



# KATY GRAND

NEC OF I-10 & THE GRAND PARKWAY (HWY 99) | KATY, TEXAS

**KATY'S NEWEST PRIME DESTINATION FOR DINING AND ENTERTAINMENT**



# PROJECT HIGHLIGHTS

## Katy Grand

NEC OF I-10 & THE GRAND PARKWAY (HWY 99)  
KATY, TEXAS

- Introducing a new **international** culinary adventure in Katy
- **University of Houston** 46-acre campus (10,000 students) now open!
- Surrounded by **highest-growth** residential market in the country
- Katy ISD projected to grow to more than **90,000 students** in the next seven years



### TRAFFIC COUNTS

**289,900 VPD** on Katy Freeway  
**35,381 VPD** on Grand Parkway



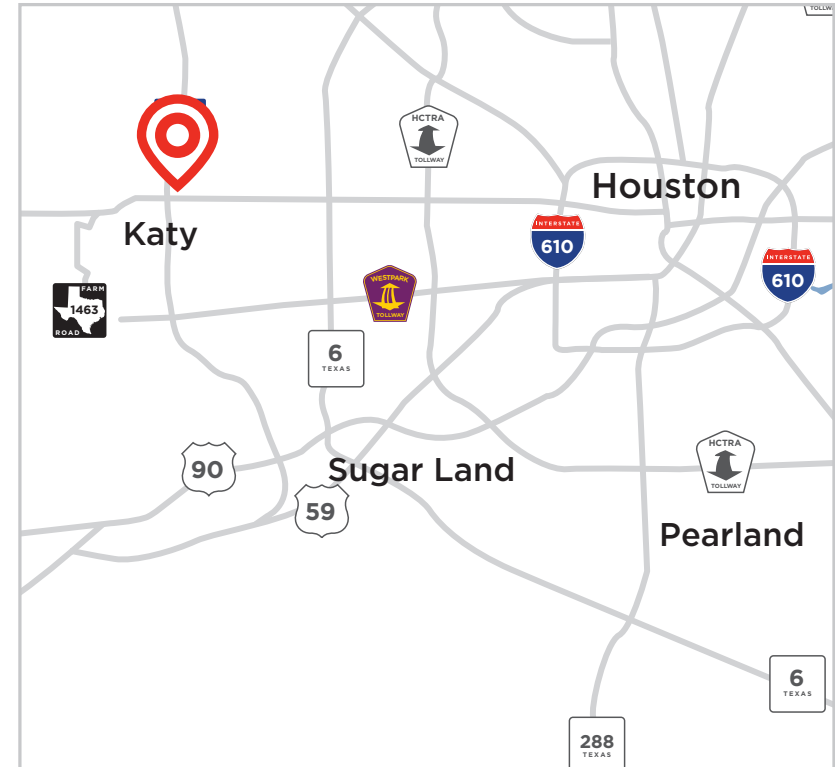
**\$114K AVG HHI**  
within 5 miles



**752,155 POPULATION**  
within 10 miles



**45% POPULATION GROWTH**  
from 2010 - 2019 within 10 miles



### MAJOR AREA EMPLOYERS



**NEW HCC KATY 24-ACRE CAMPUS**  
Opening in 2021

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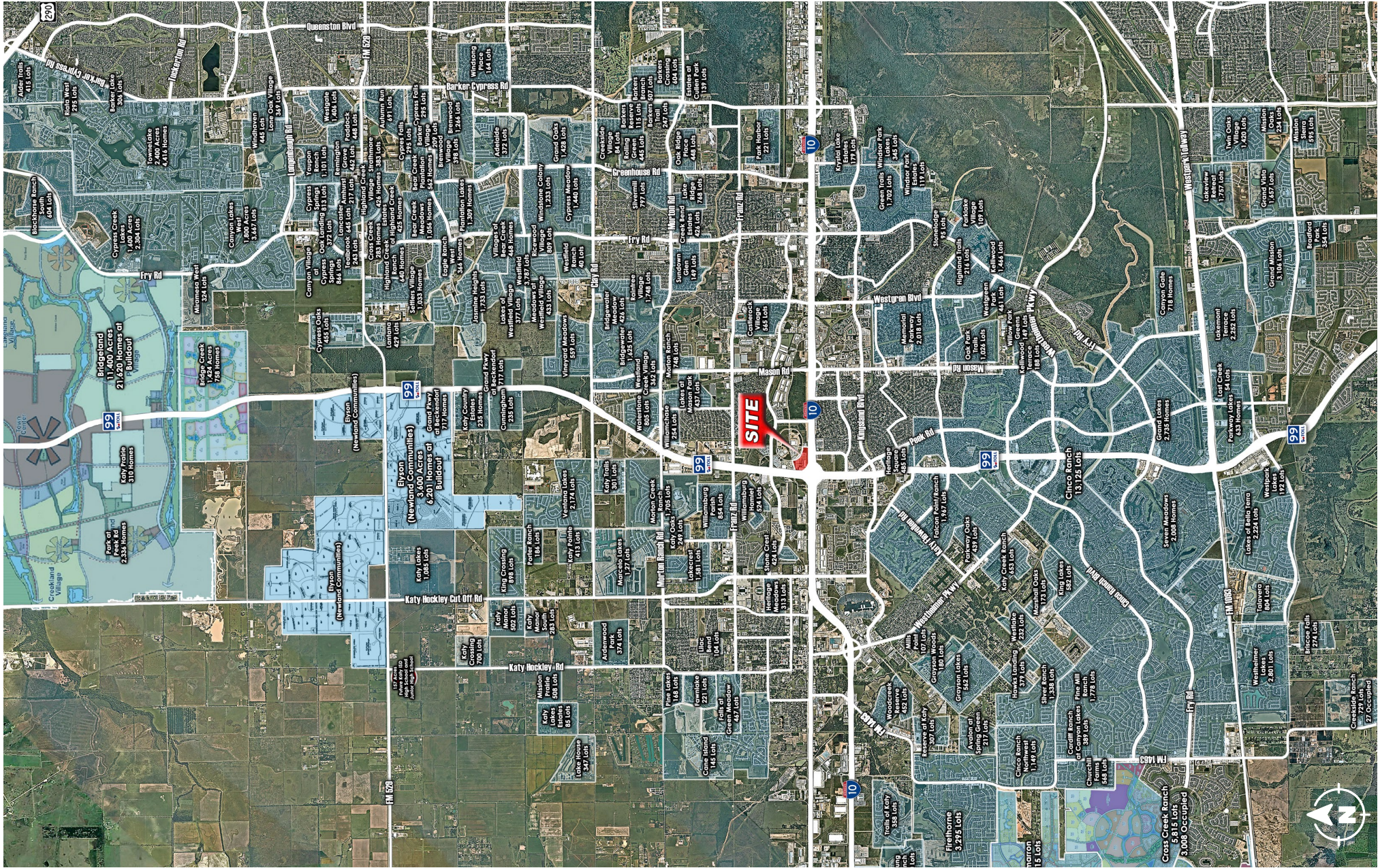
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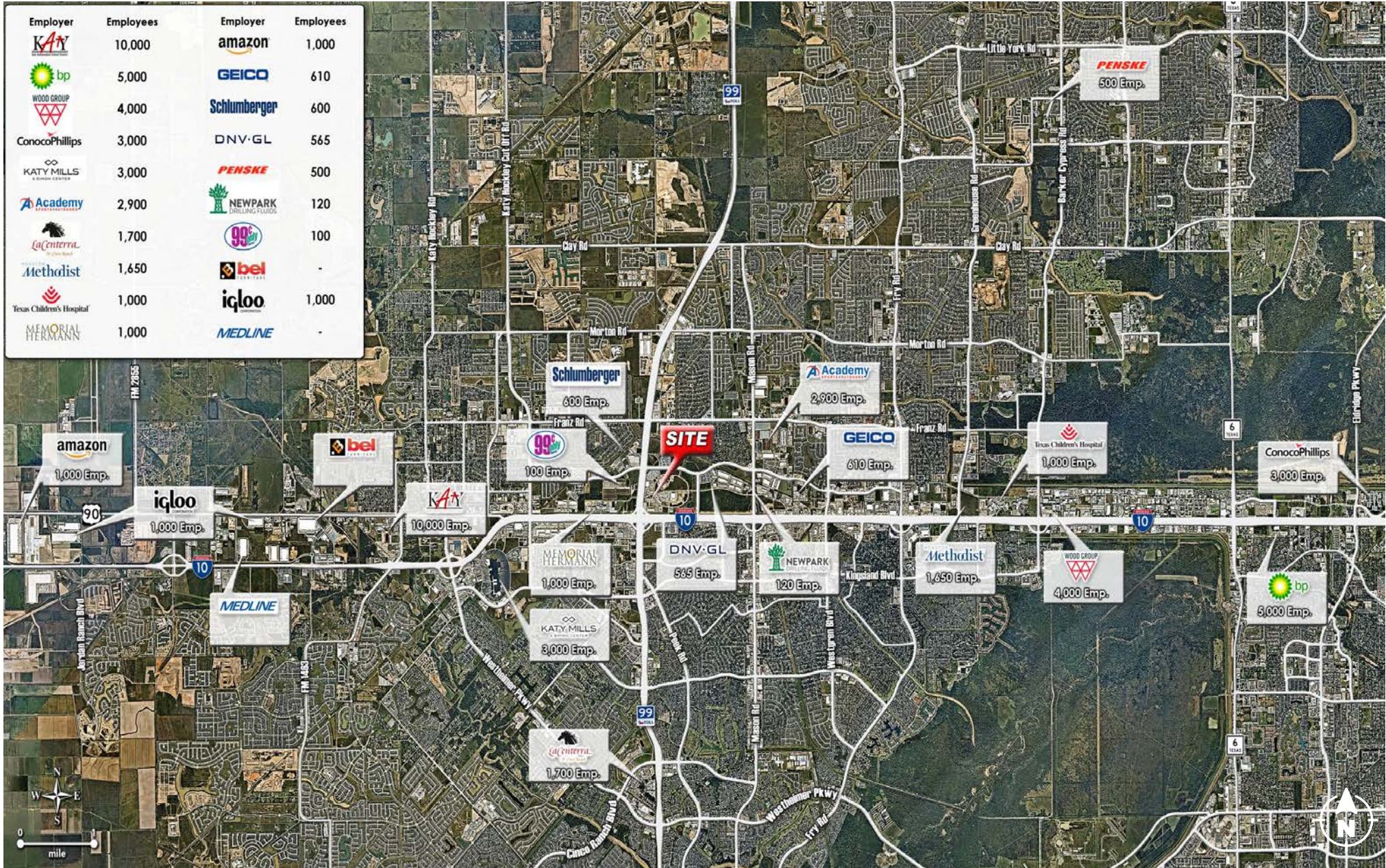


# PROJECT HIGHLIGHTS

- Convenient and highly accessible with more than **200,000 cars** traveling by Katy Grand every day
- **Cinemark** 19 Katy features 19 screens and stadium-style reclining seats
- On site, six-level **Metro parking garage** (1,727 spaces)
- **Dual freeway visibility** and 1,700' of frontage on Interstate 10 and 1,000' of frontage on Grand Parkway











# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available for Lease	7,050 SF
2	Available for Lease	7,525 SF
3	Proposed Udon	3,500 SF
4	Proposed Fruit Tea	1,400 SF
5	Available for Lease	1,402 SF
6	Gloria's Latin Cuisine	5,500 SF
7	Available Pad	56,903 SF
8	Available Pad	59,731 SF
9	85C Bakery	2,803 SF
10	Kura Revolving Sushi Bar	3,520 SF
11	Kinokuniya	4,000 SF
12	Somi Somi	1,206 SF
13	Available for Lease	2,394 SF
14	Tim Ho Wan	5,160 SF
15	Haidilao Hot Pot	4,295 SF
16	Proposed Boba	1,600 SF
17	Available for Lease	4,400 SF
18	Proposed Hot Pot	6,571 SF
19	Available for Lease	28,793 SF
20	METRO Parking Garage	1,727 Spaces
21	Available for Lease	16,240 SF
22	Cinemark	79,235 SF
23	Walk-On's Bistreaux & Bar	8,002 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART



02.20 | 01.20



# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



POPULATION	3 MILES	5 MILES	10 MILES
Current Households	41,190	89,846	246,124
Current Population	122,153	276,187	752,155
2010 Census Population	85,843	196,310	519,904
Population Growth 2010 to 2019	42.77%	40.97%	44.90%
2019 Median Age	34.6	34.4	33.9

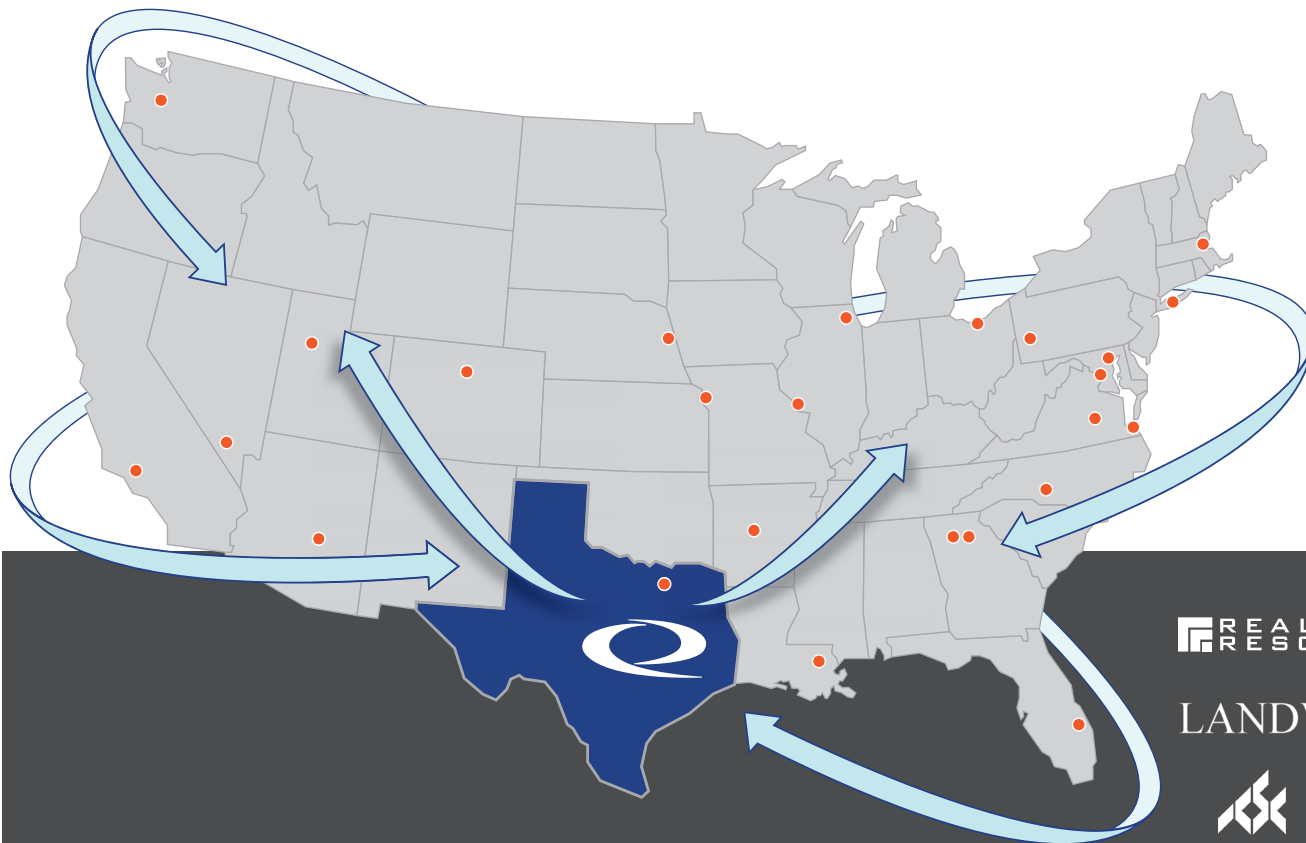
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$95,014	\$114,182	\$104,119
Median Household Income	\$84,153	\$98,931	\$91,933
Per Capita Income	\$33,662	\$38,565	\$35,127

RACE AND ETHNICITY	3 MILES	5 MILES	10 MILES
White	68.00%	65.45%	59.40%
Black or African American	11.46%	11.87%	15.51%
Asian or Pacific Islander	7.27%	10.23%	11.72%
Hispanic	32.59%	31.47%	32.38%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	10 MILES
1 Person Household	17.48%	14.98%	17.31%
2 Person Households	28.45%	27.36%	26.58%
3+ Person Households	54.06%	57.66%	56.11%
Owner-Occupied Housing Units	71.88%	76.86%	72.77%
Renter-Occupied Housing Units	28.12%	23.14%	27.23%

# MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



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**\$2.2 BILLION**  
PORTFOLIO  
RETAIL & MIXED-USE

**100+ TENANT**  
REPRESENTATION  
ACCOUNTS

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IN TEXAS & LOUISIANA

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**300 ACRES**  
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COMMERCIAL LAND

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RESOURCES

CoStar™

metrōstudy

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ICSC

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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.

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