



3.03 ACRES – KATY, TX

±3.03 Acres Available For Sale

Medical Center Dr. (Kingsland Blvd.) at Main St. | Katy, Texas



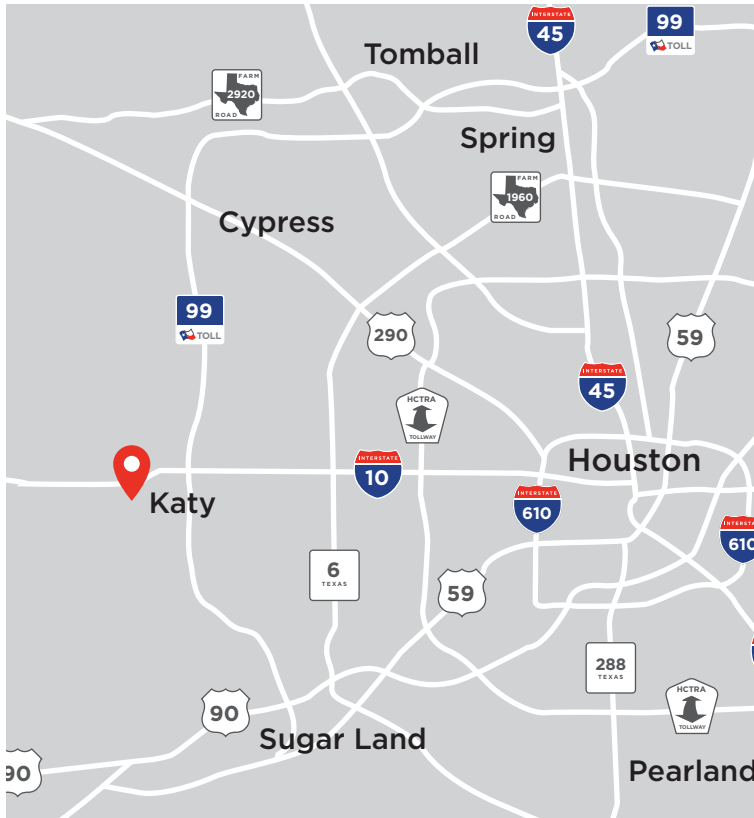
**±3.03 ACRES
AVAILABLE**

Glenn Dickerson | 281.477.4300

±3.03 ACRES AVAILABLE FOR SALE IN KATY, TEXAS

▶ **GLENN DICKERSON**
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281.477.4384

- Strategically located in Katy's unprecedented growth area in the Energy Corridor
- New HEB Grocery store, north of the tract
- Located 1/2 mile south of I-10



PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±3.03 acres
- ▶ PRICE:
\$449,000.00
- ▶ SCHOOL DISTRICT:
Katy ISD



208,256
Current Population
Within 5-Mile Radius



95.17%
Population Growth
Within a 1-mile Radius
from 2010 to 2018



\$181,034
Average HHI Within
1-Mile Radius



Katy High School
3,470 Students

INTERSTATE 10
KATY FREEWAY 65,017 VPD



±3.03 ACRES AVAILABLE

Woodcreek Elementary
1,133 Students

PIN OAK RD.
KATY FLEWELLEN RD.

Pin Oak Village
442 Homes

KATY MILLS
A SIMON CENTER

Office
Mixed Use
Office

KINGSLAND BLVD.

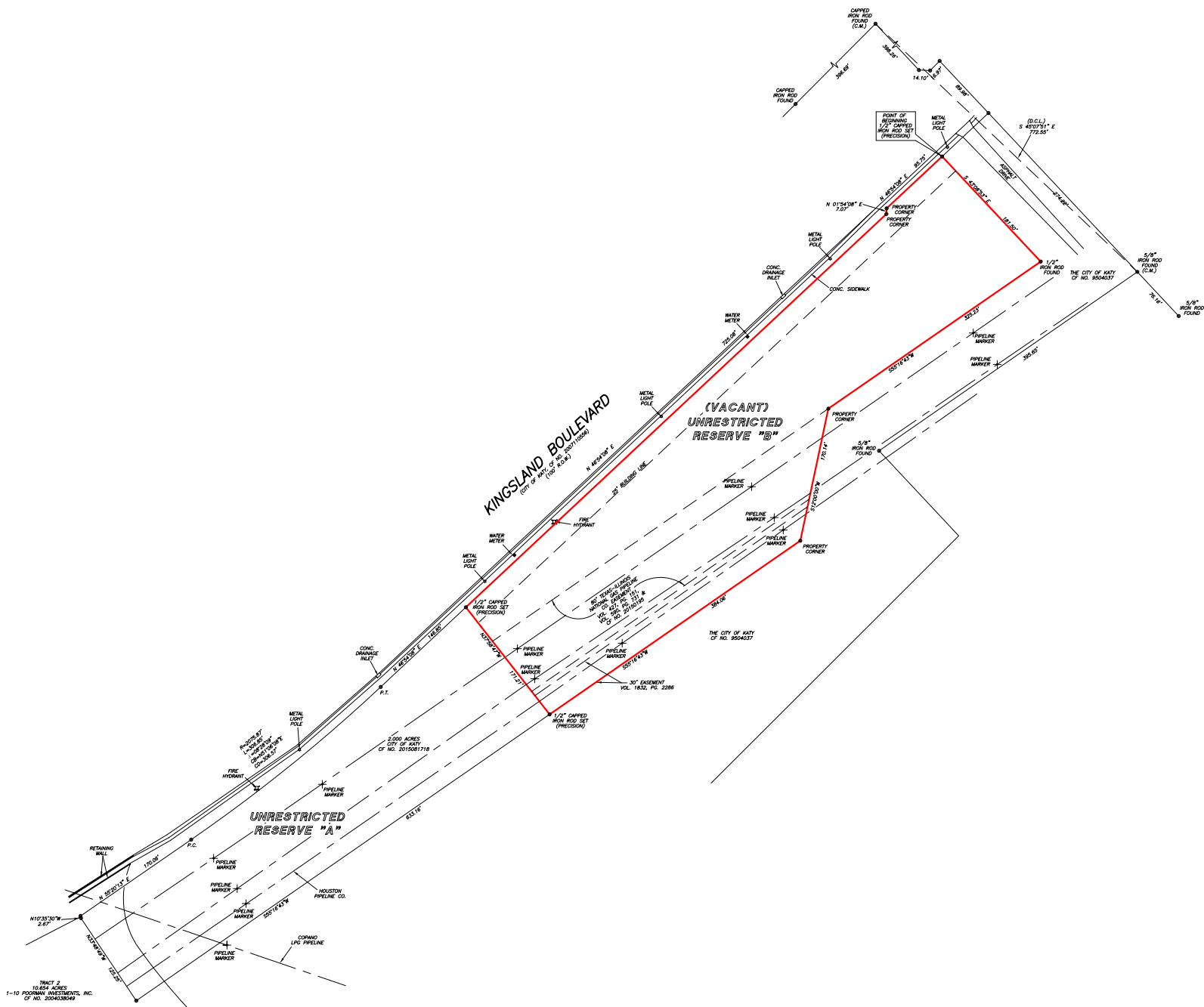
Boardwalk
Hotel
Conference Center

Residential

Lakes at Grand Harbor
316 Homes

Falcon Point
516 Homes





2010 Census, 2018 Estimates with Delivery Statistics as of 12/18

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	1,916	25,785	67,783
Current Population	6,701	80,498	208,256
2010 Census Average Persons per Household	3.50	3.12	3.07
2010 Census Population	3,450	42,123	124,003
Population Growth 2010 to 2019	95.17%	92.16%	68.46%

CENSUS HOUSEHOLDS

1 Person Household	10.07%	12.95%	14.34%
2 Person Households	29.84%	27.26%	27.71%
3+ Person Households	60.09%	59.79%	57.94%
Owner-Occupied Housing Units	91.26%	81.48%	80.02%
Renter-Occupied Housing Units	8.74%	18.52%	19.98%

RACE AND ETHNICITY

2019 Estimated White	72.06%	69.91%	70.35%
2019 Estimated Black or African American	9.46%	10.30%	9.40%
2019 Estimated Asian or Pacific Islander	12.32%	10.03%	10.97%
2019 Estimated Other Races	5.69%	9.30%	8.79%
2019 Estimated Hispanic	20.74%	26.17%	25.23%

INCOME

2019 Estimated Average Household Income	\$181,034	\$130,949	\$131,854
2019 Estimated Median Household Income	\$148,542	\$113,768	\$113,224
2019 Estimated Per Capita Income	\$60,032	\$44,008	\$44,557

EDUCATION (AGE 25+)

2019 Estimated High School Graduate	9.60%	15.72%	15.77%
2019 Estimated Bachelors Degree	35.70%	29.20%	30.87%
2019 Estimated Graduate Degree	21.66%	18.62%	18.52%

AGE

2019 Median Age	36.8	34.1	34.9
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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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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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