

Enclave at
Bridgewater
108 Homes

Lakes of
Bridgewater
946 Homes

Waterstone
802 Homes

OFF-RAMP

ON-RAMP

35,372 VPD

Industrial Development
Coming Soon

D.R. HORTON
America's Builder
Coming Soon
375 Ac

For Lease



Shops at 99 Clay

BURGER KING
DQ
POPEYES
Exxon (Proposed)
POPEYES (Proposed)

Jack in the box
Exxon

WINGSTOP
verizon
Sport Clips (HAIRCUTS)
Chick-fil-e
MALAWI'S PIZZA
Michaels
CHASE
SUBZERO NITROGEN ICE CREAM
T-Mobile
petco
WHATABURGER

Davita
Pizza Hut
Wendy's
FAMILY DOLLAR

For Lease



The Shoppes At ParkWest

KIRKLAND'S buybuy BABY DSW
DXL DESTINATIONAL CHICKEN COUNTRY GOLF GALAXY BED BATH & BEYOND MATTRESS FIRM PET SMART
Cane's FIELD STREAM DICK'S SPORTING GOODS

Shops at 99 Clay

Walmart

Kroger

SPICER'S BUCK'S FAMILY DOLLAR SHERWIN-WILLIAMS

Walmart Supercenter
Starbucks, Hilton Garden Inn, Denny's, Spring Hill, Best Western Plus, Country, Firestone, KFC, Taco Bell, Jack-in-the-Box, Toys R Us

99c STORE Distribution Center

Future UH

NEWK'S Olive Garden, KOHL'S OfficeMax, Pier 1 Imports, LA FITNESS, Cheddar's, HYATT PLACE, PALAIS ROYAL, HOBBY LOBBY, KROGER, HOUSTON GARDEN CENTERS, TEXAS, Chevy's, LONGHORN STEAKHOUSE, Walmart

Katy Mills

SMASH BURGER, WINGBOKER, NISSAN, Red Lobster, Las Cacas MEXICAN CAFE, H-E-B, FRIDAY'S, HOMEWOOD SUITES, POPEYES, ANYTIME FITNESS, Hilton, Residence Inn

AMC THEATRES, Bass Pro Shops, OFF 5TH, Famous Footwear, Burlington Coat Factory, LAST CALL, Marshalls, BOOKS-A-MILLION, NIKE, OLD NAVY, RACK ROOM SHOES, SUN & SKI SPORTS

Katy to see more development northwest of I-10

By Nola Z. Valente | 6:30 am July 18, 2019 CDT

After years of accelerated growth, residential development in south Katy is approaching build-out.

Demographics firm Population and Survey Analysts projects Katy ISD's boundaries will be built-out south of I-10 by 2028, while the construction of thousands of new homes is expected to continue north of I-10 and southwest into Lamar CISD.

More to come

The majority of all remaining growth in Katy is in the northwest sector, according to PASA. There are 3,365 acres for sale or just sold west of Katy Hockley Cut-Off Road and north of FM 529 and another 3,400-plus acres either for sale or already under contract west of the Grand Parkway and north of Clay Road.

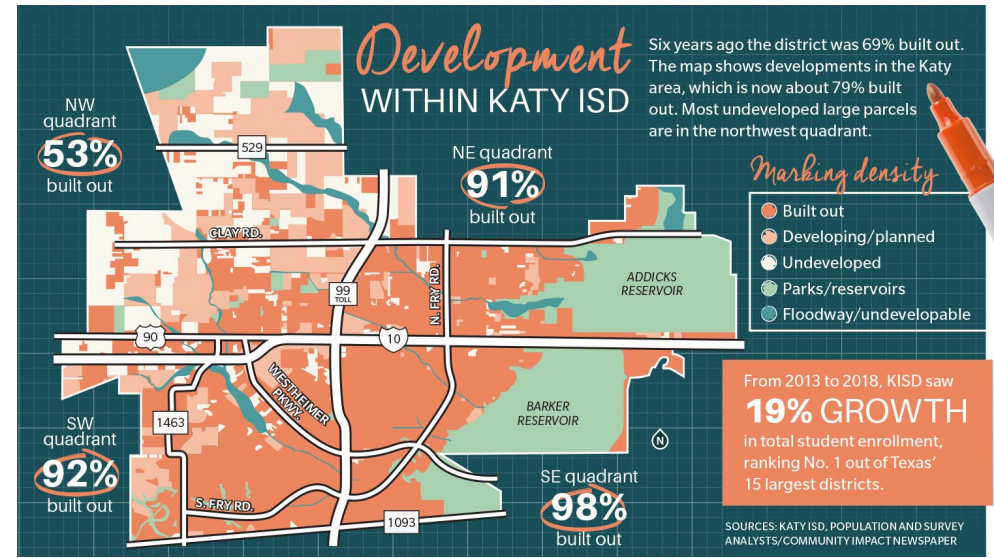
These parcels are also the most affected by wetlands issues and drainage challenges, which means new housing developments will require critical attention post-Harvey, the report shows.

"Most of that land up there is contentious with flood plains, and part of that may be reserved for flood retention and detention," PASA demographer Justin Silhavy said.

Different kinds of developments are expected to appear to the north of I-10, Dean said. There will be large, amenitized, master-planned communities, which are prevalent south of I-10.

Developments already present in the north include Cane Island and Elyson, but he added there are smaller pocket neighborhoods in and around these larger communities as well as water-oriented communities, such as Lake House and August Lakes.

In the Camillo Lakes, Treviso Gardens and Marcello Lakes developments, major home-builders are encouraging more affordable homes to appeal to millennial buyers, with lots between 45 feet and 55 feet wide, Dean said. The overall theme within KISD boundaries is focused on new homes and communities that are family oriented.



"The same builders and developers that are building in northwest Katy now are the same builders and developers that had staggering success at south Katy," he said. "When other sections north of I-10 were built-out, those weren't the same builders—developers to the south of I-10. It was a different quality."

Going south

With less land available on the south side of the KISD's boundaries, there will be an increase in housing starts in Lamar CISD, Silhavy said.

Lamar CISD will see steady growth over the next 10 years, whereas most of KISD's growth will peak during the first five years, Silhavy said.

Cross Creek Ranch within KISD is expected to see 796 new single-family homes from 2018-23 and only 25 from 2023-28, PASA data shows. The portion of Cross Creek Ranch within Lamar CISD will see 661 new developments in the first five years and 602 in the second five years.

"Now that [southwest]Katy is building out, you can't find new homes there as easily as before," Silhavy said. "About 10 or 15 years ago, no one knew what Lamar was but now people are looking at Lamar and thinking, 'This isn't so bad.' Test scores and rankings in Lamar have improved dramatically, particularly in the north, where there are a lot of new campuses."

