

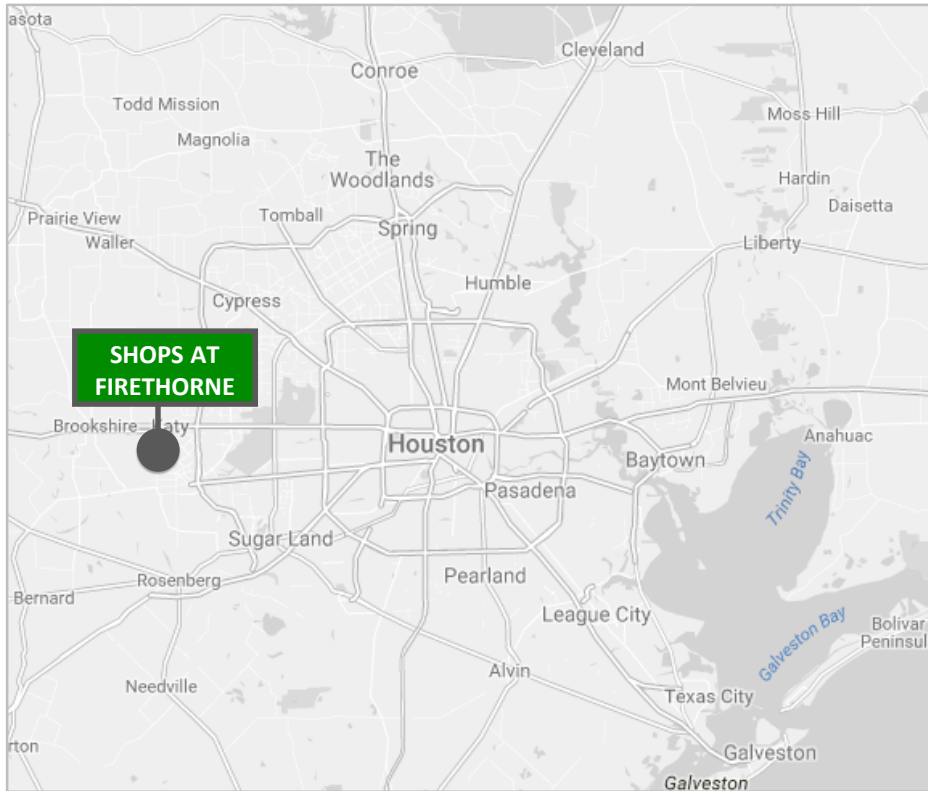


## SHOPS AT FIRETHORNE

SWQ OF FM 1463 & S. FIRETHORNE RD  
2750 FM 1463, Katy, Fort Bend County, TX 77494

## FOR LEASE

STEVEN T. STONE | KM REALTY  
steven@kmrealty.net | 713.275.2601



## HIGHLIGHTS

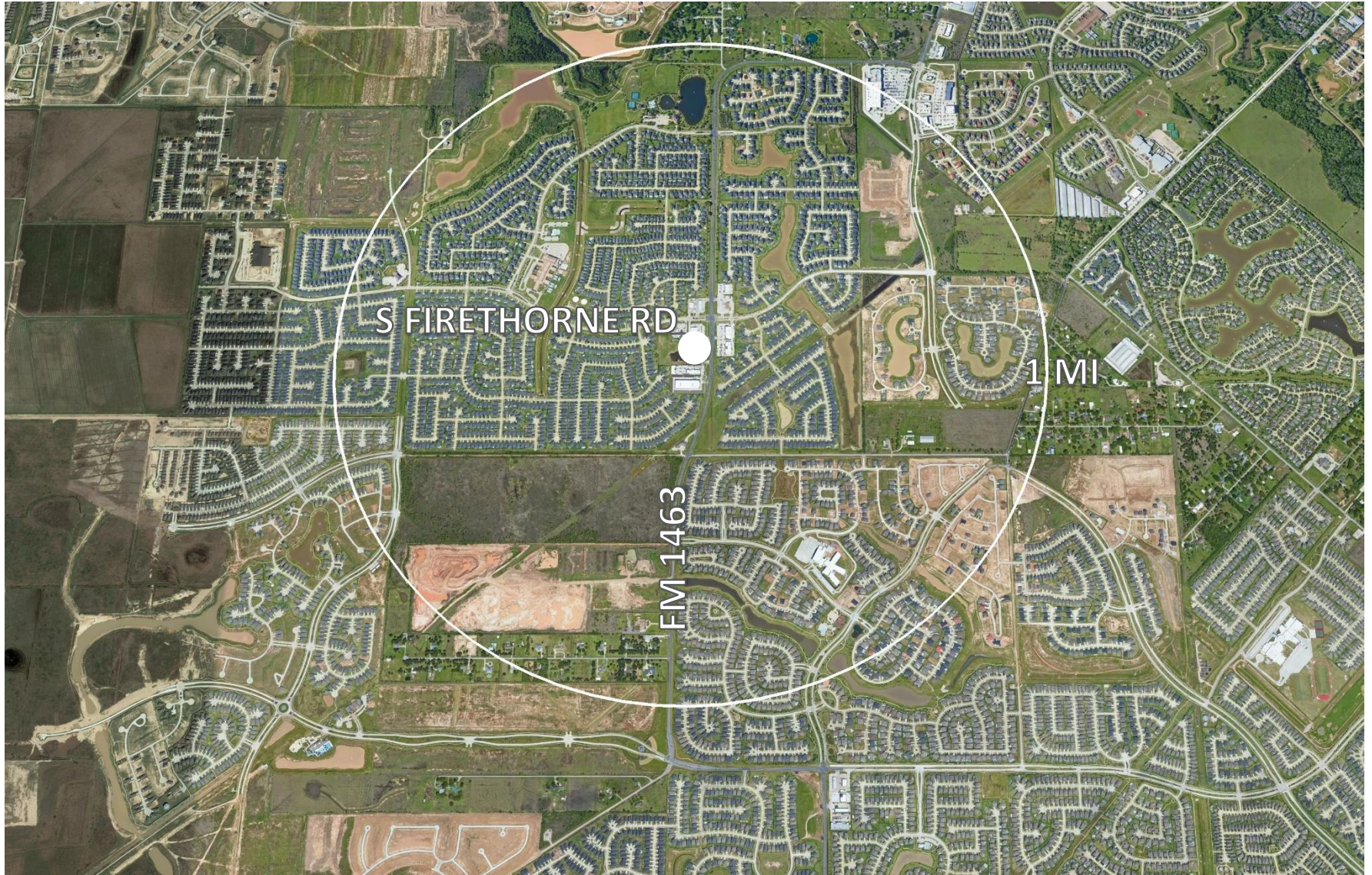
- + Excellent Visibility & Daytime Traffic
- + Multiple Points of Ingress / Egress
- + Cross Access thru CVS Pharmacy to S. Firethorne Rd
- + Cane Island Parkway and FM 1463 Both Provide Access to I-10
- + Recognizable and Popular Tenant Mix
- + Close Proximity to Houston's Newest Established Master-Planned Communities

## DESCRIPTION

Size: 20,300 SF Retail Center on 114,214 SF Land  
Built: 2014  
Parking: 110 Spaces (5.45 Spaces per 1,000 SF)  
Addtl: Monument Sign; Canopy Walkway Along Storefronts  
Mgmt: KM Realty

## NOTABLE CO-TENANTS



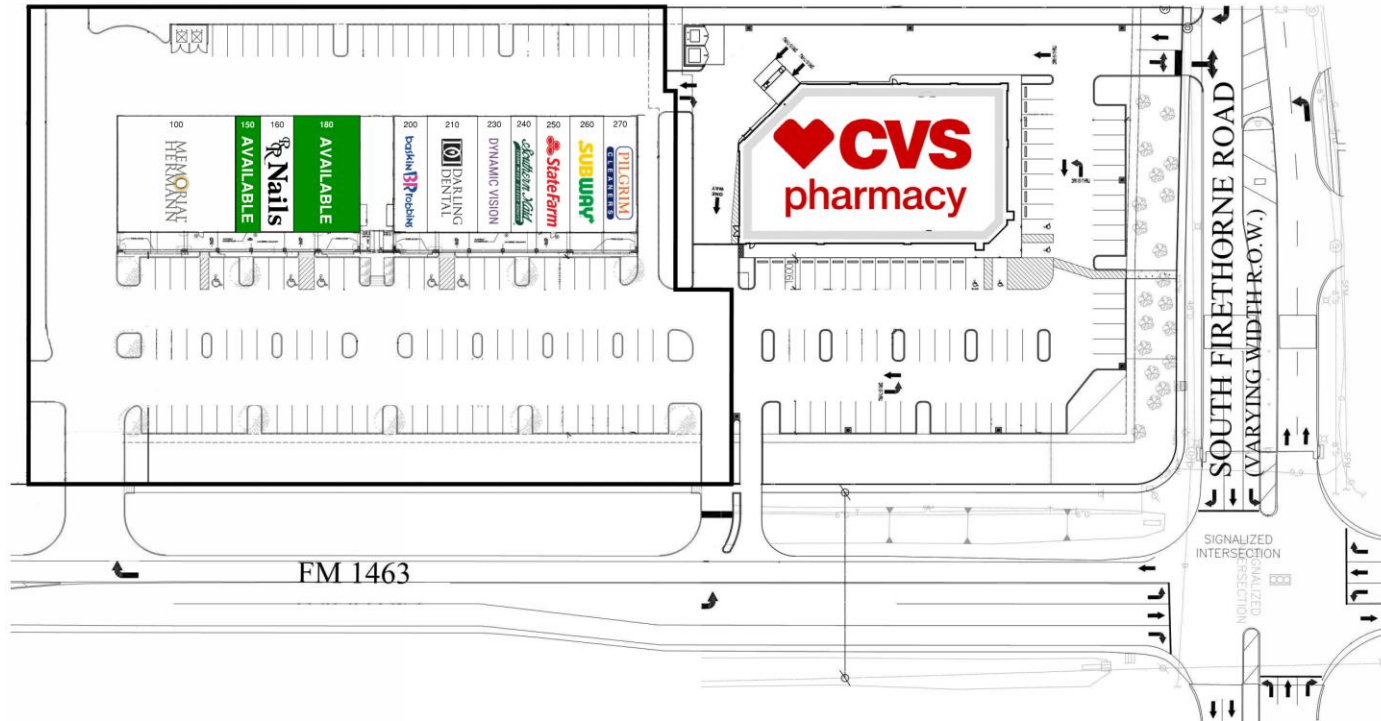




## AREA TRAFFIC DRIVERS

- + Numerous Master Planned Communities
- + Heavily Trafficked Major Thoroughfare

## FACING SOUTH



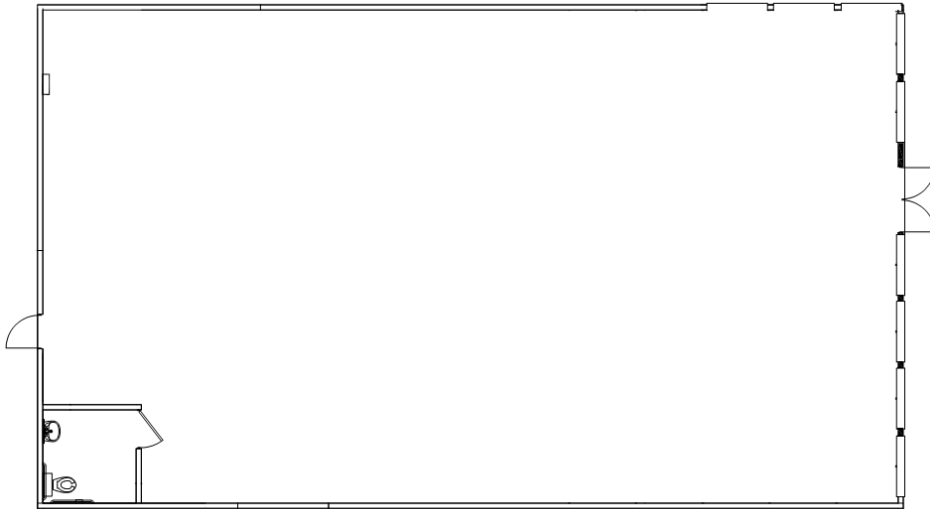
## TENANT KEY

#	Tenant	SF
100	Mem Hermann	4,900
150	AVAILABLE	1,050
160	RR Nails	1,400
180	AVAILABLE	2,800

## TENANT KEY

#	Tenant	SF
200	Baskin Robbins	1,400
210	Darling Dental	1,750
230	Dynamic Vision	1,800
240	Southern Maid	1,050
250	State Farm	1,400
260	Subway	1,400
270	Pilgrim Cleaner	1,400

# AVAILABLE SPACE



## SUITE 180

- Size: 2,800 SF
- Rate: Call Broker for Pricing
- Available: Immediately
- Fmr Use: Furniture Showroom
- Notes: Space is located on endcap with interior patio available; visibility is further increased by raised sign band



STOREFRONT



## SUITE 150

Size: 1,050 SF  
Rate: Call Broker for Pricing  
Available: Immediately  
Fmr Use: Retail / Postal Store  
Notes: Smallest possible space within the development



# DEMOGRAPHICS & TRAFFIC

Population	1 MI	3 MI	5 MI
2019 Population	14,157	19,561	139,310
2024 Population	17,516	24,125	164,177
Est. 5-yr Growth	23.73%	23.33%	17.85%
Average Age	35.00	35.20	34.10

## 2019 Population by Race

White	11,780	16,565	105,025
Black	1,252	1,532	11,309
Am. Indian & Alaskan	88	137	816
Asian	744	933	18,872
Hawaiian & Pacific Island	41	51	194
Other	252	342	3,183

## Households

2019 Total Households	4,548	6,284	44,289
HH Growth 2019 - 2024	23.59%	23.25%	17.71%
Median Household Inc	\$141,885	\$136,549	\$128,344
Avg Household Inc	\$169,785	\$163,761	\$149,213
Avg Household Size	3.10	3.10	3.10
2019 Avg HH Vehicles	2.00	2.00	2.00

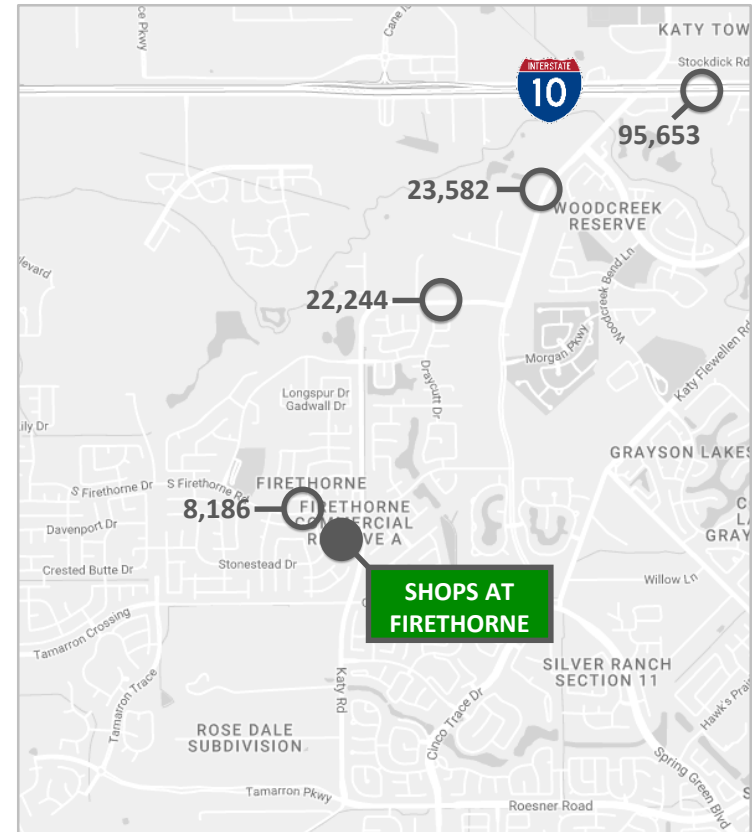
## Housing

Median Home Value	\$382,822	\$374,185	\$325,898
Median Year Built	2011	2011	2010

## Employment

Daytime Employment	734	7,819	30,906
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## TRAFFIC COUNTS



Sources: 2016 Houston Urban Traffic Map; CoStar



# INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

**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.

_____	_____	_____	_____
KM Realty Management LLC	randy@kmrealty.net	530124	713.690.1093
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Steven T. Stone	steven@kmrealty.net	618279	713.275.2601
Designated Broker's Name	License No.	Email	Phone
_____	_____	_____	_____
Agent's Supervisor's Name	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date		



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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