



Ventana Lakes
968 Homes

**±12.61 ACRES
AVAILABLE**

Williamsburg Colony
975 Homes

Williamsburg
Settlement
762 Homes

Williamsburg Hamlet
529 Homes

University of Houston
Katy Campus
Coming Fall 2019

FUTURE FACILITY
Methodist

Governors Place
490 Homes



12.61 ACRES – KATY, TX
 NEC OF GRAND PARKWAY AND PARTNERSHIP WAY | KATY, TEXAS
 ±12.61 ACRES AVAILABLE FOR MIXED USE

DAVE RAMSEY | BRAD ELMORE | DANNY MCCORMACK | 281.477.4300

±12.61 ACRES AVAILABLE FOR SALE IN KATY, TEXAS

Mixed-use Katy Development tract

- 12.61 acres within high profile mixed use development at Grand Parkway 99 and I-10 in Katy
- Adjacent to Hmart anchored retail center, 19-screen Cinemark, multiple restaurants, and Houston Metro park-and-ride garage
- New University of Houston 46 acre campus currently under construction
- Next to Trademark's development of an 82-acre mixed-use town center consisting of retail, restaurant, residential, hotel and office space.
- Utilities and off site detention provided

Accessibility

- Convenient location off Grand Parkway and I-10
- Highly accessible to Katy, the Energy Corridor, Cypress, Sugar Land and Memorial City/City Centre
- Metro Park and Ride provides public transit access to the Houston Metro at large

Exponential Growth in the Katy Area

- 49% population growth from 2010-2017 in a two mile radius
- Fort Bend county was fastest growing county in the U.S. from 2013-2016
- Surrounded by the highest residential market growth in the country

Major Local Businesses

- Academy Sports & Outdoors HQ, Memorial Hermann Hospital (1,000 employees),
- Pathfinder Energy, At Home Headquarters, Mustang Engineering, Dyna-Drill, Geico
- Campus (610 employees)

▶ DAVE RAMSEY

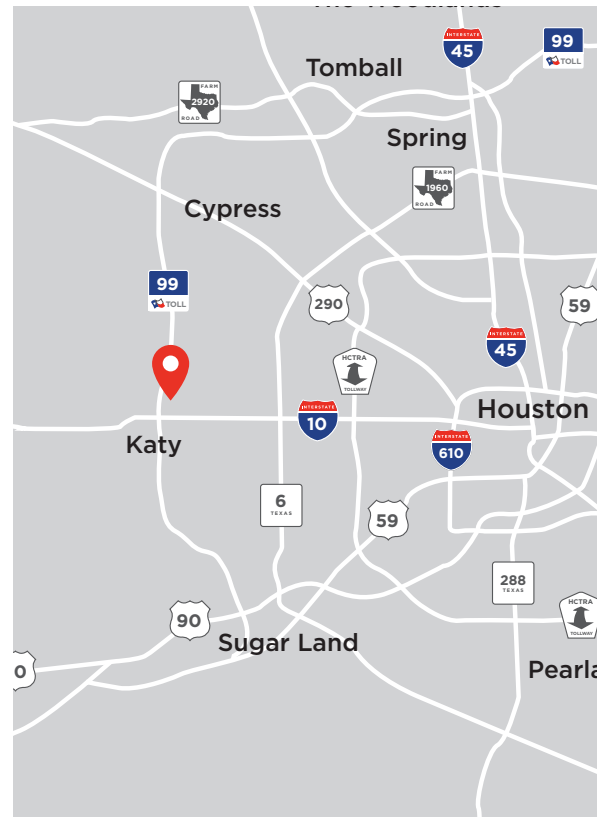
DRAMSEY@NEWQUEST.COM
281.477.4383

▶ BRAD ELMORE

BELMORE@NEWQUEST.COM
281.477.4362

▶ DANNY MCCORMACK

DMCCORMACK@NEWQUEST.COM
832.651.7402



PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±12.61 acres
- ▶ PRICE:
Contact broker for pricing
- ▶ SCHOOL DISTRICT:
Katy ISD
- ▶ FRONTAGE:
Approx. 835 ft. on Grand Parkway
Approx. 533 ft. on Partnership Way
- ▶ ENGINEERING:
Off-site detention provided
- ▶ UTILITIES:
Harris County MUD 63
- ▶ TRAFFIC COUNTS:
Approx. 35,381 VPD on Grand Parkway



Katy Jr. H.S.
1,039 Students

Legacy Stadium
12,000 Seats

Katyland
426 Homes

Heritage Meadows
253 Homes

Park West Green
GOLF GALAXY
BED BATH & BEYOND
PETSMART
buybuy BABY
DSW
DXL
OUTBACK STEAKHOUSE
Field & Stream
Work Your Own

King E.S.
981 Students

SITE

Future San Tierra
Class A
Multi-Family

San Remo
Class A
Multi-Family

The Remington
350 Units

Dyna-Drill
Schlumberger

University of Houston
Katy Campus
Coming Fall 2019

Katy Town Center
Proposed

MEMORIAL HERMANN
1,000 EMPLOYEES

BARGAIN WHOLESALE

10

10

Walmart

COSTCO

REGALIA

FUTURE
Methodist

Governors Place
490 Homes

West Memorial
Jr. H.S.
800 Students

Katy Mills Mall
Marshalls
AMC THEATRES
Rainforest Cafe
DICK'S ROSS
SUN & SKI SPORTS
FOREVER 21
OLD NAVY
H&M
PANDORA

FORT BEND RD

Katy Ranch Crossing
MAIN EVENT
FLOOR DECOR
Dollar Tree
SPECS
Tuesdays Morning
Guitar Center
B
BOOT BARN

OLYMPUS
GRAND CROSSING

Millstone
Apartment Homes

99

ELAN
TRUST

KINGSLAND BLVD

Cimarron
1,500 Homes

MARQUIS
AT THE RESERVE

GRAND VILLAS
APARTMENTS

Cimmaron E.S.
655 Students

THE CLUB AT
FALCON POINT

SORREL
Grand Parkway



AERIALS + ACREAGE

DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 03/19

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,659	36,810	82,574
Current Population	8,316	110,444	256,209
2010 Census Average Persons per Household	3.13	3.00	3.10
2010 Census Population	7,496	76,455	190,616
Population Growth 2010 to 2019	10.94%	44.98%	34.66%

CENSUS HOUSEHOLDS

1 Person Household	13.22%	17.95%	15.06%
2 Person Households	30.10%	27.92%	27.37%
3+ Person Households	56.69%	54.13%	57.57%
Owner-Occupied Housing Units	85.25%	70.89%	76.39%
Renter-Occupied Housing Units	14.75%	29.11%	23.61%

RACE AND ETHNICITY

2019 Estimated White	72.97%	67.50%	65.22%
2019 Estimated Black or African American	9.58%	11.68%	11.59%
2019 Estimated Asian or Pacific Islander	3.95%	5.84%	9.81%
2019 Estimated Other Races	12.94%	14.35%	12.81%
2019 Estimated Hispanic	32.86%	35.02%	32.55%

INCOME

2019 Estimated Average Household Income	\$99,240	\$85,763	\$106,307
2019 Estimated Median Household Income	\$79,707	\$77,759	\$92,077
2019 Estimated Per Capita Income	\$33,951	\$30,214	\$36,054

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	21.38%	22.93%	19.34%
2019 Estimated Bachelors Degree	21.82%	22.06%	26.31%
2019 Estimated Graduate Degree	11.20%	9.87%	13.45%

AGE

2019 Median Age	35.1	33.5	34.0
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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>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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