

Retail at Tamarron

- ± 1,500 SF | END CAP + PATIO | FOR LEASE
- ± 1.33 AC (DIVISIBLE) | FOR GROUND LEASE/SALE

SWC FM 1463 & TAMARRON CROSSING
KATY, TX 77494



±1,500 SF RETAIL
END CAP + PATIO

1.33 AC (DIVISIBLE)
PAD AVAILABLE

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Property Summary

- New retail center and pad sites strategically located at the corner of FM 1463 and Tamarron Crossing in Katy
- Directly across from the Cinco Ranch master-planned community with approximately 6,200+ homes
- Adjacent to the Braxton at Tamarron apartments (349 units)



Area Highlights

THE AREA



- Tamarron to include approximately 4,000 homes
- High-income area with homes in the \$200s - \$500s
- 23% annual household growth within 1-mile radius
- Serving nearby communities of Firethorne, Cinco Ranch, Pine Mill Ranch, and Silver Ranch

SIGNAGE



- Highly visible monument sign available for tenants along FM 1463/Katy Road

ACCESS



- Easy access from I-10 and Westpark Tollway
- Dual site access points on FM 1463

DEMOGRAPHICS



- 98,548 total population within 3-mile radius (2023)
- 28,596 total households within 3-mile radius (2023)
- 12,426 VPD on FM 1463/Katy Road

SHOPS AT TAMARRON



Shops at Tamarron

- 18,500 SF retail center
- All new construction

Parking

- Ample parking; over 100+ parking spaces



± 1,500 SF
END CAP + PATIO
IN BUILDING #1



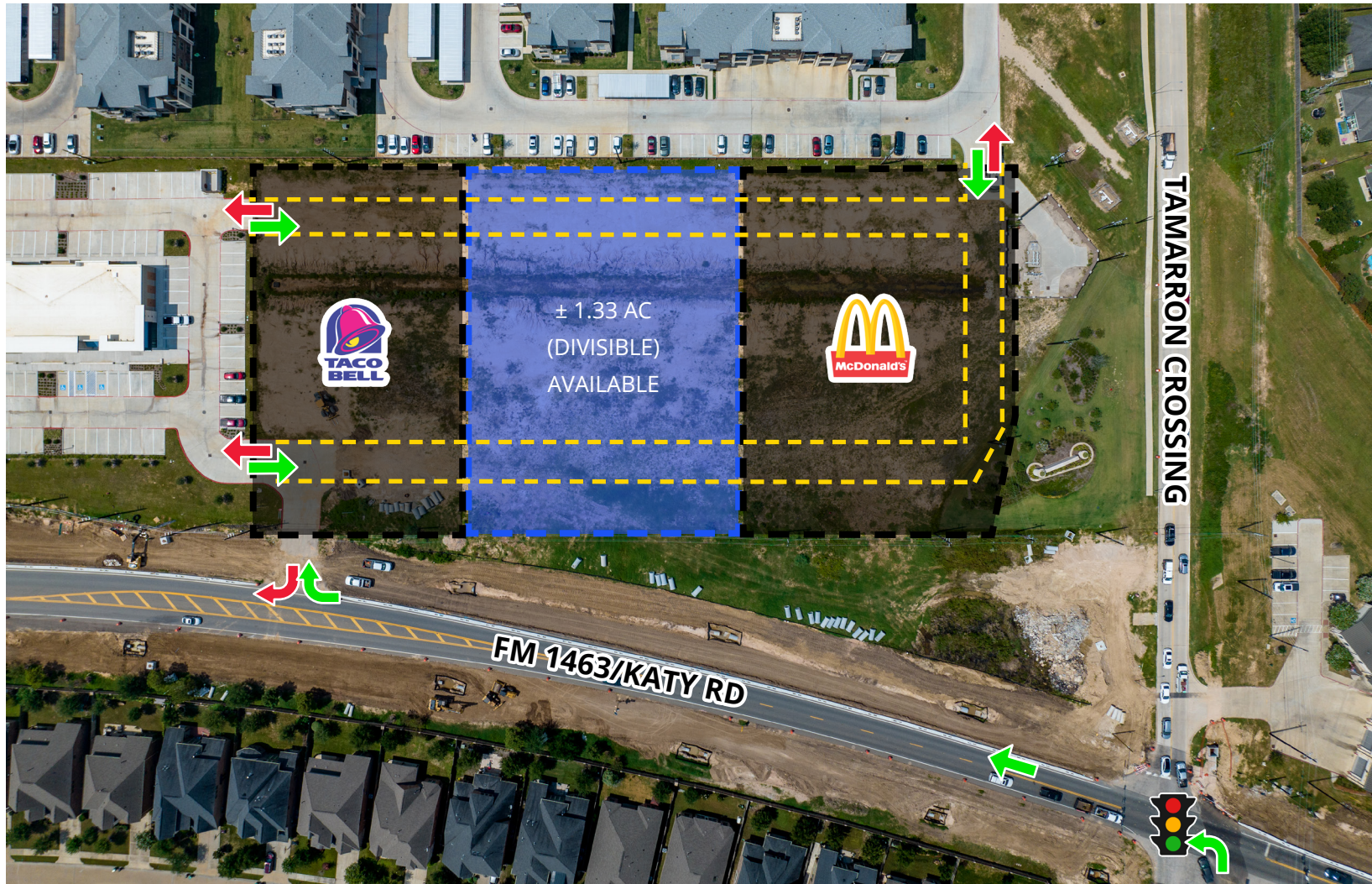
Shops at Tamarron Retail Site Plan



FM 1464/KATY ROAD

 AT LEASE  AVAILABLE

Tamarron Pad Sites Conceptual Access Plan



FOR GROUND LEASE/SALE



PROPOSED ACCESS DRIVERS

Tamarron
4,000 Homes

Firethorne
1,972 Homes

1.33 AC (DIVISIBLE)
PAD AVAILABLE

TAMARRON CROSSING

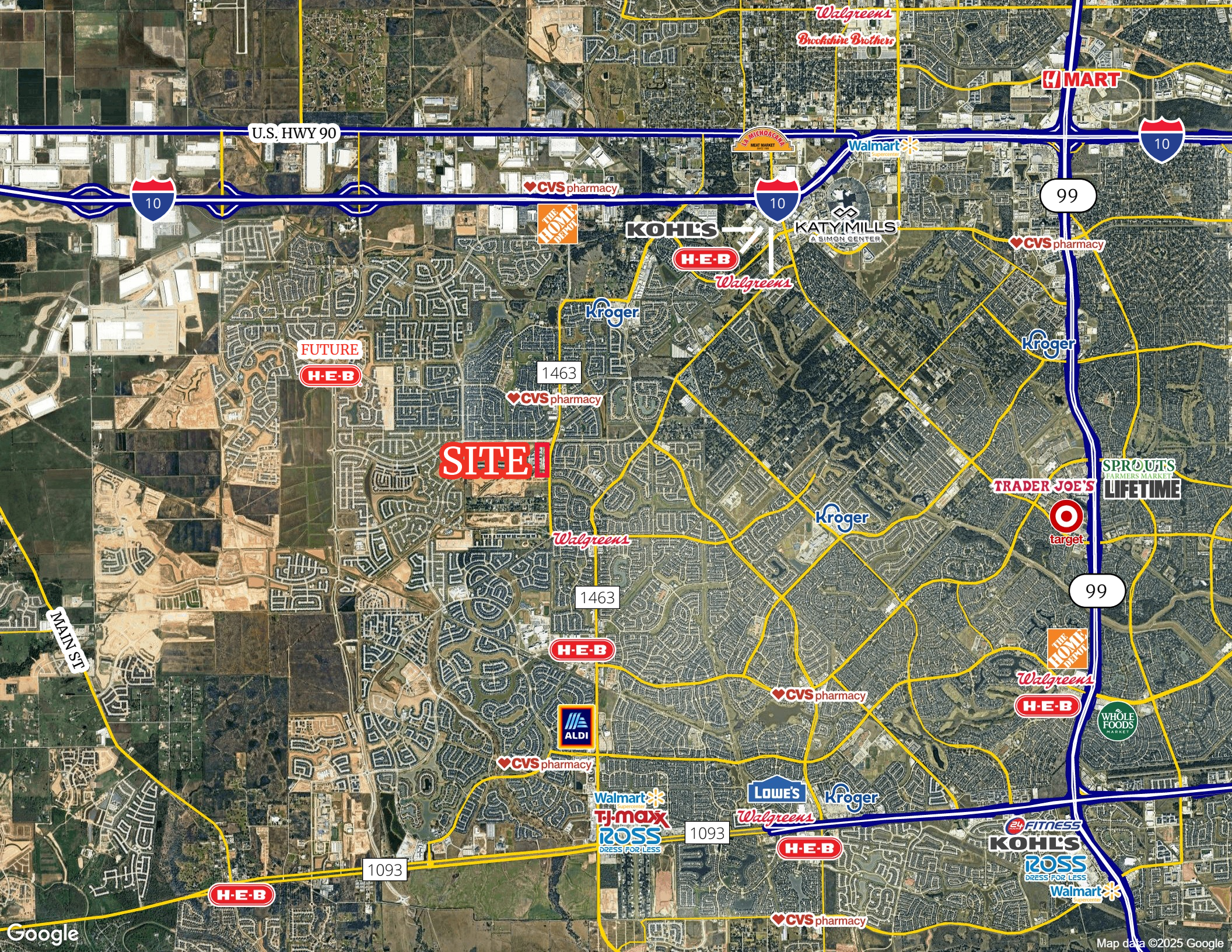
Braxton Apartments
349 Units

±1,500 SF RETAIL
END CAP + PATIO



FM 1463/KATY RD

Cinco Ranch
6,200 Homes



U.S. HWY 90



99

99

1463

1463

1093

1093

SITE

FUTURE
H-E-B

CVS pharmacy



KOHL'S

H-E-B

Walgreens

Kroger

KATY MILLS
A SIMON CENTER

Walmart

CVS pharmacy

Kroger

SPROUTS
NATURAL MARKET
LIFETIME

TRADER JOE'S



target

Walgreens

Kroger

H-E-B

CVS pharmacy



CVS pharmacy

H-E-B

Walgreens



Walmart
TJ-maxx
ROSS
DRESS FOR LESS

LOWE'S

Kroger

Walgreens

H-E-B

24 FITNESS

KOHL'S

ROSS
DRESS FOR LESS

Walmart

CVS pharmacy

H-E-B

MAIN ST

Population Trend



3,661

2000 Total Population



19,151

2010 Total Population



98,548

Current Total Population



118,852

5 Yr Projected Total Population

Median Household Income



\$154,403

Current Median HH Income



\$158,860

5 Yr Projected Median HH Income

Average Household Income



186,988

Current Average HH Income



199,753

5 Yr Projected Avg HH Income

Per Capita Income



\$54,593

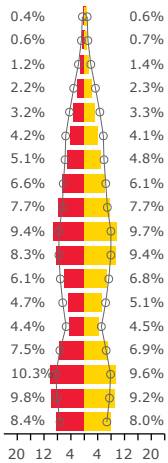
Current Per Capita Income



\$59,383

5 Year Projected Per Capita Income

Current Age Pyramid

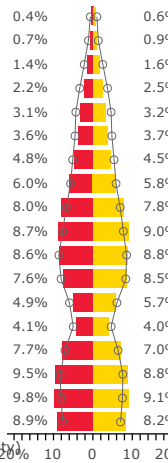


The largest group: **2023 Male Population Age 10-14 (Esri) (%)**

The smallest group: **2023 Male Population Age 85+ (Esri) (%)**

Dots show comparison to 48157 (Fort Bend County)

5 Yr Projected Age Pyramid

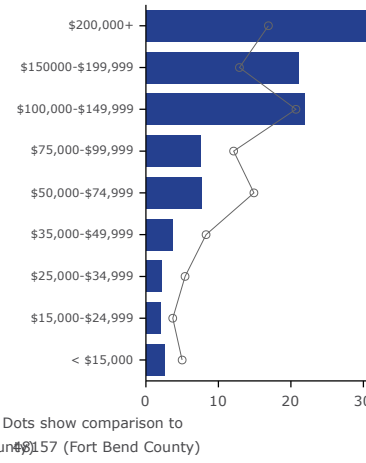


The largest group: **2028 Male Population Age 5-9 (Esri)**

The smallest group: **2028 Male Population Age 85+ (Esri)**

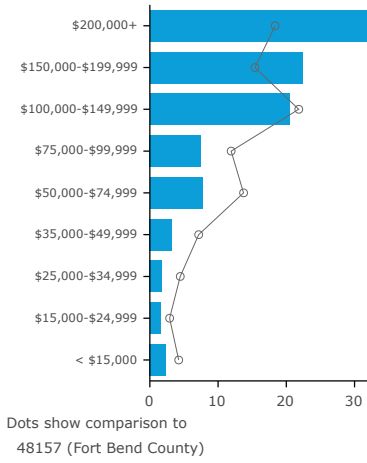
Dots show comparison to 48157 (Fort Bend County)

Current HH By Income



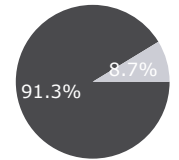
Dots show comparison to 48157 (Fort Bend County)

5 Yr Projected HH By Income



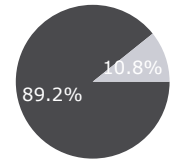
Dots show comparison to 48157 (Fort Bend County)

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

Race and ethnicity

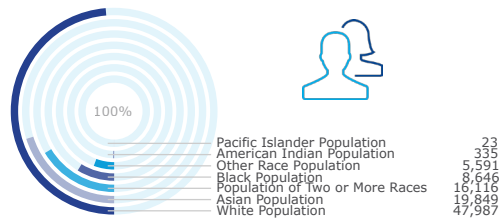
The largest group: White Alone (48.69)

The smallest group: Pacific Islander Alone (0.02)

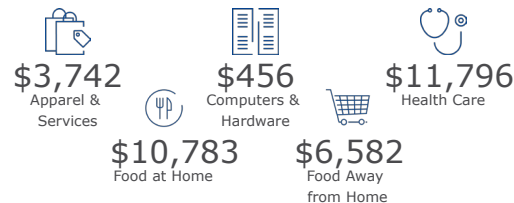
Indicator	Value	Difference
White Alone	48.69	+14.54
Black Alone	8.77	-11.21
American Indian/Alaska Native Alone	0.34	-0.24
Asian Alone	20.14	-1.69
Pacific Islander Alone	0.02	-0.03
Other Race	5.67	-3.99
Two or More Races	16.35	+2.60
Hispanic Origin (Any Race)	21.95	-3.45

Bars show deviation from 48157 (Fort Bend County)

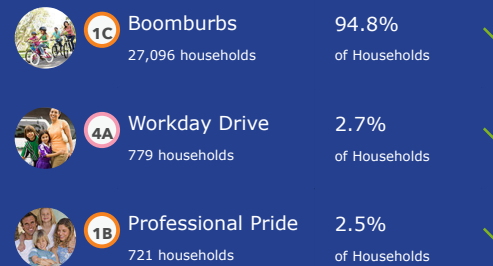
Current Year Population By Race



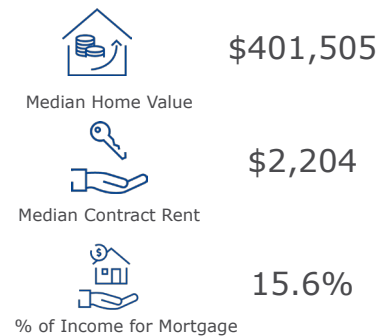
Current Annual Household Spending



Tapestry segments



Current Year Housing Stats



Tamarron Crossing & FM 1463 Rd, Katy, Texas, 77494
3 mile radius



Population, Income & Housing Trends



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Buyer/Tenant/Seller/Landlord Initials

Date