



THE SHOPPES AT GRAND CROSSING

SWC of I-10 and S.H. 99 | Katy, Texas

Leasing Available in Costco-Anchored Shopping Center

AVAILABLE:

1,830-SF 2ND-GEN RESTAURANT

3,000-SF 2ND-GEN NAIL SALON

1,471-SF INLINE

2,467-SF INLINE (SHELL SPACE)



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Project Highlights

- 6-acre development located at the SWC of I-10 and S.H. 99; anchored by a 151,600-SF Costco.
- Dual freeway visibility.
- A major retail, restaurant, entertainment, and medical market with notable destinations under 0.5 miles from site:

AVAILABLE (PHASE II)

- 1,830-SF 2nd-gen restaurant | Building C
- 1,471-SF inline space | Building C
- 3,000-SF 2nd-gen nail salon | Building B
- 2,467-SF Inline space | Building D

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Memorial Hermann Katy Hospital: 500-bed facility with over 38 specialties
 Methodist Hospital: future 60-acre facility at SEC of I-10 & SH 99
 U of H Katy - Victoria Campus: 10,000 student enrollment
 Katy Mills Mall: Over 1.3M-SF of retail space with 175 high fashion line stores
 Entertainment: Typhoon Texas Waterpark, Main Event, Cinemark, and more



19%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2023



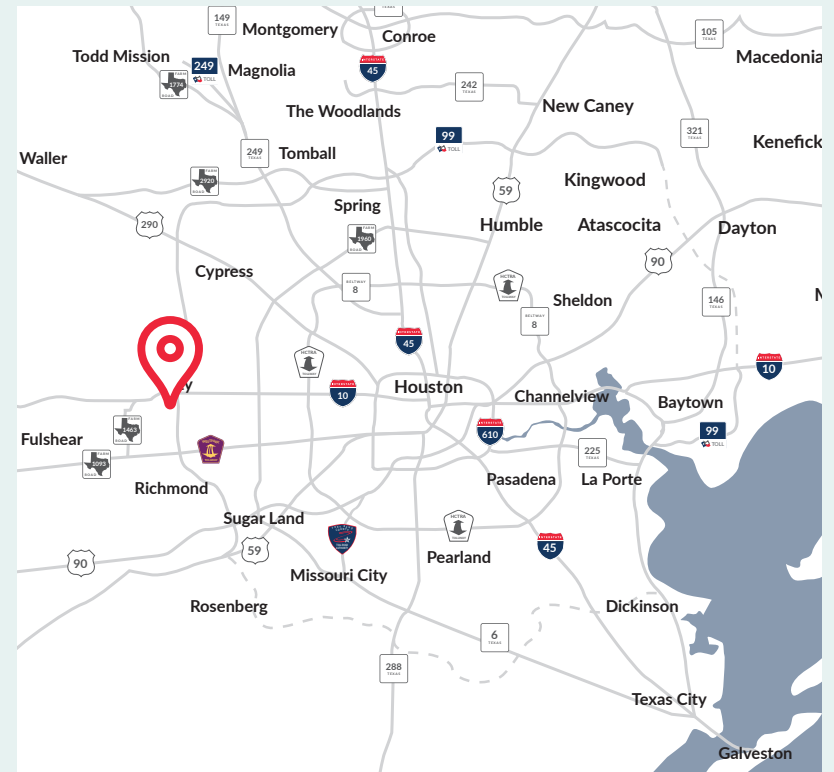
\$141K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



331K
CURRENT
POPULATION
WITHIN 5 MILES

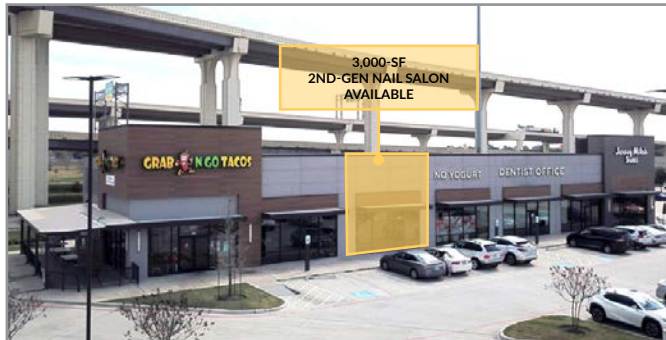
2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

MAJOR AREA TENANTS





VIEW 1



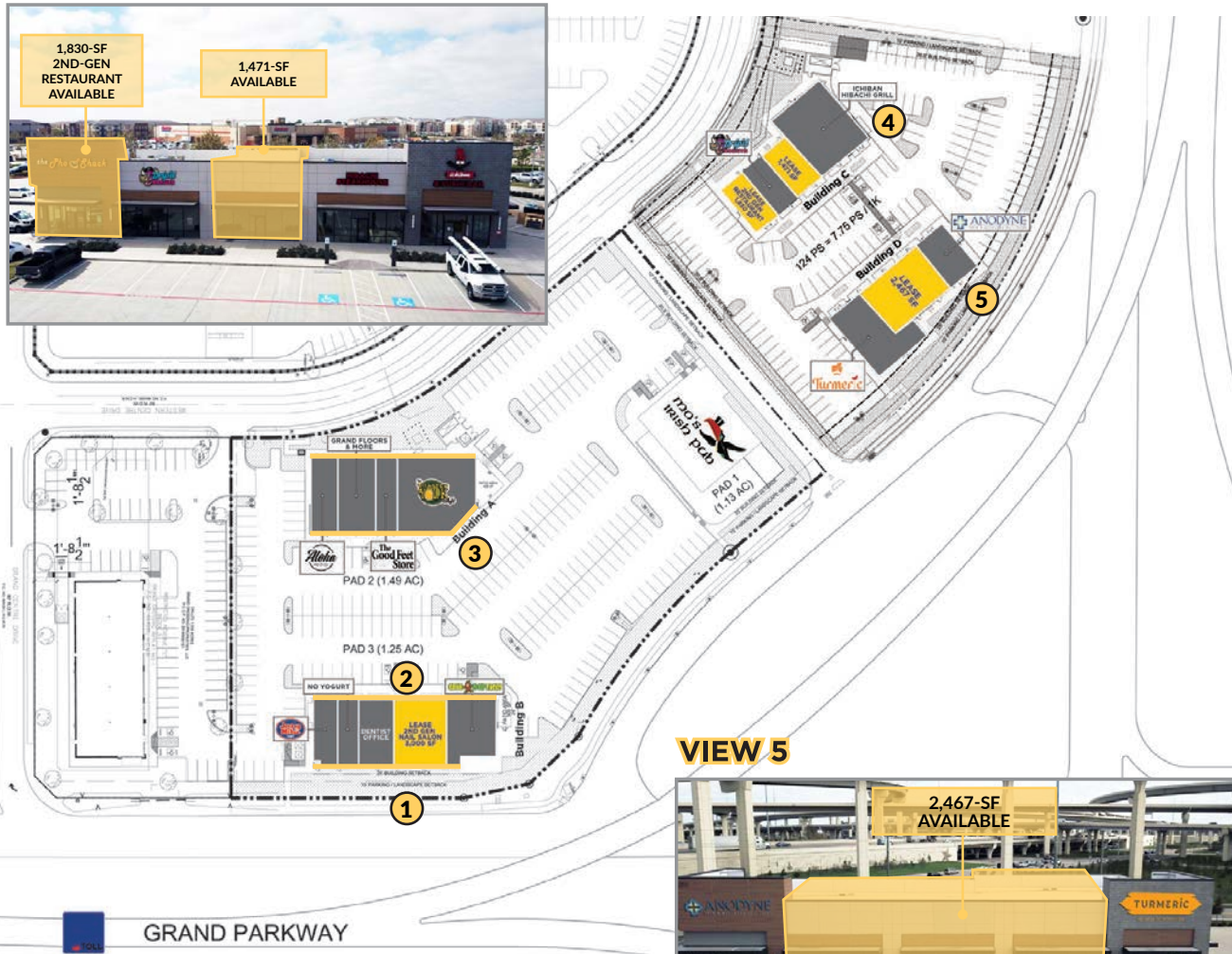
VIEW 4



VIEW 2



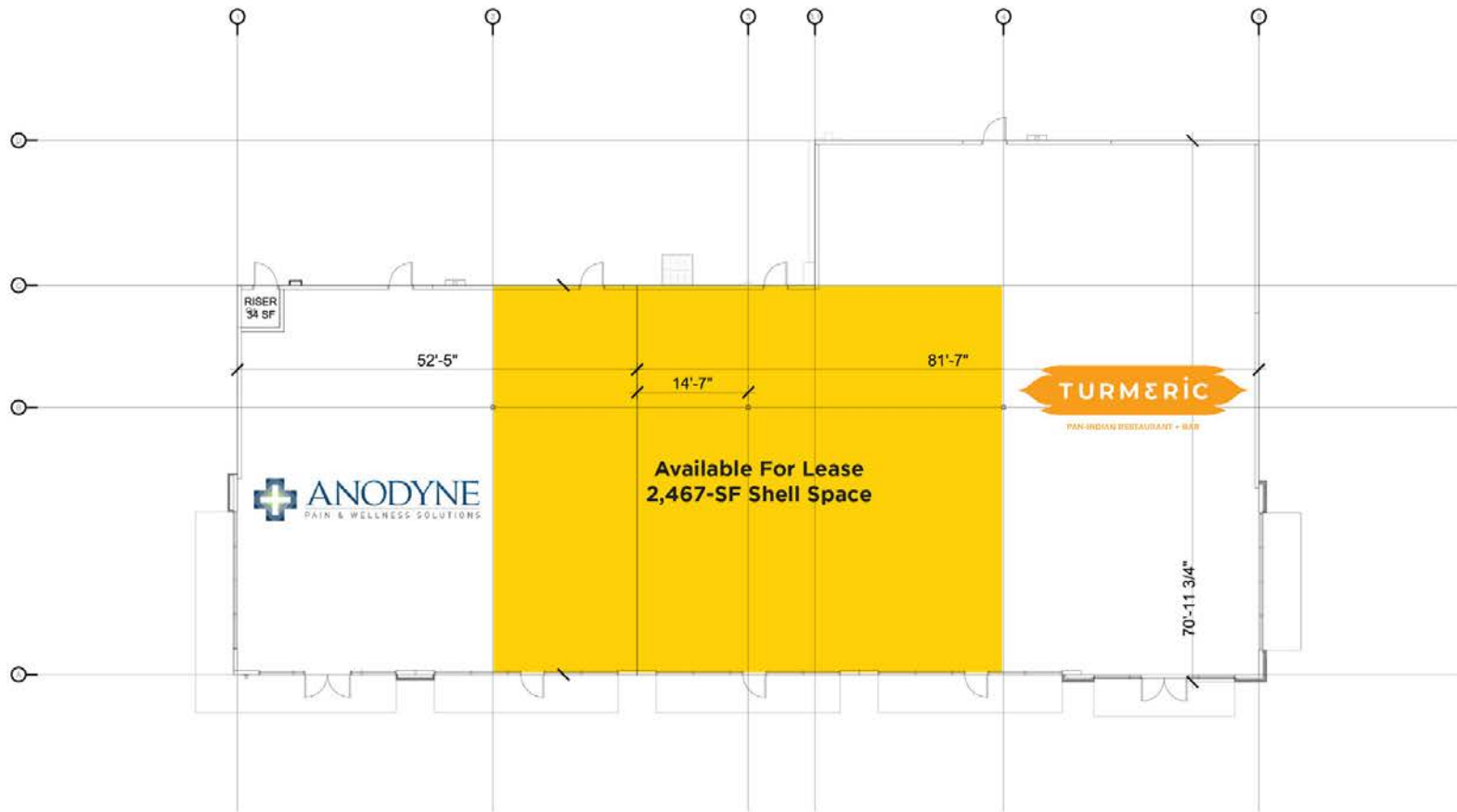
VIEW 3



VIEW 5



PHASE II: Building D



09.23 | 01.20

Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	20,201	43,790	107,821
Current Population	56,713	127,610	331,170
2020 Census Population	54,562	115,856	279,188
Population Growth 2020 to 2023	3.94%	10.14%	18.62%
2023 Median Age	35.4	35.1	35.3

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	50.00%	49.14%	46.96%
Black or African American	13.38%	13.15%	13.22%
Asian or Pacific Islander	6.78%	7.87%	12.32%
Other Races	29.08%	29.02%	26.73%
Hispanic	35.63%	36.72%	34.08%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$111,977	\$119,951	\$141,332
Median Household Income	\$89,900	\$97,081	\$114,043
Per Capita Income	\$39,725	\$40,707	\$45,770

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	22.27%	21.09%	17.90%
2 Person Households	28.68%	26.93%	25.12%
3+ Person Households	49.05%	51.98%	56.99%
Owner-Occupied Housing Units	53.47%	56.34%	60.83%
Renter-Occupied Housing Units	46.53%	43.66%	39.17%

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

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
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Sales Agent/Associate's Name	License No.	Email	Phone
Kevin Sims	515478	ksims@newquest.com	281.477.4366
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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