



# THE SHOPPES AT FRANZ

*New Multi-Tenant Retail and Pads for Lease on Grand Parkway in Katy*

SWC of Grand Parkway & Franz Road | Katy, Texas



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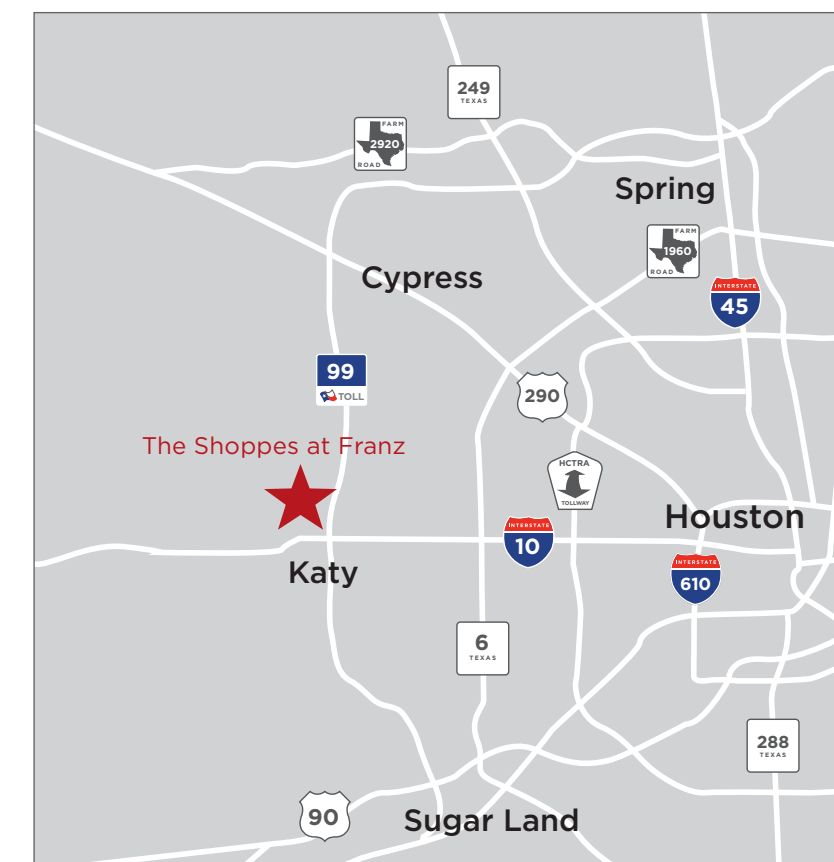
Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management

# The Shoppes at Franz

SWC of Grand Parkway & Franz Road | Katy, Texas



- Located at the hard corner of The Grand Parkway and Franz Rd.
- Exceptional visibility and access from Franz Rd. and the Grand Parkway
- Franz Rd. is the first exit north of Interstate 10
- "Triple A.M." side of the road, capturing going to work traffic from three different traffic patterns
- Excellent opportunity for retail, restaurants, hotels, medical, and office uses
- One of the fastest growing submarkets in Houston MSA
- Strong daytime population
- Top area employers:
  - > Memorial Hermann: 1,000 Employees
  - > Schlumberger: 350 Employees
  - > DNV: 565 Employees
  - > Academy Sports: 2,900 Employees
  - > Geico Processing: 610 Employees

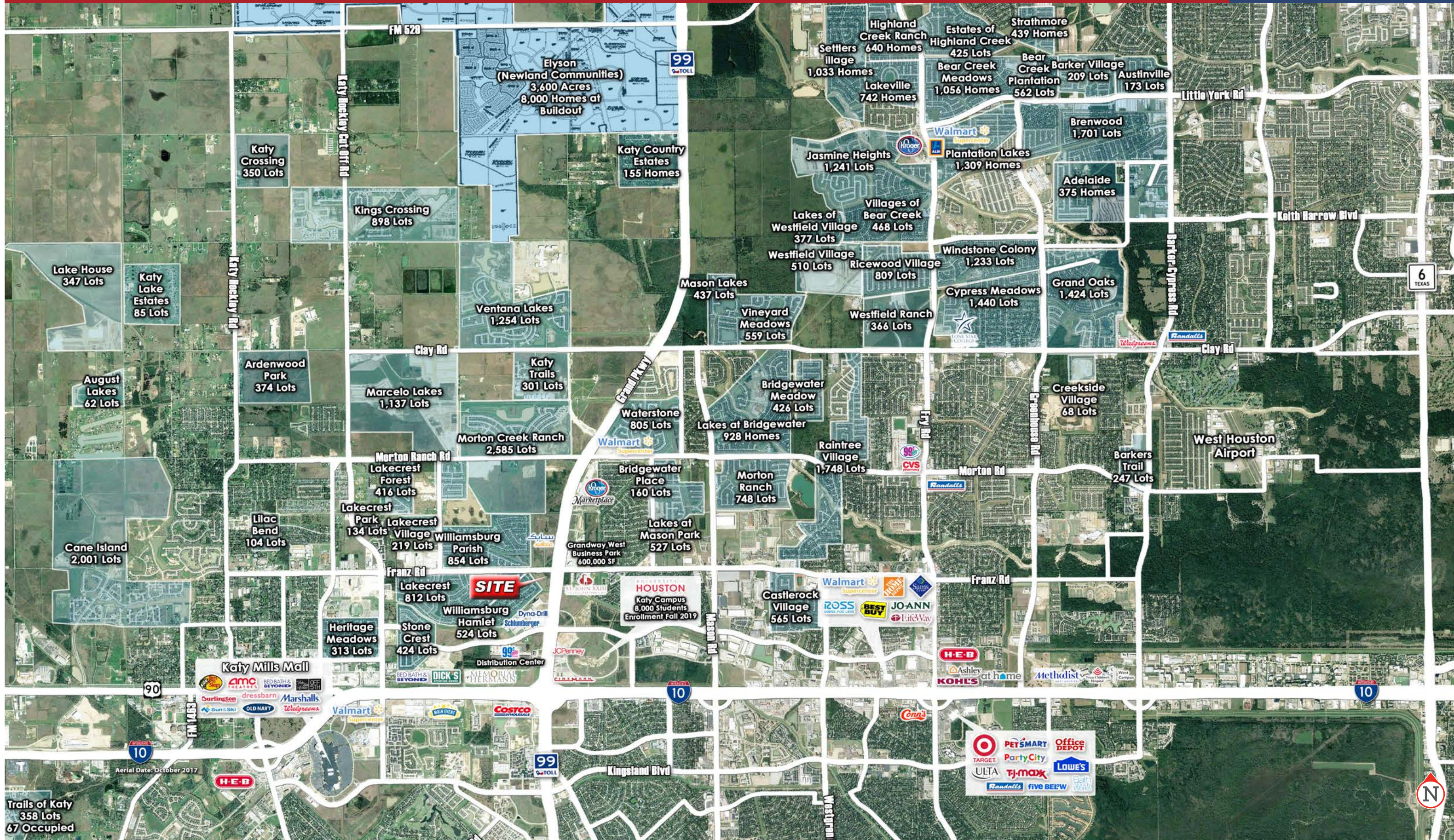


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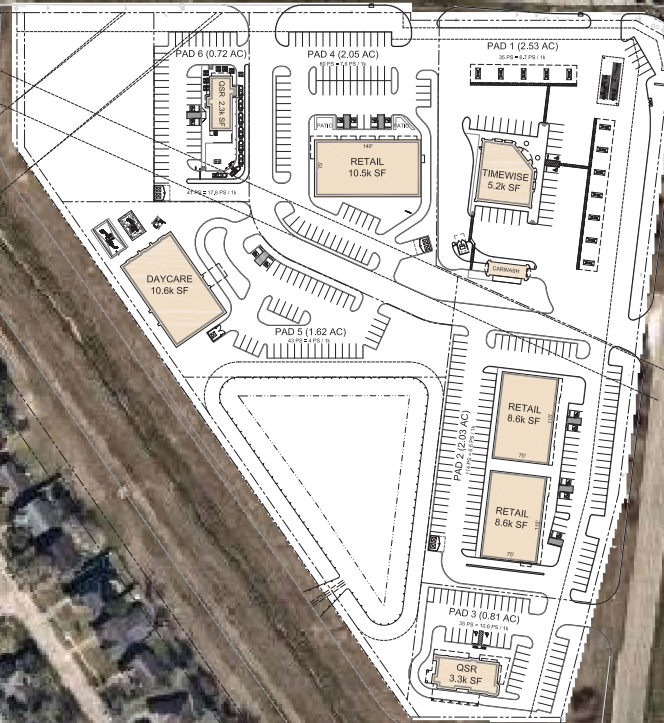
PHASE I  
COMING SOON  
400,000 SF  
OFFICE SPACE  
350,000 SF R&D

PHASE II  
PLANNED TO  
DOUBLE

GRANDWAY WEST  
OFFICE PARK  
270,000 SF CURRENTLY  
OVER 1,000,000 SF  
PROPOSED

FRANZ ROAD 25,000 VPD

FRANZ ROAD 20,000 VPD



GRAND PARKWAY

THE SHOPPES  
AT FRANZ  
PHASE II

ST. JOHN XXIII  
COLLEGE PREPARATORY  
SCHOOL

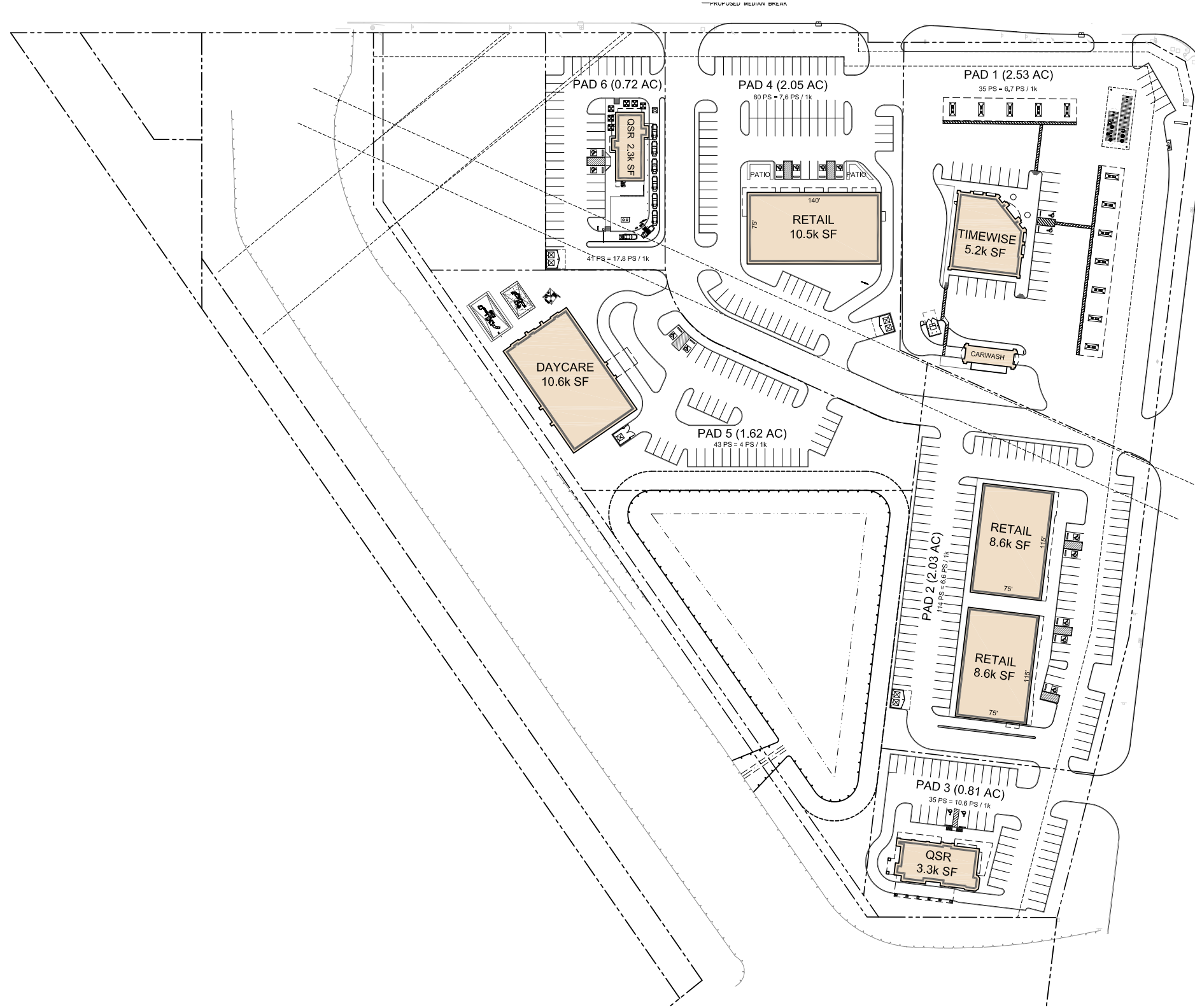
FRANZ ROAD  
EXIT RAMP

ON RAMP

ON RAMP

FRANZ ROAD  
EXIT RAMP





## WHO'S NEARBY

## DEMOGRAPHICS

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

**1 Mile**      **3 Miles**      **5 Mile**

### POSTAL COUNTS

Current Households	3,432	35,502	83,789
Current Population	10,922	108,084	259,775
2010 Census Average Persons per Household	3.18	3.04	3.10
2010 Census Population	8,903	72,759	186,811
Population Growth 2010 to 2019	22.68%	49.12%	39.31%

### CENSUS HOUSEHOLDS

1 Person Household	12.85%	17.67%	15.11%
2 Person Households	29.18%	27.68%	27.25%
3+ Person Households	57.98%	54.65%	57.63%
<b>Owner-Occupied Housing Units</b>	<b>85.28%</b>	<b>71.53%</b>	<b>76.27%</b>
Renter-Occupied Housing Units	14.72%	28.47%	23.73%

### RACE AND ETHNICITY

2019 Estimated White	70.15%	67.50%	64.89%
2019 Estimated Black or African American	11.13%	12.06%	12.32%
2019 Estimated Asian or Pacific Islander	4.26%	5.51%	9.14%
2019 Estimated Other Races	13.91%	14.31%	13.06%
2019 Estimated Hispanic	34.06%	35.31%	33.62%

### INCOME

<b>2019 Estimated Average Household Income</b>	<b>\$99,354</b>	<b>\$85,711</b>	<b>\$103,438</b>
2019 Estimated Median Household Income	\$82,413	\$79,862	\$92,023
2019 Estimated Per Capita Income	\$32,653	\$30,014	\$34,950

### EDUCATION (AGE 25+)

2019 Estimated High School Graduate	21.88%	23.11%	19.80%
2019 Estimated Bachelors Degree	20.85%	22.44%	26.29%
2019 Estimated Graduate Degree	11.78%	10.12%	13.26%

### AGE

2019 Median Age	34.4	34.0	34.1
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Our quest  
is your success.

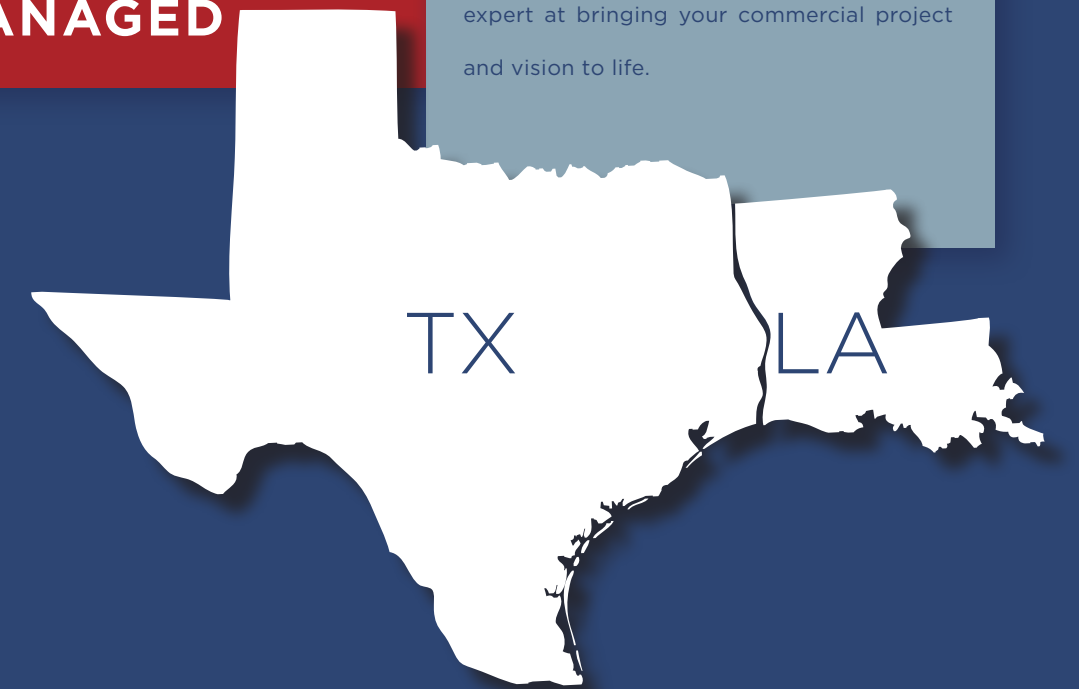
9.9M SF  
OWNED

12.1M SF  
LEASED

10.8M SF  
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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.

<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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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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