

WEST TEN

BUSINESS PARK

470-ACRE MASTER-PLANNED BUSINESS PARK



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NAI Partners

HOUSTON | AUSTIN | SAN ANTONIO



Parkside Capital



About the Park

- Deed-Restricted, Master-Planned Business Park
- Development Ready Office, Industrial, and Retail Sites Available
- Cane Island Parkway Interchange Gives Direct Access Into and Out of the Park onto I-10
- West Ten Planned Development District expands the use allowances and defines zoning to protect the environment, prevent unsuitable uses/structures, maintain property values, and attract high quality park tenants
- Located in City of Katy, Waller and Fort Bend Counties
- Zoned to Katy Independent School District
- Tax Incentives

Utilities

- Served by Fort Bend / Waller Counties MUD No. 2
- CenterPoint Gas and Electric

Frontage

- 1.6 miles (8448') on I-10
- 1.5 miles (7920') on Hwy 90
- 0.75 miles on Cane Island Parkway

Demographics

- The West Houston/Katy area has +1,500,000 residents, 25% of Houston's population, 44% with college degrees and 28% earning over +\$100,000 annually.
- A high concentration of energy company executives, engineers, architects, and other professionals live in the Katy area.
- Faster growth than The Woodlands or Sugar Land with a younger population, lower crime index, lower median home cost, and lower cost of living index.
- West Ten Business Park is at the leading edge of the westward growth of Houston. With small and large land sites available for purchase and build-to-suit/design build capabilities, West Ten Business Park is an ideal location for expanding businesses.
- Ten major master-planned communities in the Katy area
- Katy ISD is consistently ranked #1 in the Houston area and among the top school districts in Texas
- Cost of living in Katy is 6% below the national average

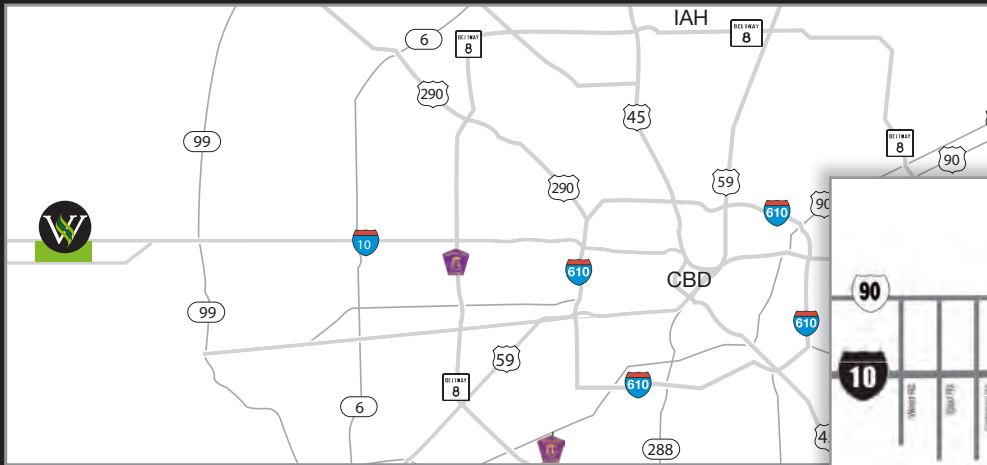
DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2016 POPULATION	1,076	33,199	113,089
AVERAGE HH INCOME	\$153,311	\$138,468	\$137,309
5-YR PROJECTED GROWTH	24.07%	20.20%	19.47%

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The Cane Island Parkway/I-10 interchange provides direct access to the Park from I-10, as well as a north/south overpass over the interstate.



Drive Times

Grand Parkway	5 min	Sugar Land	30 min
Beltway 8/Energy Corridor	15 min	IAH	45 min
Loop 610	23 min	Austin	2.10 hrs
Galleria	28 min	San Antonio	2.50 hrs
Downtown	30 min		



John Simons
Partner
713 275 9634
john.simons@naipartners.com

Holden Rushing
Vice President
713 275 9612
holden.rushing@naipartners.com

NAI Partners
tel 713 629 0500
fax 713 629 0504
www.naipartners.com

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