

DEVELOPMENT OPPORTUNITIES



Multiple tracts offering Build-to-Suit, Joint Venture & Land
for Purchase Opportunities in a deed restricted park

Parkwest Business Park – Katy, TX 77494

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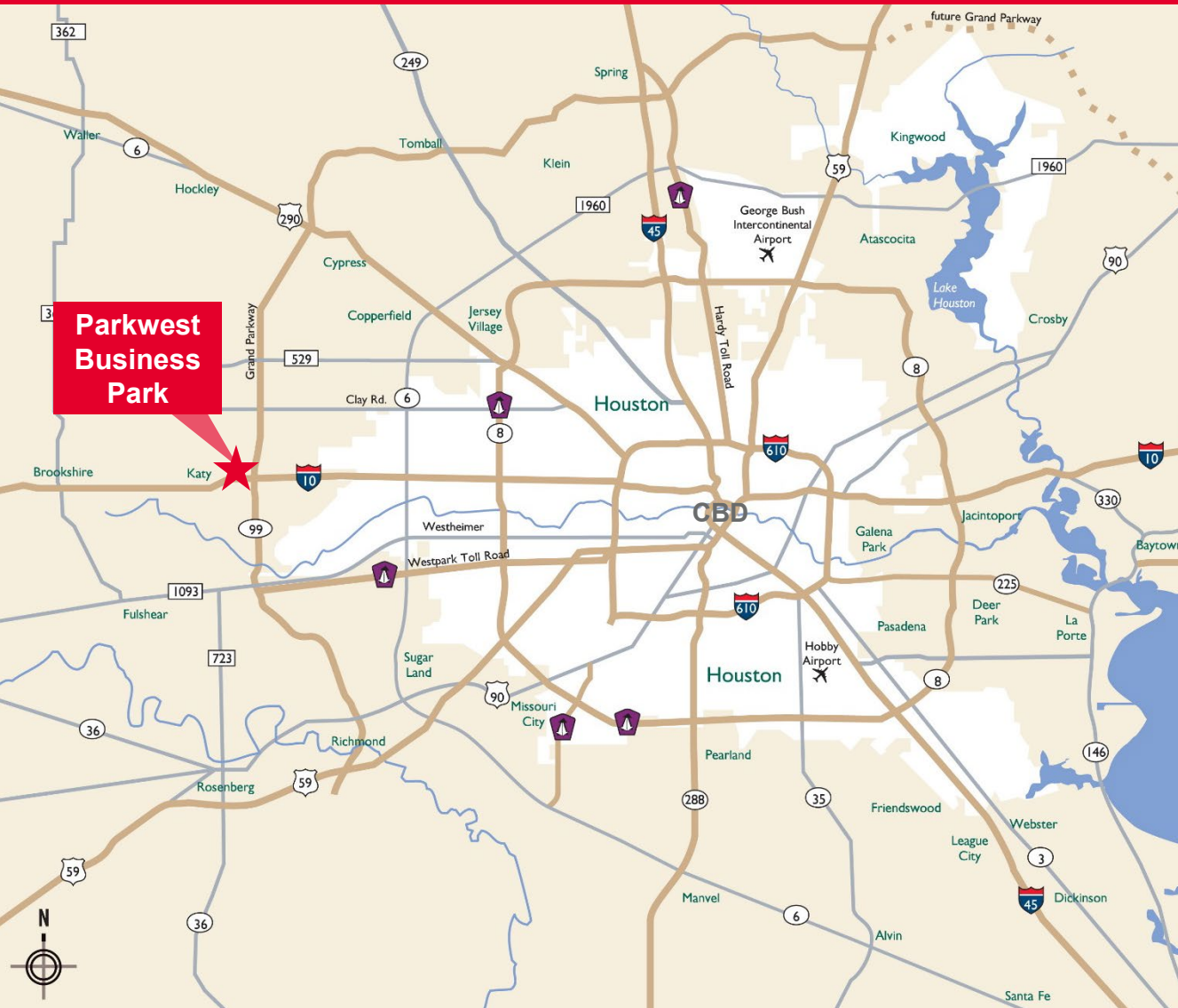




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- The owner of ParkWest Business Park offers multiple options for Build-to-Suit or land-contributed Joint Venture opportunities.
- Four land sites available for senior living, medical, low-rise office and retail:
 - ± 0.256 acres
 - ± 7.9297 acres
 - ± 6.885 acres
 - ± 9.9796 acres
- The installation completion of sidewalks along Parkwest Green will enhance the walkability to retail amenities.
- The owner has already acquired and put in place:
 - MUD utilities, water plant, Sewer capacity through the Williamsburg plant & Drainage study approved by HCFCD for detention size and location.
- ParkWest Business Park is a mixed-use business and residential development that maintains maximum flexibility and requires quality responsible development as shown with developments by: Lennar, Alliance, American OMNI, and Vibra Healthcare.
- Retail in the Business Park provides multiple amenities such as Golf Galaxy, Field & Stream, Dicks Sporting Goods, PetSmart, DSW, Kirklands, BuyBuy Baby, Bed, Bath & Beyond and most recently, In-N-Out Burger.
- On Katy-Ft. Bend Road at Colonial Parkway is a Shell Gas Station, Wendy's and Casa Vera Restaurant and Palace Inn.

For more information, contact:

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±7.9297 Acre Tract

- Located on the south side of Colonial Parkway, just off Katy Fort Bend Road.
- Colonial Parkway frontage: ±574'
- The site can be divided
- Ingress/egress via Colonial Parkway or retail center/hotel easements
- Traffic Counts*
On Colonial Parkway, at Katy-Ft. Bend Rd. – 1,562
* Source: EHRA 24-hour, non-directional



±0.256 Acre Tract

- Located on Katy-Ft. Bend Road and offering ±68' of frontage & ±237' of frontage along the easement
- Excellent retail site opportunity
- Traffic Counts*
On Colonial Parkway, at Katy Ft. Bend Rd. – 1,562
On Katy-Ft. Bend Road, at Colonial Parkway – 10,136
* Source: EHRA 24-hour, non-directional



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±6.885 Acre Tract

- Located on the north side Colonial Parkway
- Colonial Parkway frontage: ±108'
- This site offers excellent ingress/egress via Colonial Parkway, which connects to Park Row, extending approximately nine miles east to Highway 6
- In addition, there is easy access to Interstate 10 via Parkwest Green Blvd and Katy-Ft. Bend Road
- Will divide
- Robust neighboring development adjacent to the future Alliance multi-family development
- Just north of Lennar's multi-family development-now under construction, and the newly completed American Omni Headquarters and Vibra Health Care Facility
- Traffic Counts*
On Colonial Parkway at Parkwest Green – 2,433
* Source: EHRA 24-hour, non-directional



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Multiple tracts offering Build-to-Suit, Joint Venture & Land for Purchase Opportunities in a deed restricted park

±9.9796 Acre Tract

- Located on the south side of Colonial Parkway
- Colonial Parkway frontage: ±1,400'
- This site offers excellent ingress/egress via Colonial Parkway, which connects to Park Row, extending approximately nine miles east to Highway 6
- In addition, there is easy access to Interstate 10 via Parkwest Green Blvd and Katy-Ft. Bend Road
- Will divide
- Adjacent to Lennar's multi-family development, now under construction, & across from Alliance's future multi-family development
- Traffic Counts*
On Colonial Parkway, east of Parkwest Green – 2,066

* Source: EHRA 24-hour, non-directional





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- ParkWest Business Park is in the center of robust activity, offers excellent ingress/egress and is within one mile of the Grand Parkway and a part of the Katy area--bigger than Pittsburgh
- The suburb west of Houston – with 309,556 residents inside the Katy ISD boundaries – edged out the Pennsylvania city’s population
- The anticipated population for 2020 is 350,000 residents



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