



SHOPS AT KATY POINTE

New Retail Center With Land For Sale - High Growth Katy Market

NWQ of Clay Road and Porter Road | Katy, Texas

Katy
433 Lots

Paetow H.S. &
Stockdick Jr. H.S.
Campus Holds
4,000+ Students



11.5 Acres AVAILABLE
5.6 Acres AVAILABLE
4 Acres AVAILABLE
Retail Center
1.8 Acres AVAILABLE

Ventana Lakes &
Ventana Lakes East
2,200+ Lots

Marcelo Lakes
1,527 Lots

Morton Creek
Ranch
1,705 Lots

Kevin Sims | Brad LyBrand | 281.477.4300

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

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RETAIL

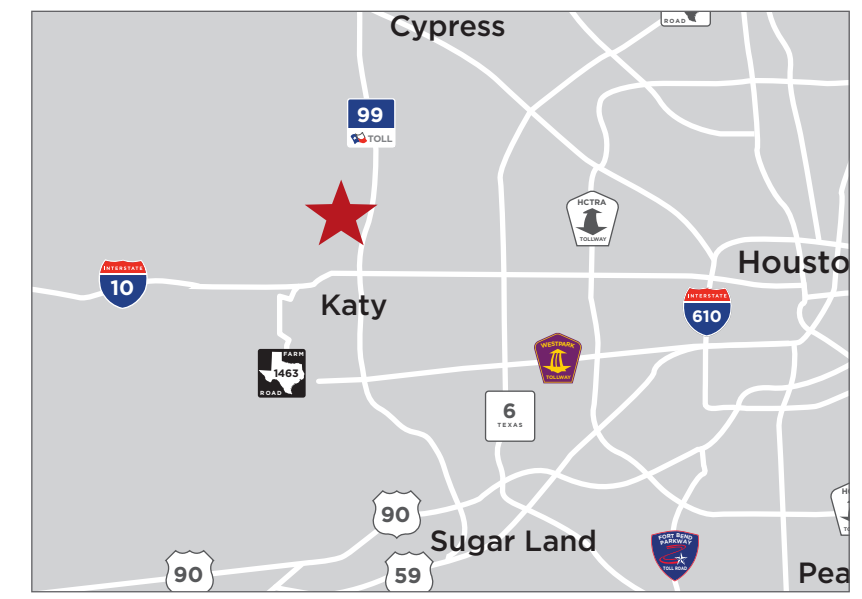
- Over 4,300 homes as build out right at the intersection of Clay Road and Porter Road
- Stockdick Jr. High and Paetow High School less than 1 mile away w/4,000 students
- Just over 1.5 miles from Grand Parkway and Clay Road
- New 20K SF retail center delivering early 2020

LAND

- 1.8 to 11 acre tracts available with frontage to Clay Road or Porter Road
- Detention in place
- Katy ISD schools
- 11 acre multi-family tract – call for details
- Adjacent to master planned communities: Marcelo Lakes, Morton Creek Ranch, Katy Pointe, and Ventana Lakes

Demographics	1 Mile	3 Miles	5 Miles
Current Population	2,638	61,138	180,533
Current Households	718	19,286	56,349
Average Household Income	\$41,252	\$76,872	\$86,015
Growth Since 2010 Census	1589.89%	85.55%	51.34%

Source: Applied Geographic Solutions, 9/19



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AVAILABLE LAND

PORTER RD

11.5 Acres AVAILABLE

5.6 Acres AVAILABLE

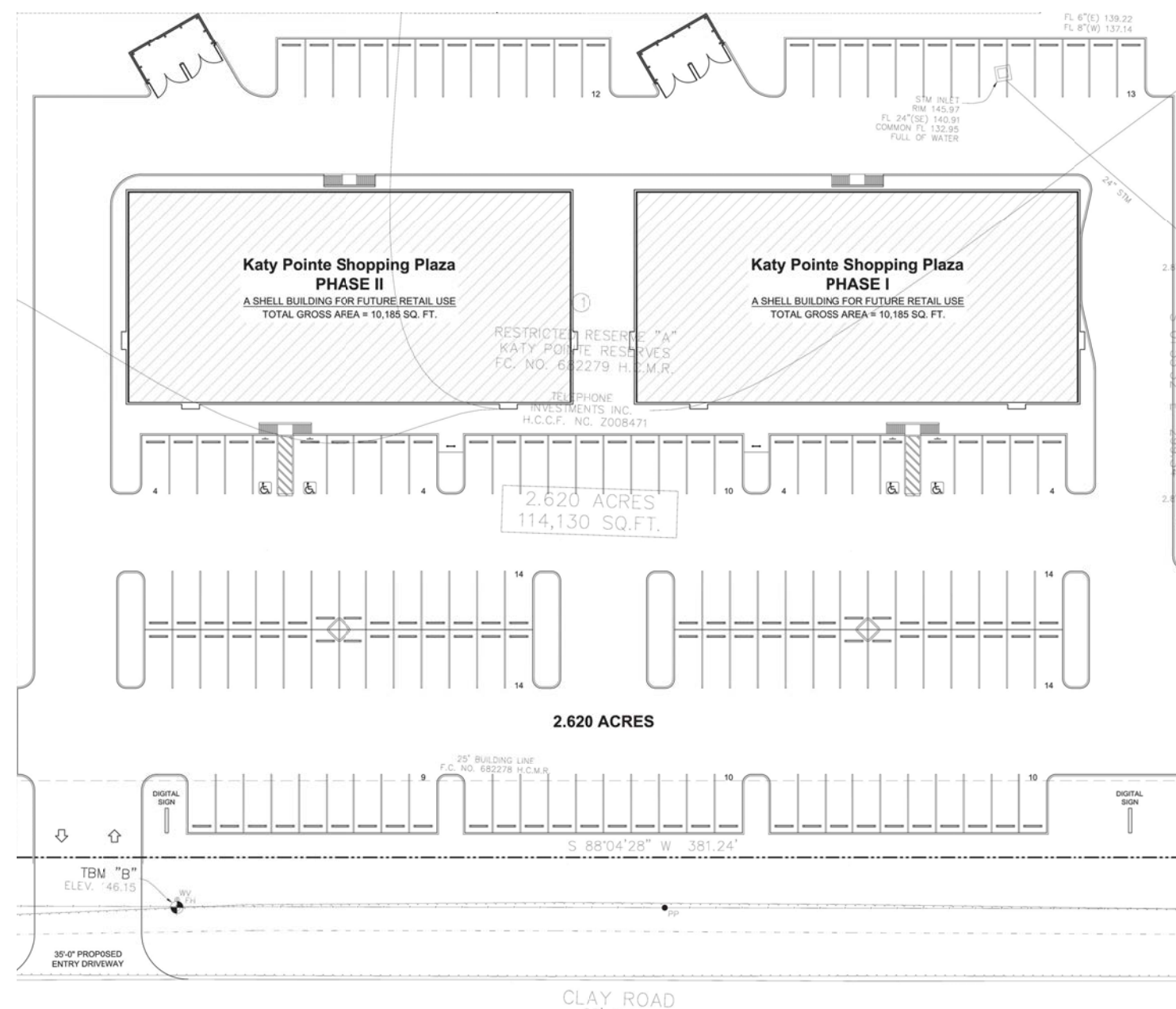
4 Acres AVAILABLE

Retail Center

1.8 Acres AVAILABLE

Marcelo Lakes
1,527 Lots

Retail Center Coming 3rd Quarter 2020



WHO'S NEARBY

DEMOGRAPHICS

2010 Census, 2019 Estimates with
Delivery Statistics as of 9/19

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

POSTAL COUNTS

Current Households	718	19,286	56,349
Current Population	2,638	61,138	180,533
2010 Census Average Persons per Household	3.67	3.17	3.20
2010 Census Population	156	32,990	119,592
Population Growth 2010 to 2019	1589.89%	85.55%	51.34%

CENSUS HOUSEHOLDS

1 Person Household	12.12%	13.16%	15.35%
2 Person Households	26.21%	27.64%	26.04%
3+ Person Households	61.67%	59.19%	58.60%
Owner-Occupied Housing Units	84.29%	82.39%	76.19%
Renter-Occupied Housing Units	15.71%	17.61%	23.81%

RACE AND ETHNICITY

2019 Estimated White	73.07%	69.02%	64.36%
2019 Estimated Black or African American	11.00%	11.59%	13.58%
2019 Estimated Asian or Pacific Islander	3.34%	4.24%	5.90%
2019 Estimated Other Races	11.98%	14.53%	15.55%
2019 Estimated Hispanic	27.66%	34.73%	37.73%

INCOME

2019 Estimated Average Household Income	\$41,252	\$76,872	\$86,015
2019 Estimated Median Household Income	\$85,269	\$84,827	\$82,359
2019 Estimated Per Capita Income	\$14,302	\$25,211	\$28,680

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	29.74%	24.60%	23.07%
2019 Estimated Bachelors Degree	21.74%	21.07%	22.32%
2019 Estimated Graduate Degree	9.87%	10.65%	9.38%

AGE

2019 Median Age	35.9	34.1	33.2
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Our quest
is your success.

9.9M SF
OWNED

12.1M SF
LEASED

10.3M SF
MANAGED

Specializing in retail space leasing, 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, and property management, NewQuest is an expert at bringing your commercial project 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.

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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>



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