



Williamsburg
Hamlet
529 Homes

U-HAUL

Shared Driveway

**±2 ACRES
AVAILABLE**



GRAND PARKWAY 35,381 VPD
99 TOLL

Dyna-Drill

Schlumberger

San Remo
Apartments
330 Units

COLONIAL PKWY.



2 ACRES – KATY, TX
NWQ OF GRAND PARKWAY & I-10 | KATY, TEXAS
±2 ACRES AVAILABLE FOR SALE
GLENN DICKERSON | 281.477.4300

±2 ACRES AVAILABLE FOR SALE IN FORT BEND COUNTY

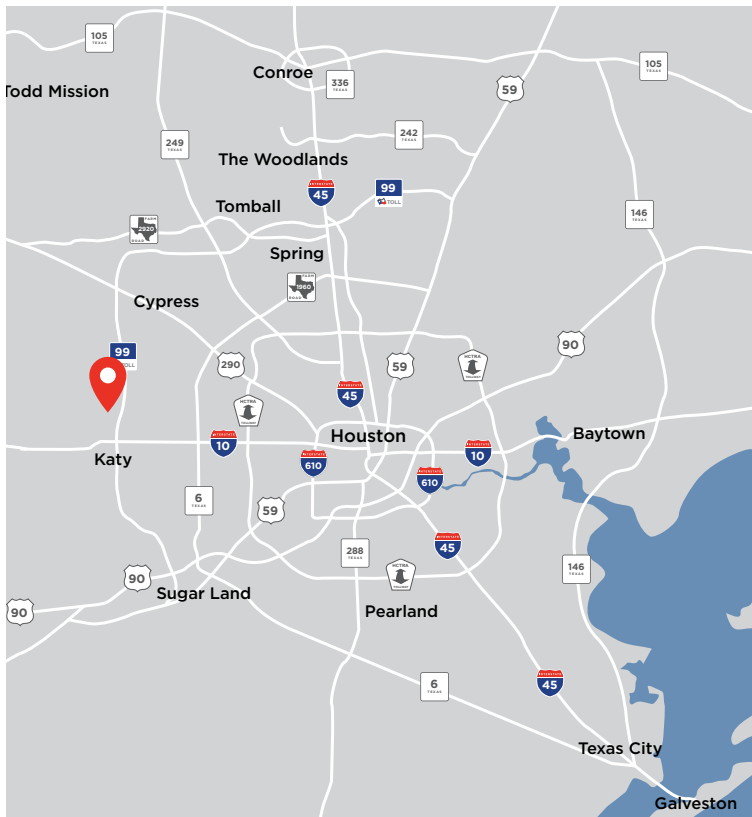
2 acres with Grand Parkway Frontage just ¾ mile north of I-10.

There are no restrictions to development. Regional developments include:

- Sabic Headquarters- 1000+ employees
- Davis Multifamily 400 units
- Duke Realty 1MM sf campus

▶ **GLENN DICKERSON**
GDICKERSON@NEWQUEST.COM
281.640.7907

- Detention and all utilities provided
- 293' of Grand Parkway Frontage
- Shared driveway with U-Haul



PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±2 acres
- ▶ **PRICE:**
\$25.00 psf
- ▶ **SCHOOL DISTRICT:**
Katy ISD
- ▶ **FRONTAGE:**
Approx. 293 ft. on Grand Parkway Frontage
- ▶ **TRAFFIC COUNTS:**
Approx. 35,381 vpd on Grand Parkway
Approx. 94,723 vpd on I-10



258,468
Current Population
Within 5-Mile Radius



55.45%
Population Growth
Within a 3-mile Radius
from 2010 to 2019



\$102,293
Average HHI Within
1-Mile Radius

**±2 ACRES
AVAILABLE**

99 GRAND PARKWAY 35,381 VPD

FRANZ RD.

UH Katy Campus – 46 Acres
10,000 Student Enrollment
Opening Fall 2019

**Houston Community College
New Campus – 24 Acres**
7,000 Students Projected
Opening 2021

MASON RD.

**Academy
Headquarters**

**The Remington
350 Units**

GOLF GALAXY
DICK'S
FIELD & STREAM
buybuy BABY
DSW
BED BATH & BEYOND
KIRKLAND'S
RED STARBUCKS
DXL

MART

COLONIAL PKWY

COLONIAL PKWY

JCPenney
Red Robin

GEICO
610 Employees

QUIBICK

KATY GRAND
CINEMARK
METRO

MERCHANTS WAY

MEMORIAL
1,000+ Employees

WESTSIDE PKWY

10 KATY FWY 94,723 VPD

10 KATY FWY 259,809 VPD

FLOOR DECOR
BOOTS
BOOT BARN

Home Depot

COSTCO

SH 99 41,255 VPD

WALMART

WALMART

Shabir's
SALTWAS
W
CHIPS

WALMART

FISH
DOLLAR TREE

MASON RD.

DAISO
LIQUOR
WALMART
WALMART

KINGSLAND BLVD.

KINGSLAND BLVD.

WAS

**The Villages
771 Homes**



DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 09/19

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,637	37,767	83,193
Current Population	8,370	112,163	258,468
2010 Census Average Persons per Household	3.17	2.97	3.11
2010 Census Population	7,511	72,433	189,710
Population Growth 2010 to 2019	11.44%	55.45%	36.50%

CENSUS HOUSEHOLDS

1 Person Household	12.54%	17.84%	15.08%
2 Person Households	29.21%	28.26%	27.31%
3+ Person Households	58.25%	53.90%	57.61%
Owner-Occupied Housing Units	85.98%	71.90%	76.45%
Renter-Occupied Housing Units	14.02%	28.10%	23.55%

RACE AND ETHNICITY

2019 Estimated White	70.47%	68.46%	65.07%
2019 Estimated Black or African American	11.26%	11.52%	12.11%
2019 Estimated Asian or Pacific Islander	4.47%	5.83%	9.58%
2019 Estimated Other Races	13.23%	13.57%	12.66%
2019 Estimated Hispanic	33.54%	34.18%	32.83%

INCOME

2019 Estimated Average Household Income	\$102,293	\$89,196	\$106,669
2019 Estimated Median Household Income	\$84,444	\$81,713	\$94,002
2019 Estimated Per Capita Income	\$34,342	\$31,588	\$36,076

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	21.45%	22.47%	19.38%
2019 Estimated Bachelors Degree	22.14%	23.44%	26.85%
2019 Estimated Graduate Degree	11.30%	10.73%	13.81%

AGE

2019 Median Age	34.4	34.4	34.2
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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 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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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