



**±5.3 ACRES  
AVAILABLE**

**PARK ROW**

**QUEST TRUST  
COMPANY**

**GRAINGER**

*Star*  
**FURNITURE | MATTRESSES**

**INTERSTATE 10 KATY FREEWAY 244,427 VPD**



# 16901 PARK ROW DRIVE

SWQ OF PARK ROW DRIVE & S. CREEK DRIVE | HOUSTON, TEXAS

RARE 5.34 ACRE TRACT AVAILABLE ON PARK ROW DRIVE

GLENN DICKERSON | 281.477.4300

# PROPERTY INSIGHTS

## ±5.3 ACRES AVAILABLE FOR SALE IN KATY, TEXAS

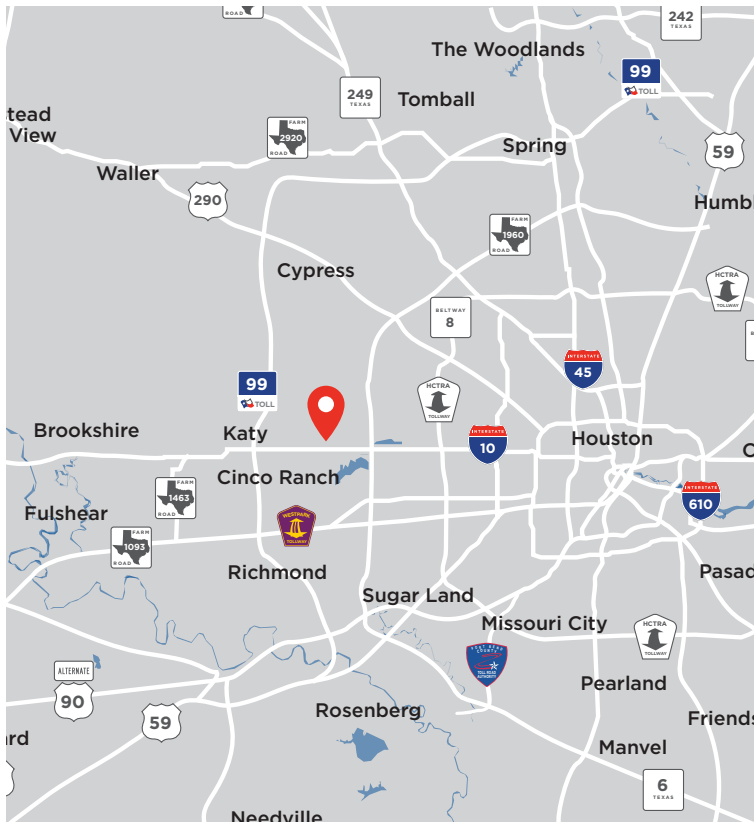
▶ **GLENN DICKERSON**

GDICKERSON@NEWQUEST.COM

281.477.4384

- Rare 5.3-acre raw land tract located in the dense corporate Park 10
- Access off Park Row and S. Creek Drive
- S. Creek Drive intersects with I-10 feeder

- Property is detained and served with utilities
- Ideal for office/light industrial user
- Seconds off of I-10 and minutes from the west campus of the Texas Medical Center



## PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:  
±5.3 ACRES
- ▶ PRICE:  
\$24.00 PSF
- ▶ SCHOOL DISTRICT:  
Katy ISD
- ▶ ENGINEERING/DETENTION:  
Detention provided
- ▶ UTILITIES:  
Served with all utilities
- ▶ RESTRICTIONS:  
Restrictive covenants



**297,837**  
Current Population  
Within a 5-Mile Radius



**53.14%**  
Population Growth  
Within a 1-Mile Radius  
from 2010 to 2021



**\$113,710**  
Average HHI Within  
a 3-Mile Radius



BARKER CYPRESS RD 35,299 VPD

SITE

PARK ROW

CALIBER COLLISION

KATY FREEWAY 244,427 VPD

Texas Children's Hospital

Hampton

COURTYARD

QUEST TRUST COMPANY

GRAINGER

Star FURNITURE | MATTRESSES

KROGER

Christian Brothers Automotive

CAP

VW

HYUNDAI

MAZDA

EMBASSY SUITES

ACURA

Katy Mills  
9.2 Miles  
15 Minutes

CityCentre  
7.4 Miles  
11 Minutes



AERIALS + ACREAGE

# DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 12/21

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,562	24,129	106,738
Current Population	6,107	67,897	297,837
2010 Census Average Persons per Household	2.52	2.81	2.79
2010 Census Population	1,583	17,859	77,507
Population Growth 2010 to 2021	53.14%	35.02%	37.57%

## CENSUS HOUSEHOLDS

1 Person Household	37.12%	21.79%	23.80%
2 Person Households	28.13%	30.11%	28.36%
3+ Person Households	34.75%	48.11%	47.84%
Owner-Occupied Housing Units	20.52%	62.31%	60.74%
Renter-Occupied Housing Units	79.48%	37.269%	39.26%

## RACE AND ETHNICITY

2021 Estimated White	38.99%	44.16%	40.76%
2021 Estimated Black or African American	18.79%	12.43%	15.11%
2021 Estimated Asian or Pacific Islander	7.25%	12.30%	11.42%
2021 Estimated Other Races	33.67%	30.25%	31.77%
2021 Estimated Hispanic	37.82%	34.38%	36.05%

## INCOME

2021 Estimated Average Household Income	\$65,489	\$113,710	\$102,818
2021 Estimated Median Household Income	\$61,850	\$93,041	\$81,224
2021 Estimated Per Capita Income	\$29,502	\$41,273	\$37,222

## EDUCATION (AGE 25+)

2021 Estimated High School Graduate	16.72%	16.52%	19.22%
2021 Estimated Bachelors Degree	22.77%	28.51%	26.65%
2021 Estimated Graduate Degree	15.34%	16.38%	14.33%

## AGE

2021 Median Age	30.9	35.9	34.7
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# 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>
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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
<b>Glenn Dickerson</b>	<b>542479</b>	<b>gdickerson@newquest.com</b>	<b>(281)477-4300</b>
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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