



THE SHOPPES AT GRAND CROSSING

11,000 SF of Retail/Restaurant Available

SWC of I-10 and SH 99 | Katy, Texas



Nick Ramsey | 281.477.4300

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

The Shoppes at Grand Crossing

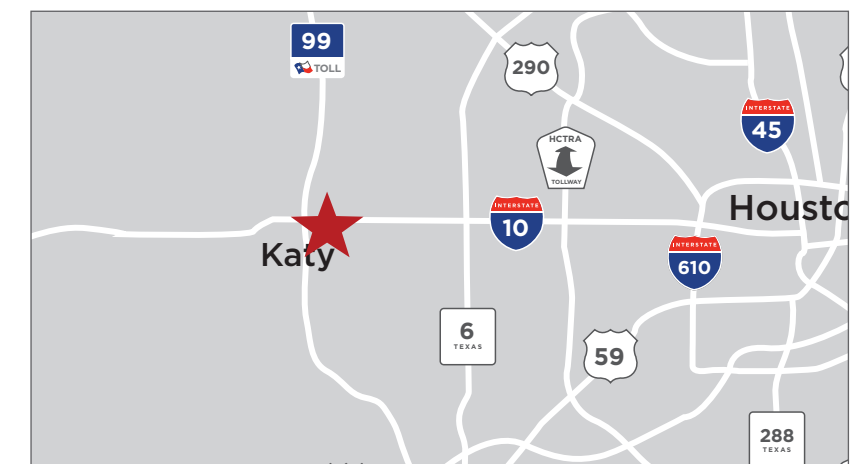
SWC of I-10 and SH 99 | Katy, Texas



- 6 acre development on the SWC of I-10 & SH 99 anchored by a 151,600 SF Costco
- Dual freeway visibility with a combined 216,003 VPD (151,937 VPD on I-10 & 64,066 VPD on SH 99)
- Over 120,000 population within 3 miles
- Major retail, restaurant, entertainment, and medical market. All attractions are less than .5 miles from site:
 - Memorial Hermann Katy Hospital - 300+ bed facility with over 38 specialties
 - Methodist Hospital - Occupies 60 acres for future facility on SEC of I-10 & SH 99
 - Future UH Katy Campus - 8,000 student enrollment
 - Katy Mills Mall- Over 1.3 M SF of retail space with 175 high fashion line stores
 - Entertainment venues: Typhoon Texas Waterpark, Main Event, Cinemark, & many more

Availabilities:

- Varies: 867 SF - 11,000 SF
- Min. lease requirement is 1,050 SF (15' X 70')
- Phase I - 1,218 SF available (19.5' x 62.5')
- Phase II - 867 SF - 11,000 SF available (divisible)

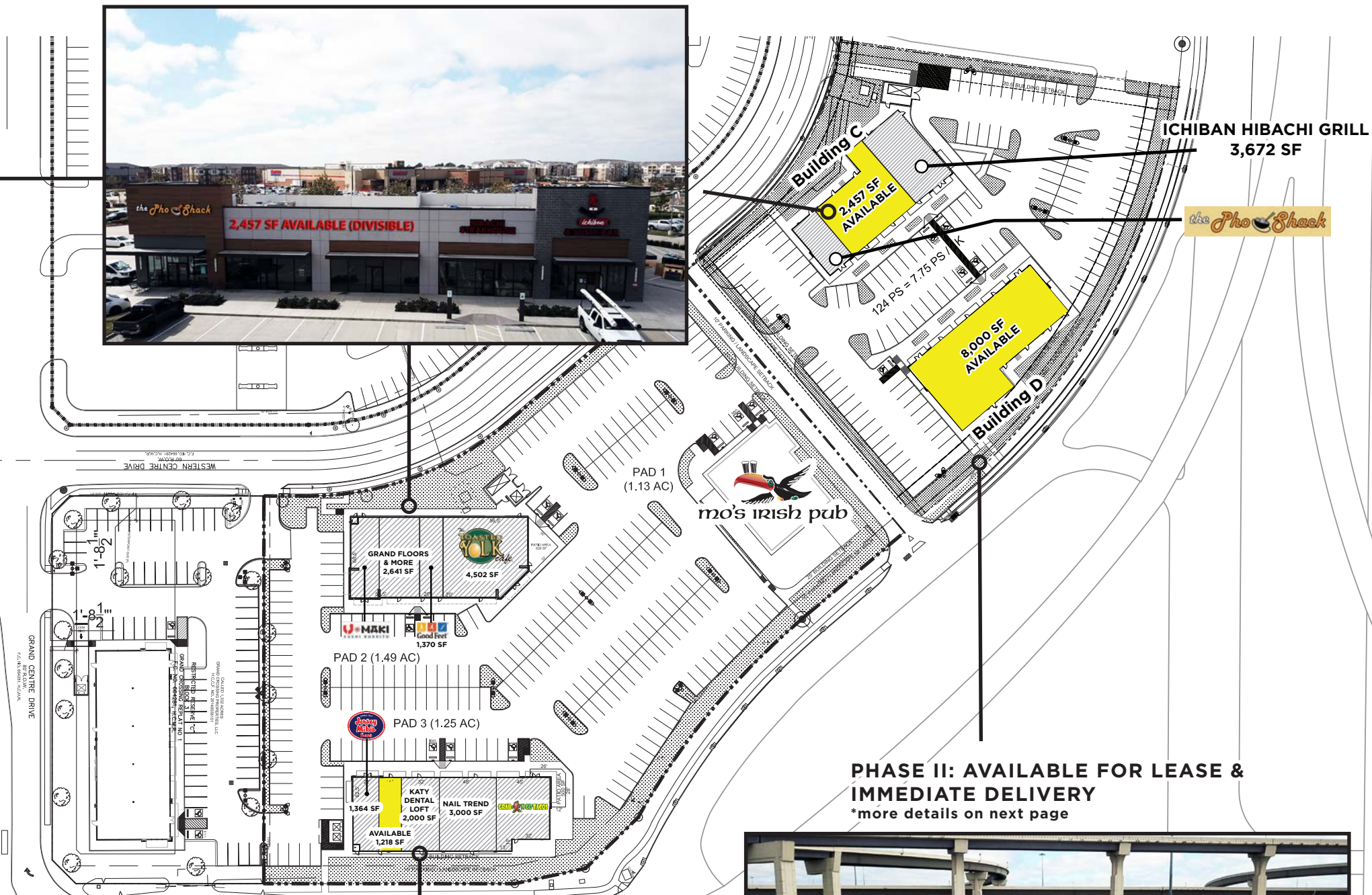


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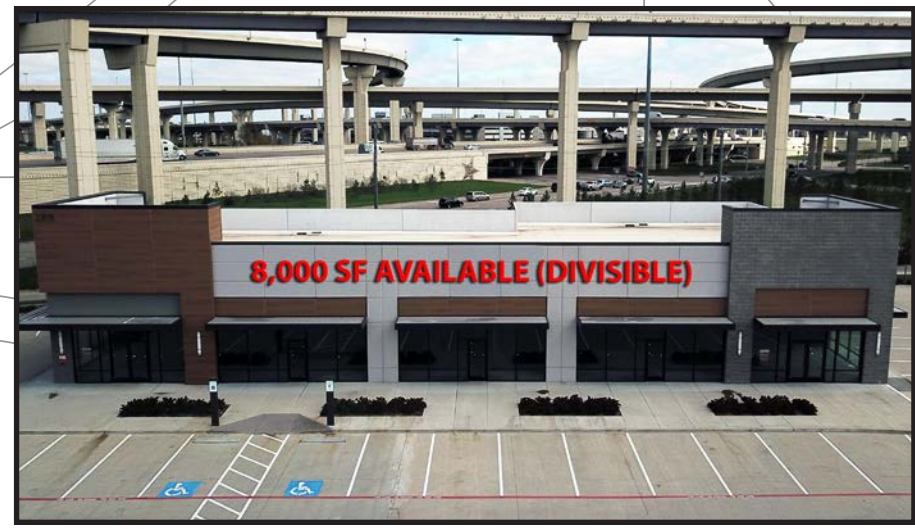
Phase I: NOW OPEN FOR BUSINESS!



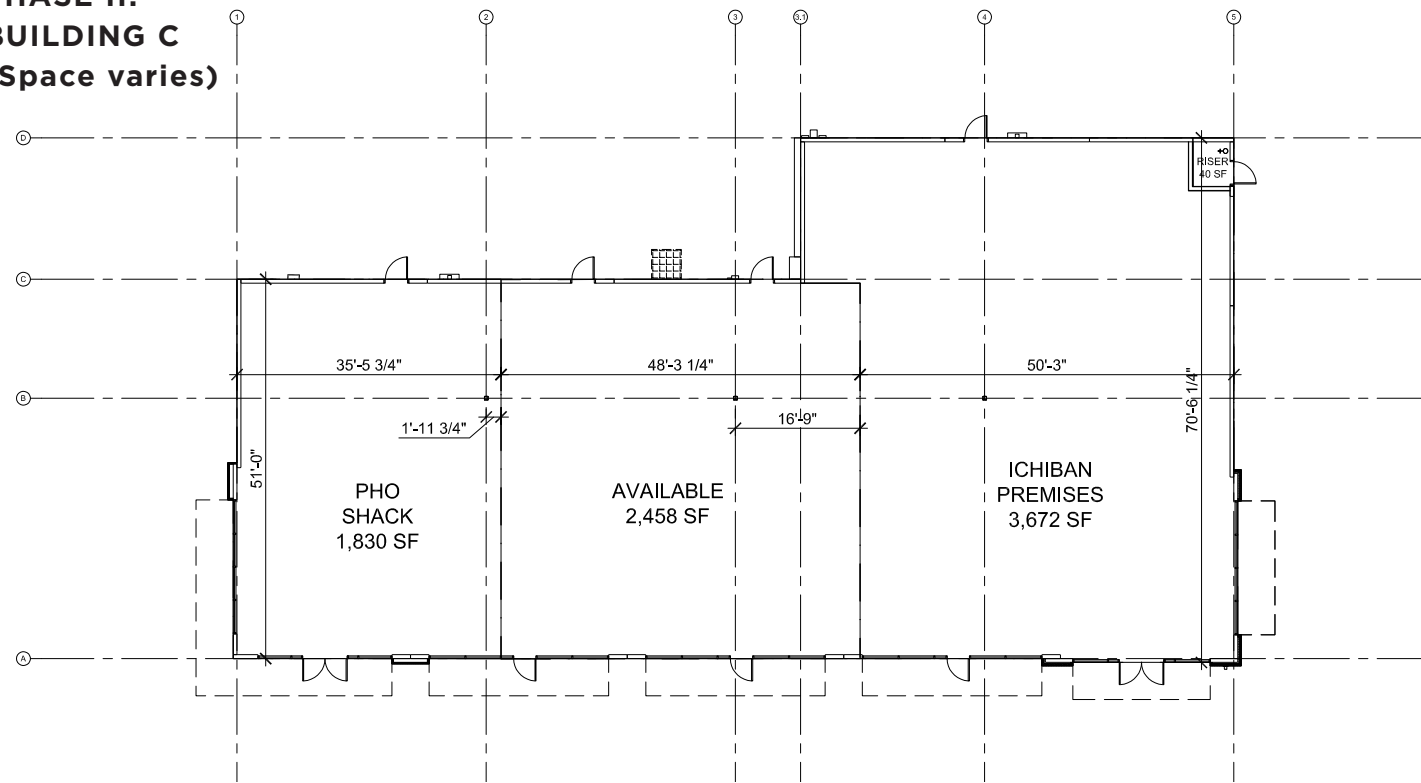
STATE HWY 99
GRAND PARKWAY

LEASED
AVAILABLE

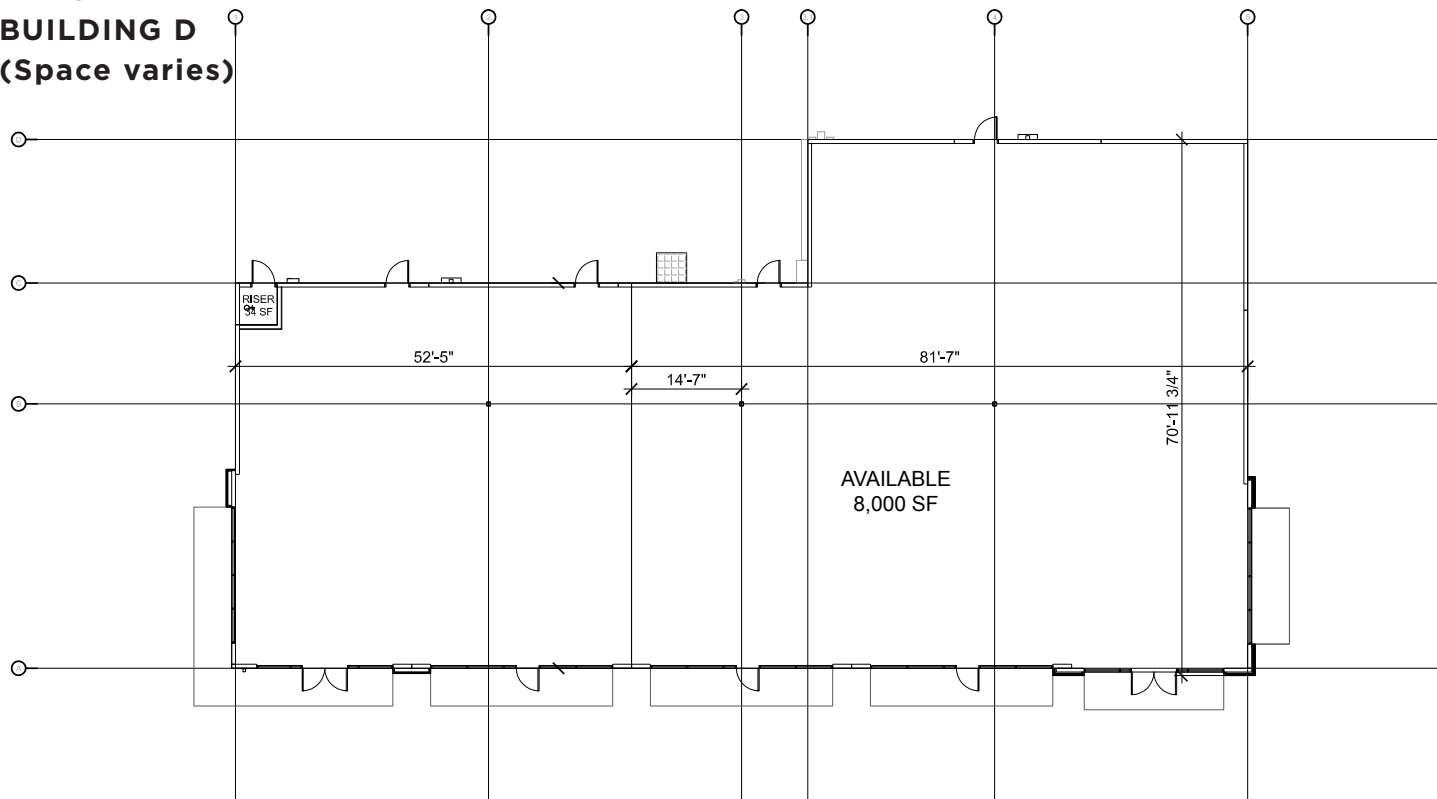
PHASE II: AVAILABLE FOR LEASE &
IMMEDIATE DELIVERY
*more details on next page



PHASE II: BUILDING C (Space varies)



PHASE II: BUILDING D (Space varies)



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

	2 Mile	3 Mile	5 Mile
POSTAL COUNTS			
Current Households	16,900	40,399	90,114
Current Population	50,480	120,267	276,997
2010 Census Average Persons per Household	2.99	2.98	3.07
2010 Census Population	35,203	83,278	196,615
Population Growth 2010 to 2019	44.11%	44.91%	41.17%
CENSUS HOUSEHOLDS			
1 Person Household	16.80%	17.18%	14.94%
2 Person Households	30.00%	28.50%	27.36%
3+ Person Households	53.20%	54.32%	57.70%
Owner-Occupied Housing Units	76.93%	73.15%	77.11%
Renter-Occupied Housing Units	23.07%	26.85%	22.89%
RACE AND ETHNICITY			
2019 Estimated White	72.66%	68.39%	65.59%
2019 Estimated Black or African American	10.10%	11.16%	11.74%
2019 Estimated Asian or Pacific Islander	5.79%	7.46%	10.48%
2019 Estimated Other Races	10.88%	12.39%	11.63%
2019 Estimated Hispanic	31.38%	32.13%	31.01%
INCOME			
2019 Estimated Average Household Income	\$98,568	\$96,442	\$116,663
2019 Estimated Median Household Income	\$84,567	\$85,408	\$100,299
2019 Estimated Per Capita Income	\$36,295	\$34,118	\$39,369
EDUCATION (AGE 25+)			
2019 Estimated High School Graduate	20.30%	20.84%	17.97%
2019 Estimated Bachelors Degree	26.41%	25.11%	28.45%
2019 Estimated Graduate Degree	11.47%	11.99%	15.78%
AGE			
2019 Median Age	35.2	34.7	34.5



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.

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

