

I-10 & WESTGREEN

I-10 WEST NEAR WESTGREEN BOULEVARD | KATY, TEXAS

5,683 SF 2ND FLOOR SPACE AVAILABLE
3,082 SF 2ND GEN RESTAURANT SPACE AVAILABLE



PROJECT HIGHLIGHTS

I-10 & Westgreen

I-10 WEST NEAR WESTGREEN BOULEVARD | KATY, TEXAS

Incredible visibility to I-10 amongst many national and regional restaurant operations. Shogun Japanese Grill and Sushi Bar is operating in 5,000 SF of this building. **Great opportunity for a restaurant or retailer** looking to be a part of the dynamic Katy market. **New GEICO office with 1,000 employees** located west of site.

AVAILABLE FOR LEASE:

5,683 SF | 2nd Floor Space Available

3,082 SF | 2nd Gen Restaurant Space Available



TRAFFIC COUNTS

289,800 VPD on I-10



\$110K AVG HHI

within 5 miles



295,335 POPULATION

within 5 miles



6.76% GROWTH

from 2020 - 2022 within 5 miles



AREA RESTAURANTS



AREA RETAILERS



BOB CONWELL

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AUSTEN BALDRIDGE

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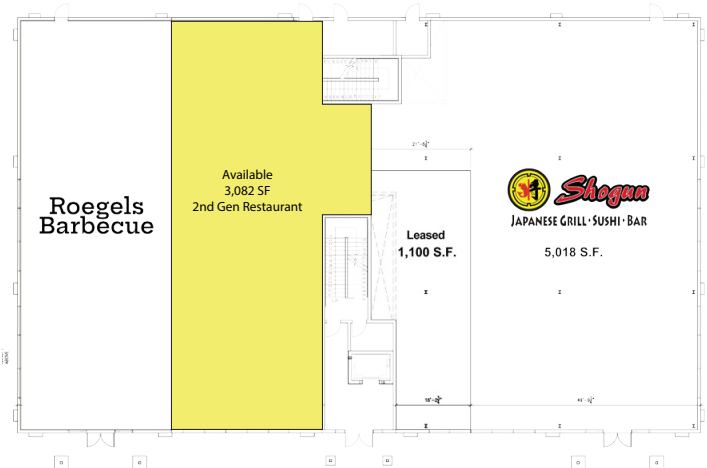




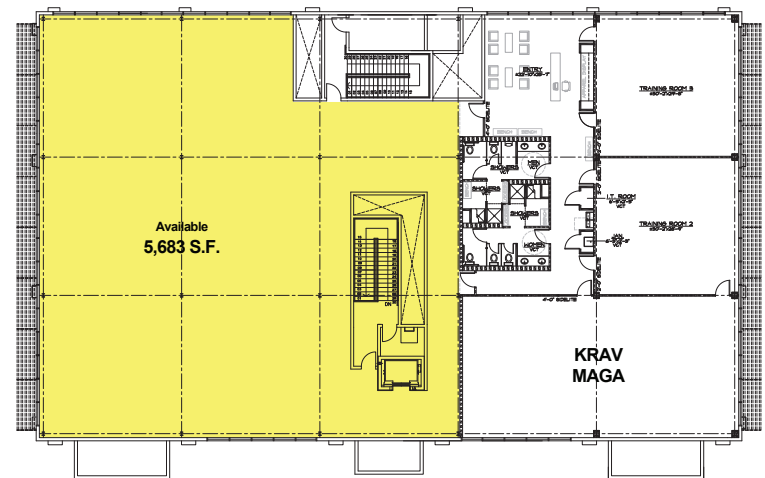
 **KATY FREEWAY** 289,800 VPD



1ST FLOOR



2ND FLOOR



DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 12/22



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POPULATION	1 MILE	3 MILES	5 MILES
Current Households	6,901	46,959	97,020
Current Population	17,636	138,620	295,335
2020 Census Population	17,002	135,224	276,626
Population Growth 2020 to 2022	3.73%	2.51%	6.76%
2022 Median Age	32.6	35.2	34.3

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$68,940	\$108,879	\$110,187
Median Household Income	\$64,978	\$91,027	\$95,768
Per Capita Income	\$26,806	\$36,986	\$36,339

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	37.42%	44.68%	42.70%
Black or African American	18.28%	14.78%	15.96%
Asian or Pacific Islander	6.44%	9.72%	10.67%
Hispanic	45.01%	37.02%	36.69%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	28.95%	17.60%	15.91%
2 Person Households	27.89%	28.82%	27.71%
3+ Person Households	43.15%	53.58%	56.38%
Owner-Occupied Housing Units	33.35%	64.11%	64.88%
Renter-Occupied Housing Units	66.65%	35.89%	35.12%

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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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
Bob Conwell	319701	bconwell@newquest.com	(281)477-4324
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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