

CANE ISLAND CROSSING

3+ Acres Available For Sale
Less Than One Mile From I-10 In Katy

NEC of FM 1463 and S. Cane Island Parkway
Katy, Texas

 NewQuest

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Project Highlights



238K
CURRENT
POPULATION
WITHIN 5 MILES
FROM 2020 TO 2023



\$207K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



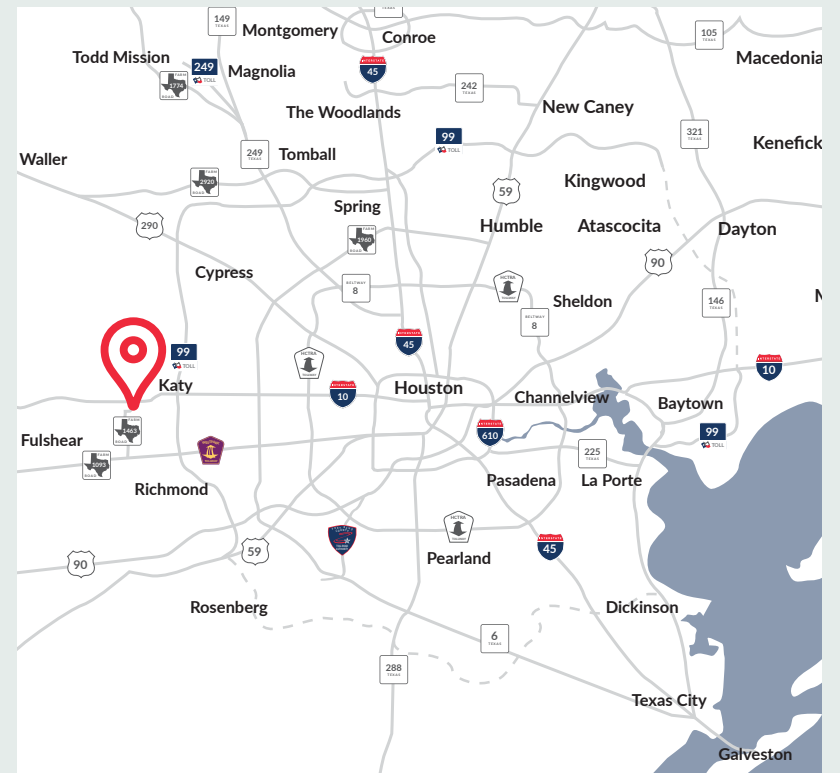
31%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2023

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23

RAPID RESIDENTIAL GROWTH

72,548 TOTAL HOUSEHOLDS
6,714 ANNUAL STARTS
5,874 ANNUAL CLOSINGS
19,176 FUTURE HOUSEHOLDS
32% HOUSING GROWTH WITHIN 5 MILES

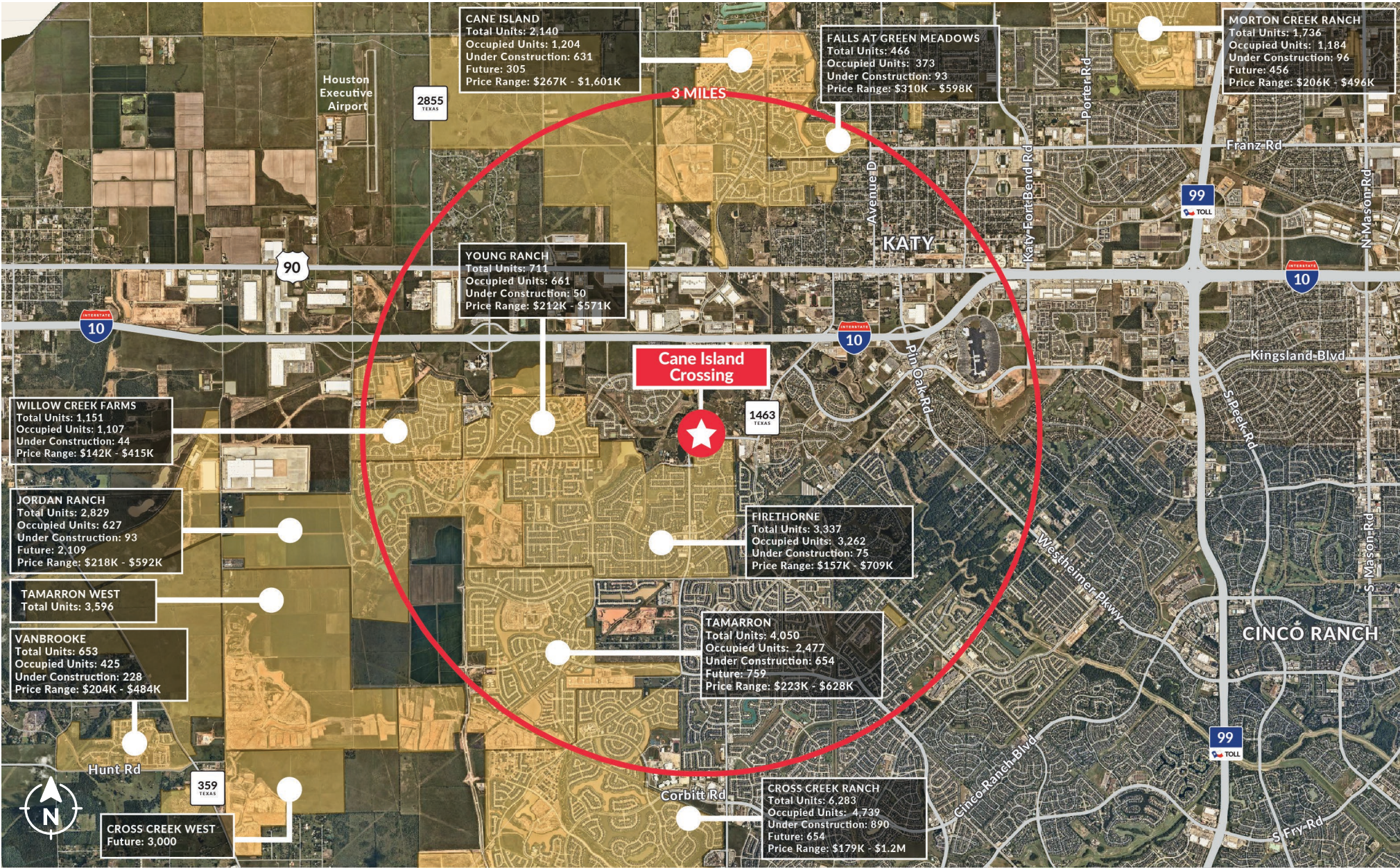
MetroStudy and Regis estimates as of Q3 2023



Retail Aerial



Residential Aerial



01.24 | 10.23



WEST TEN BUSINESS PARK

- IGLOO**
Headquarters
1.5 Million-SF
- bel FURNITURE**
Fulfillment Center
415,296-SF
- amazon**
Fulfillment Center
1M-SF | 400+ Employees
- Distribution Center**
42 Acres | 250 Employees

PEPPERL+FUCHS
Distribution Center

KATY HIGH SCHOOL
3,401 STUDENTS

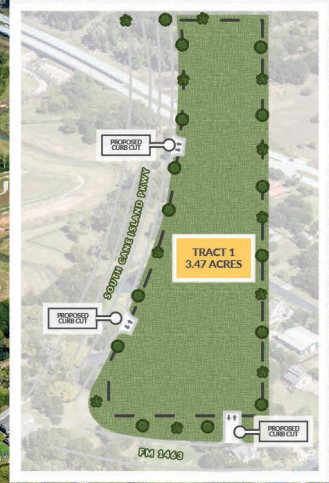
0.74 MILES TO I-10
FROM CANE ISLAND PKWY.
17,867 VPD ON CANE ISLAND

SHOPS AT KATY RESERVE PHASE II

- ESS FITNESS
- Great Clips
- CHASE
- Pet Supermarket
- DUTCHBROS
- MEMORIAL HERMANN
- Vetroline

SHOPS AT KATY RESERVE PHASE I

- Kroger Mister SUBWAY
- KUMON
- EUROPEAN WAX CENTER
- ME Massage Envy



Trails of Katy
330 Lots

Firethorne
2,358 Lots



I-10 108,257 VPD
IN FORT BEND COUNTY THE #4 FASTEST-GROWING COUNTY IN TEXAS

WESTTEN BUSINESS PARK

- IGIO**
Headquarters
1.5 Million-SF
- bel**
Fulfillment Center
415,294-SF
- amazon**
Fulfillment Center
1M-SF | 400+ Employees
- CVS**
Distribution Center
42 Acres | 250 Employees

PEPPER+FUCHS
Distribution Center

CVS

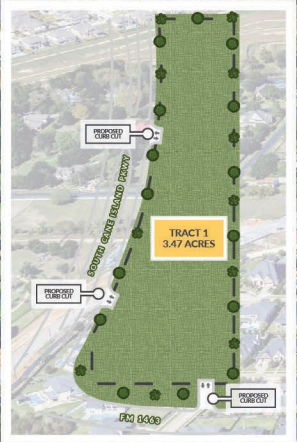
DUG-BEGS

255' Car Wash | Longest Worldwide

KATY HIGH SCHOOL
3,401 STUDENTS

Trails of Katy
330 Lots

0.74 MILES TO I-10
 FROM CANE ISLAND PKWY.
 17,867 VPD ON CANE ISLAND



Firethorne
2,358 Lots

FM 1463 11,705 VPD

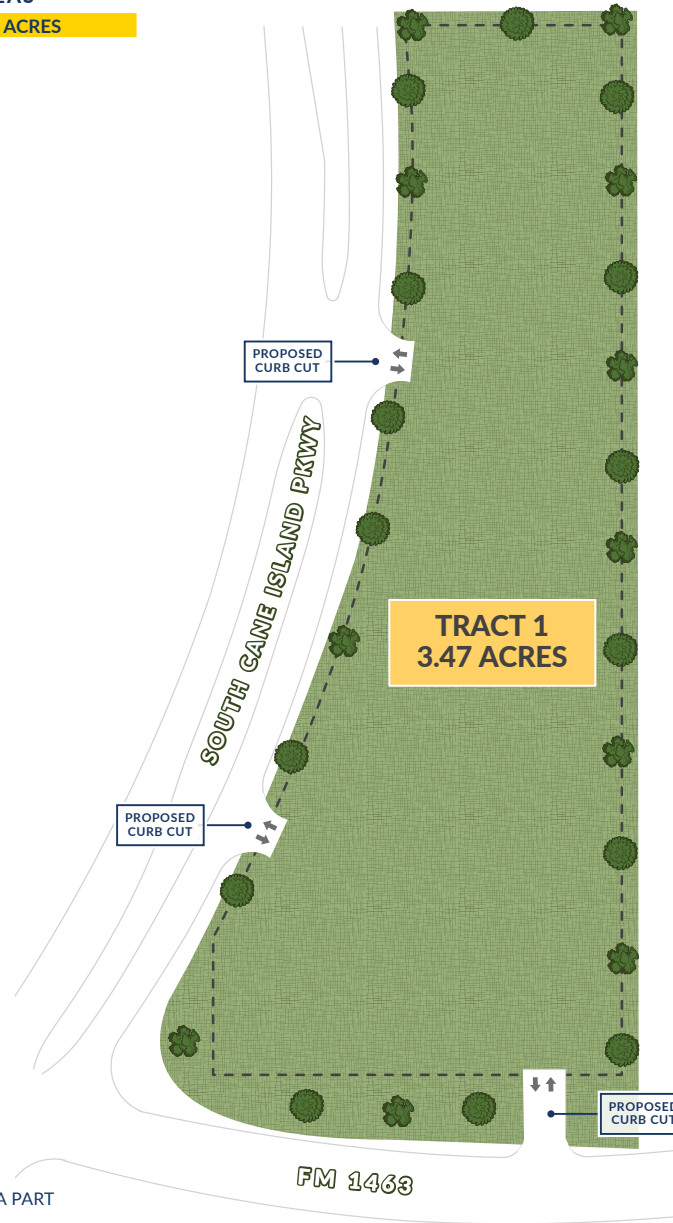
SHOPS AT KATY RESERVE PHASE I

- Kroger
- Mister SUBWAY
- KUMON
- EUROPEAN WAX CENTER
- ME Massage Envy

SHOPS AT KATY RESERVE PHASE II

- EGG FITNESS
- Great Clips
- Pet Supermarket
- Dutch Bros
- MEMORIAL HERMANN
- Valvoline

KEY	BUSINESS	TRACT AREAS	AREAS
1	Available For Sale	151,127 SF	3.47 ACRES



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

01.23 | 07.22

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,150	27,005	74,517
Current Population	6,296	86,011	237,929
2020 Census Population	5,946	65,484	186,033
Population Growth 2020 to 2023	5.89%	31.35%	27.90%
2023 Median Age	35.6	35.1	34.6

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	53.78%	50.37%	49.10%
Black or African American	10.98%	10.80%	10.41%
Asian or Pacific Islander	17.72%	18.51%	17.35%
Other Races	17.19%	19.98%	22.69%
Hispanic	19.38%	22.59%	26.23%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$207,066	\$173,842	\$165,283
Median Household Income	\$207,703	\$153,424	\$145,169
Per Capita Income	\$70,807	\$54,998	\$52,190

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	14.79%	11.91%	12.46%
2 Person Households	28.11%	27.09%	26.00%
3+ Person Households	57.10%	61.00%	61.53%
Owner-Occupied Housing Units	82.21%	83.19%	77.00%
Renter-Occupied Housing Units	17.79%	16.81%	23.00%

2020 Census, 2023 Estimates with Delivery Statistics as of 09/23

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 Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
Glenn Dickerson	542479	gdickerson@newquest.com	281.477.4384
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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