



Subject

Morton Rd

Avenue D

Katy City Park

Highway Blvd

Grand Pkwy

Logos for: SUBWAY, Walgreens, Schlotzsky's, Brookshire Brothers FOOD & PHARMACY, LifeStorage, CONOCO, AutoZone, O'Reilly AUTO PARTS.

Logos for: SALY BEAT, BREWING, at&t, MAIN EVENT, Planet Fitness, SPEC'S, JIMMY JOHN'S, JJ, Guitar Center.

Logos for: BED BATH & BEYOND, DICK'S SPORTING GOODS, CHIPOTLE, ABUELO'S, PET SMART, DSW.

Logos for: Chick-fil-A, WHATABURGER, CALIBER COLLISION, H-E-B, NISSAN, Los Cucos MEXICAN CAFE, POPCYS, Panera BREAD, smashburger.

Logos for: amc, VICTORIA'S SECRET, ROSS DRESS FOR LESS, Bass Pro Shops, OLD NAVY, Foot Locker.

Walmart
Save money. Live better.

WING STOP

Kroger

CINEMARK
The Best Seat in Town

COSTCO
WHOLESALE

Academy
SPORTS & OUTDOORS

INTERSTATE
10

Walmart
Save money. Live better.

EXXON

CVS
pharmacy

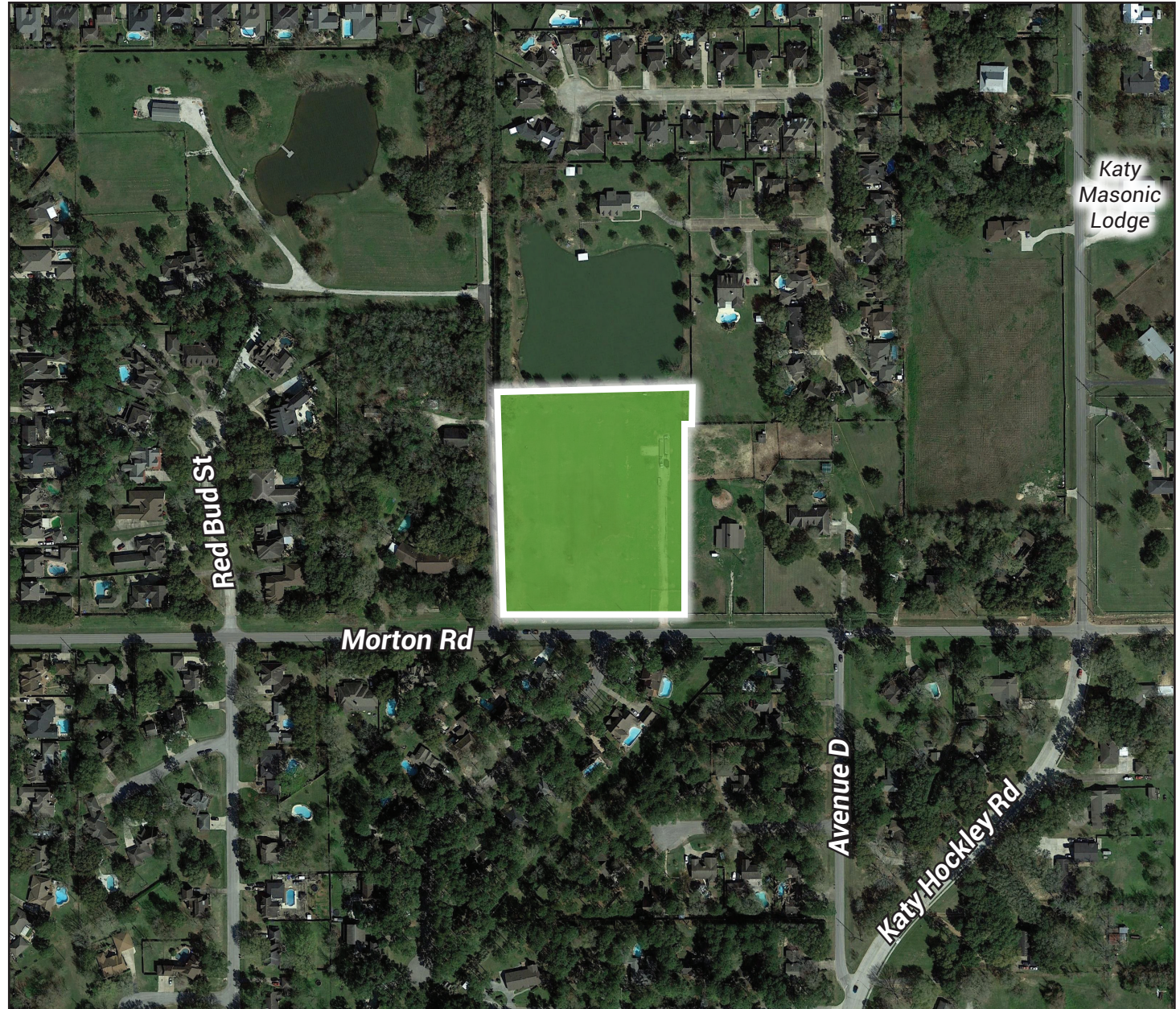
OFFERING SUMMARY

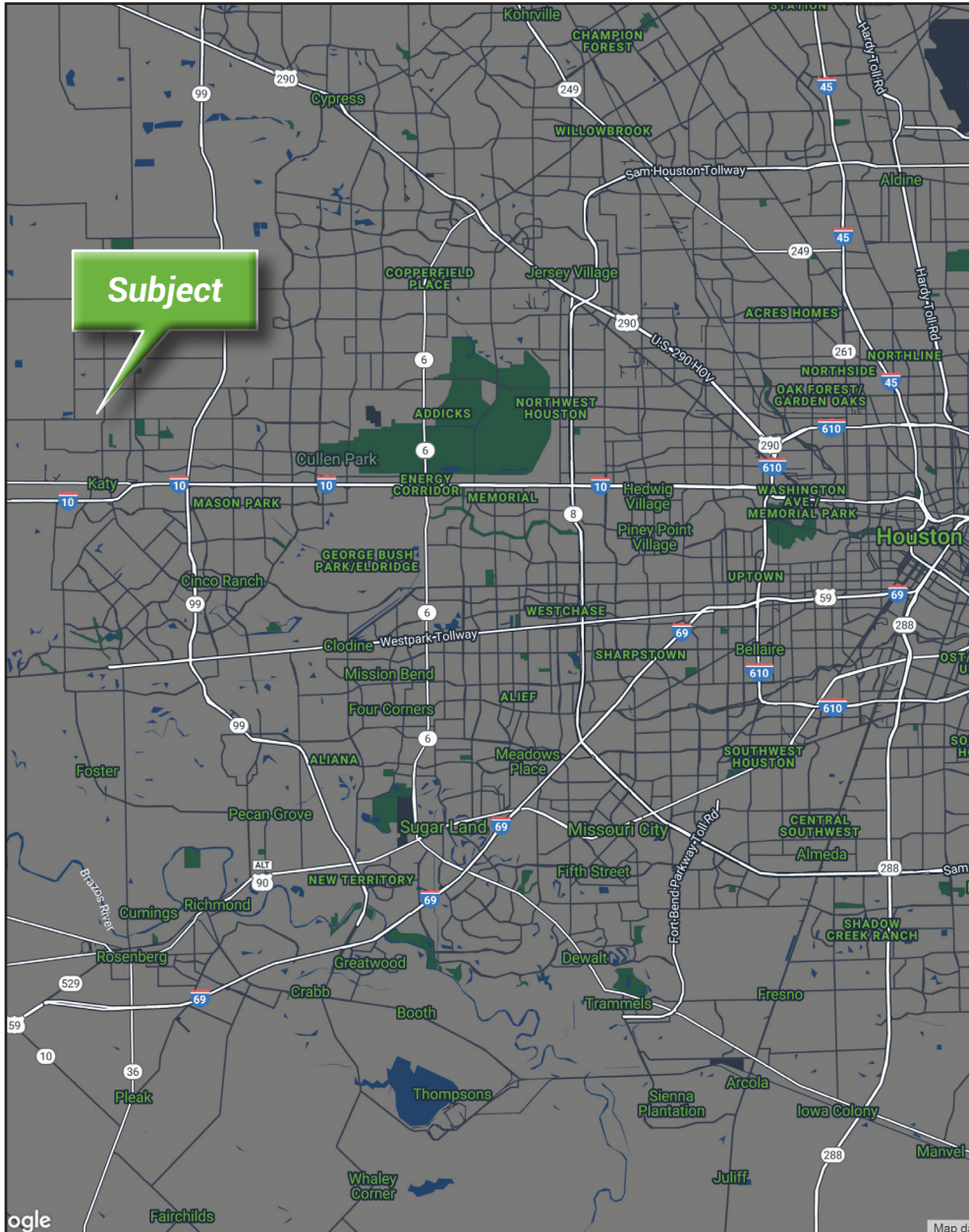
Sales Price \$1,500,000

Price/SF \$6.46/SF

Property Highlights

- Rare acreage opportunity in the Old Katy area
- Residential, school, church or institutional uses permitted
- High visibility
- 418' of frontage on Morton Road





PROPERTY INFORMATION

Size 5.33 AC (232,175 SF)

Legal Description +/-5.33 Acres being Tract 1L-3 out of the H & TCRR Survey, Abstract 1416, Section 80

ID Number A#047-188-000-0024

Access Frontage along the North Line of Morton Road, just west of Avenue D

Frontage 418 linear feet of frontage along the north line of Morton Road

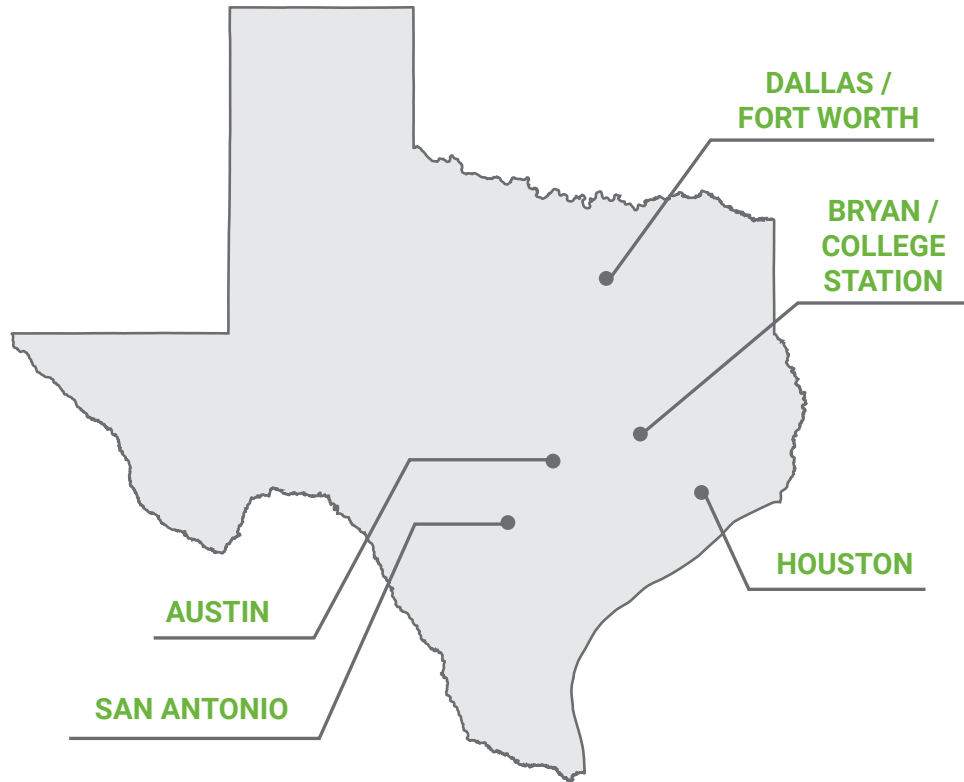
Zoning "R-1"-Single Family District

Utilities Electric: Centerpoint
Water and Sewer: City of Katy
Telephone: Consolidated Communications

Flood Plain None

Traffic Counts Morton Road: ~3,330 VPD
Katy Hockley Road: ~5,520 VPD





**HOUSTON, TEXAS
NATIONAL RANKING
AND RECOGNITIONS**

- #1 U.S. METRO FOR EXPORTS IN THE U.S.** (Department of Commerce 2016)
- #1 MOST CHARITABLE PLACES IN THE U.S.** (Charity Navigator 2016)
- #2 BEST PLACE TO START A BUSINESS IN TEXAS** (NerdWallet 2015)
- #7 BEST PERFORMING CITY IN THE U.S.** (Milken Institute 2015)
- #1 CITY FOR BUILDING WEALTH IN THE U.S.** (U.S. News & World Report 2015)
- #10 FASTEST GROWING ECONOMY AROUND THE U.S.** (WalletHub 2015)
- #1 BEST CITY FOR MANUFACTURING** (Forbes 2014)
- #4 LARGEST METRO ECONOMY IN THE U.S.** (Greater Houston Partnership Website)
- #5 MOST POPULOUS METRO AREA IN THE U.S.** (Greater Houston Partnership Website)
- #5 MOST SUSTAINABLE CITIES IN THE U.S.** (ARCADIS Sustainable Cities Index 2015)
- #2 BEST ENERGY & RESOURCE POLICY THINK TANK IN THE WORLD** (Houston Business Journal 2016)

Houston serves as the county seat of Harris County. As one of the main hubs within the Texas Triangle, that is Dallas-Fort Worth, Houston, and San Antonio. The Houston area is one of the fastest growing job markets and economies in the United States. It is also the nation's fourth largest city with a population of about 2.3 million, while the Houston - The Woodlands - Sugar Land Metropolitan Statistical Area (Houston MSA) ranks fifth among U.S. metropolitan statistical areas (MSA) with a population of 6.6 million.

Houston is served by a dense network of highways and an interstate system, including Interstate Highways 10 & 45, Interstate 610, and also served by U.S. 59, U.S. 90, U.S. 290, and Texas 99. The region is home to a number of ports including the ports of Houston, Galveston, Freeport, and Texas City. The area is located 163 miles from Austin, 197 miles from San Antonio, and 239 miles from Dallas.

UNIVERSITY OF HOUSTON

University of Houston opened its doors in 1927. Today, it stands as a premier Tier One campus with over 43,500 students accompanied by 110 undergraduate majors and minors, 120 master's degree programs, 47 doctoral degree programs, and 25 different research centers.

The University of Houston has also gained national recognition for its educational programs. It has the #1 Subsea Engineering Master's Program in the nation, the #2 Best Online Graduate Education Program, the #6 Top Undergraduate School for Entrepreneurship Studies, and the U of H Law School is ranked in the Top 50 Graduate schools.

The school has a proud heritage of academic excellence and continues to develop strong traditions based on its rich history in Houston. UH prides itself on student success and regularly engages students with the community through projects, internships, industry partnerships, and alumni leadership.



Photo Source: University of Houston
(<http://www.uh.edu/news-events/stories/2016/August/0901HEEDAward.php>)

RICE UNIVERSITY

Established in 1912, Rice University offers more than 50 undergraduate majors across 6 different divisions of study. Rice combines the advantages of a liberal arts college with the resources and facilities of a premier research university. It has a total undergraduate enrollment of 3,910 and its campus is urban, set in Houston's Museum District. Rice University's ranking in the 2017 edition of Best Colleges and National Universities is #15. There are 11 residential colleges that provide housing, dining, and social events. The Rice Owls boast 14 varsity NCAA Division I athletic teams.



Photo Source: Rice University - Houston Business Journal
(http://www.bizjournals.com/houston/morning_c/2014/11/rice-university-widens-engineering-program.html)

REGIONAL TRAFFIC GENERATORS

THE HOUSTON AIRPORT SYSTEM (HAS)

The Houston Airport System (HAS) served more than 50 million travelers (2013), and ranks as the eighth busiest international passenger gateway in the U.S. The HAS serves 190 destinations – including nonstop service to approximately 121 domestic destinations and 69 direct and nonstop foreign destinations from George Bush Intercontinental Airport. William P. Hobby Airport serves more than 40 domestic destinations and 9 international destinations. Ellington International Airport services the U.S. Armed Forces, NASA and a variety of general aviation tenants. Other airports in the region include: Scholes at Galveston GLS Airport, Southeast Texas Regional BPT Airport in Beaumont and Sugar Land Regional Airport.

PORT OF HOUSTON

The region is home to a number of ports including the ports of Houston, Galveston, Freeport and Texas City. The Port of Houston is ranked first in the U.S. in foreign tonnage and is the largest container port in the Gulf Coast, handling 66 percent of Gulf coast container traffic in 2013. As one of the world's busiest seaport areas, this trade hub is set for a booming future. Houston's concentration of ocean carriers, heavy haulers, project forwarders, EPC and oil and refining companies are well positioned to accommodate future growth.

NASA JOHNSON SPACE CENTER

The Johnson Space Center was established in 1961 as the Manned Spaceflight Center, the home and Mission Control Center for the U.S. human space flight program. In 1973, it was renamed in honor of the late President, and Texas native, Lyndon B. Johnson. For more than 50 years, NASA's Lyndon B. Johnson Space Center (JSC) in Houston has led our nation and the world on a continuing adventure of human exploration, discovery and achievement. The center has played a vital role in powering our country into the 21st century through technological innovations and scientific discoveries. The Johnson Center's \$1.5 billion complex occupies 1,620 acres southeast of downtown Houston, in the Clear Lake area. As the center has evolved into one of NASA's largest research and development facilities, the greater Houston area has developed into an aerospace hub with an identity of amazing achievements, hard work, and innovation.

HEALTHCARE

Memorial Hermann Health System: Memorial Hermann Health System has created Houston's largest, full-service, integrated health system with 16 area hospitals and numerous specialty institutes, programs, and services. Memorial Hermann-Texas Medical Center is one of the nation's busiest Level I trauma centers and the primary teaching hospital for McGovern Medical School at UTHealth. MHMD, the Memorial Hermann Physician Network, comprises more than 2,000 clinically integrated physicians and offers the largest network medical home in the region.

MD Anderson Cancer Center: MD Anderson is a global leader in cancer care, cancer research and the fight to end cancer. MD Anderson has been ranked the No. 1 hospital for cancer care in the nation by U.S. News & World Report's "Best Hospitals" survey.



William P. Hobby Airport (HOU)



Port of Houston



NASA Johnson Space Center



MORTON ROAD
OVER 3,000
VEHICLES PER DAY
(TXDOT AADT 2017)



TOTAL POPULATION OF
OVER 99,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL HOUSEHOLDS
OVER 32,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HH INCOME
OVER \$109,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL EMPLOYEES
OVER 25,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HOME VALUE
OVER \$216,000
WITHIN ONE MILE RADIUS
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
2018 Total Population	6,999	28,975	99,396
2023 Total Population	7,413	33,245	124,965
2018-2023 Annual Growth Rate	1.16%	2.79%	4.68%
2018 Households	2,254	9,205	32,283
2023 Households	2,381	10,499	40,281
2018 Average Home Value	\$216,401	\$189,893	\$197,725
2023 Average Home Value	\$253,926	\$216,489	\$238,149
2018 Average HH Income	\$100,981	\$98,577	\$109,640
2023 Average HH Income	\$113,858	\$110,284	\$119,875

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.

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Sales Agent/Associate's Name

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Email

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Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

OLDHAM GOODWIN GROUP

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