



12.61 Acres — Katy, Texas

NEC of Grand Parkway & Partnership Way | Katy, Texas

Dave Ramsey | Brad Elmore | Danny McCormack | 281.477.4300

±12.61 Acres Available for Mixed-Use



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

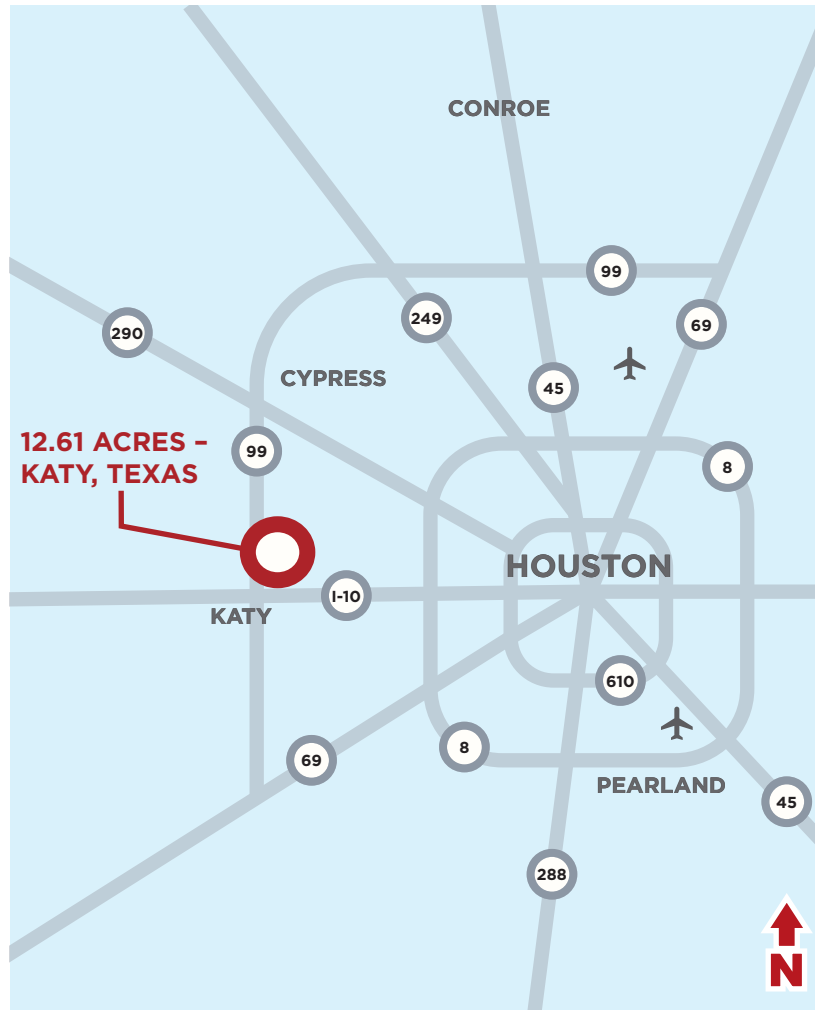
- Convenient location off Grand Parkway and I-10
- Highly accessible to Katy, the Energy Corridor, Cypress, Sugar Land and Memorial City/City Centre
- Metro Park and Ride provides public transit access to the Houston Metro at large

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)



Location
**NEC of GRAND PARKWAY & PARTNERSHIP WAY
 KATY, TEXAS**

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/Detention
OFF-SITE DETENTION PROVIDED

Utilities
HARRIS COUNTY MUD 63



250,712
 ACTIVE
 POPULATION
 WITHIN 5-MILE
 RADIUS



\$115K
 AVERAGE HHI
 WITHIN 5-MILE
 TRADE AREA

Dave Ramsey
 281.477.4383
 dramsey@newquest.com

Brad Elmore
 281.477.4362
 belmore@newquest.com

Danny McCormack
 281.477.4367
 dmccormack@newquest.com

NEW KATY ISD FOOTBALL STADIUM
20,000 SEATING | \$70M PROJECT

OFFICE BUILDING DEVELOPMENT
200K SF EXISTING OFFICE
600K SF FUTURE OFFICE

SITE

FUTURE SAN TIERRA
CLASS "A"
MULTI-FAMILY

SAN REMO
CLASS "A"
MULTI-FAMILY

ACADEMY
SPORTS + OUTDOORS
WAREHOUSE

UH - KATY CAMPUS
10,000 STUDENT ENROLLMENT
OPENING FALL 2019

THE REMINGTON
350 UNITS

GEICO
610 EMPLOYEES

MART

jcpenney
la Madeleine
RED BULL

KATY GRAND
METRO
CINEMARK

MEMORIAL
HERMANN
1,000 EMPLOYEES

GOLF GALAXY
FIELD & STREAM
buybuy
BABY
KIRKLAND'S
PETSMART
DSW
DXL

OUTBACK
1000 EMPLOYEES

Walmart

151,937 VPD

W GRAND PARKWAYS S 41,255 VPD

KATY FREEWAY 289,800 VPD

WATERPARK

MAIN EVENT
FLOOR DECOR
BOOT BARN

Starbucks

COSTCO
1800'S WORLD PUBS

Academy

HONEYBEE

WOODROW'S

Babin's
SALTGRASS
chili's

Fiesta
DOLLAR TREE

KATY MILLS
AMC THEATRES
Sun & Ski SPORTS
ROSS
FOREVER 21
Marshall's
H&M
OFF 5TH
GAP
OLD NAVY

KINGSLAND BLVD

CVS

MIAS

KINGSLAND BLVD

THE VILLAGES
771 HOMES

DAISO
RANCH MARKET
PETCO

MEMORIAL PARKWAY
2,018 HOMES



2010 Census, 2018 Estimates with
Delivery Statistics as of 03/18

	1 Mile	3 Miles	5 Miles
POSTAL COUNTS			
Current Households	3,101	36,013	81,569
Current Population	9,525	107,433	250,712
2010 Census Average Persons per Household	3.07	2.98	3.07
2010 Census Population	7,367	73,678	186,137
Population Growth 2010 to 2018	29.32%	46.36%	35.03%7
CENSUS HOUSEHOLDS			
1 Person Household	13.73%	17.95%	15.53%
2 Person Households	30.20%	28.06%	27.47%
3+ Person Households	56.07%	54.00%	56.99%
Owner-Occupied Housing Units	83.26%	71.29%	75.64%
Renter-Occupied Housing Units	16.74%	28.71%	24.36%
AGE			
2018 Median Age	36	33.6	34.2

	1 Mile	3 Miles	5 Miles
RACE AND ETHNICITY			
2018 Estimated White	74.42%	68.82%	66.42%
2018 Estimated Black or African American	9.23%	11.27%	11.12%
2018 Estimated Asian or Pacific Islander	3.89%	5.60%	9.68%
2018 Estimated Other Races	11.98%	13.71%	12.23%
2018 Estimated Hispanic	28.52%	33.24%	30.77%
INCOME			
2018 Estimated Average Household Income	\$102,535	\$88,084	\$114,550
2018 Estimated Median Household Income	\$84,315	\$78,532	\$98,532
2018 Estimated Per Capita Income	\$34,428	\$30,762	\$38,268
EDUCATION (AGE 25+)			
2018 Estimated High School Graduate	22.12%	22.60%	18.69%
2018 Estimated Bachelors Degree	21.70%	22.06%	26.85%
2018 Estimated Graduate Degree	10.10%	9.09%	12.97%



Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

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

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

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