

±104 Acres For Sale

Cane Island Parkway, Katy, TX 77494



Accelerating success.

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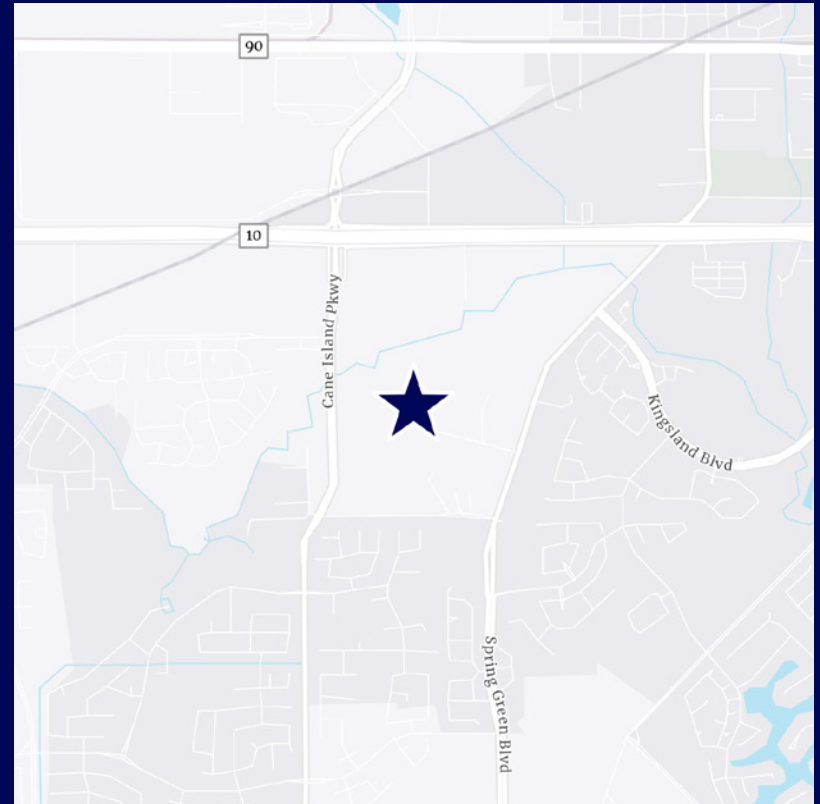
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Site Information

Size	±104 Acres
Street Address	Cane Island Parkway
City, State, Zip	Katy, TX 77494
County	Fort Bend
APN	0369-00-008-0000-914 0412-11-000-1000-914 0412-11-002-0000-914 0412-11-000-0000-914 0383-00-002-0000-914
Zoning	None, outside city limits
Utilities	Potential neighboring MUD
Improvements	Raw Land
Longitude, Latitude	29.769679, -95.846763
Schools	Katy Independent School District
Potential Uses	Multifamily, retail, medical and residential
Subdivision	Owner will subdivide

2024 Tax Rates

D01 - Fort Bend Drainage	\$0.012400
G01 - Fort Bend County General	\$0.412000
S07 - Katy ISD	\$1.117100
R41 - Fort Bend ESD 2	\$0.092775
TOTAL (\$ per \$100 Value)	\$1.685775



Colliers is pleased to offer to qualified developers and end users the rare opportunity to acquire up to 104 acres of land near the intersection of Cane Island Parkway and I-10 in the Katy, TX area. This tract represents one of the last large parcels remaining in the Katy submarket. The site is strategically located in Fort Bend County and OUTSIDE of Katy city limits. The site is ideal for the mixed-use development of SFR, traditional single-family, multifamily, retail, medical, and office. Located in highly desirable Katy ISD, the site boasts great access to Cane Island Parkway, I-10, FM 1463, Hoyt Ln, & Kingsland Blvd. Many users in the immediate area include Home Depot, Kroger, Bucee's, and Katy Mills Mall.

Price: \$10psf

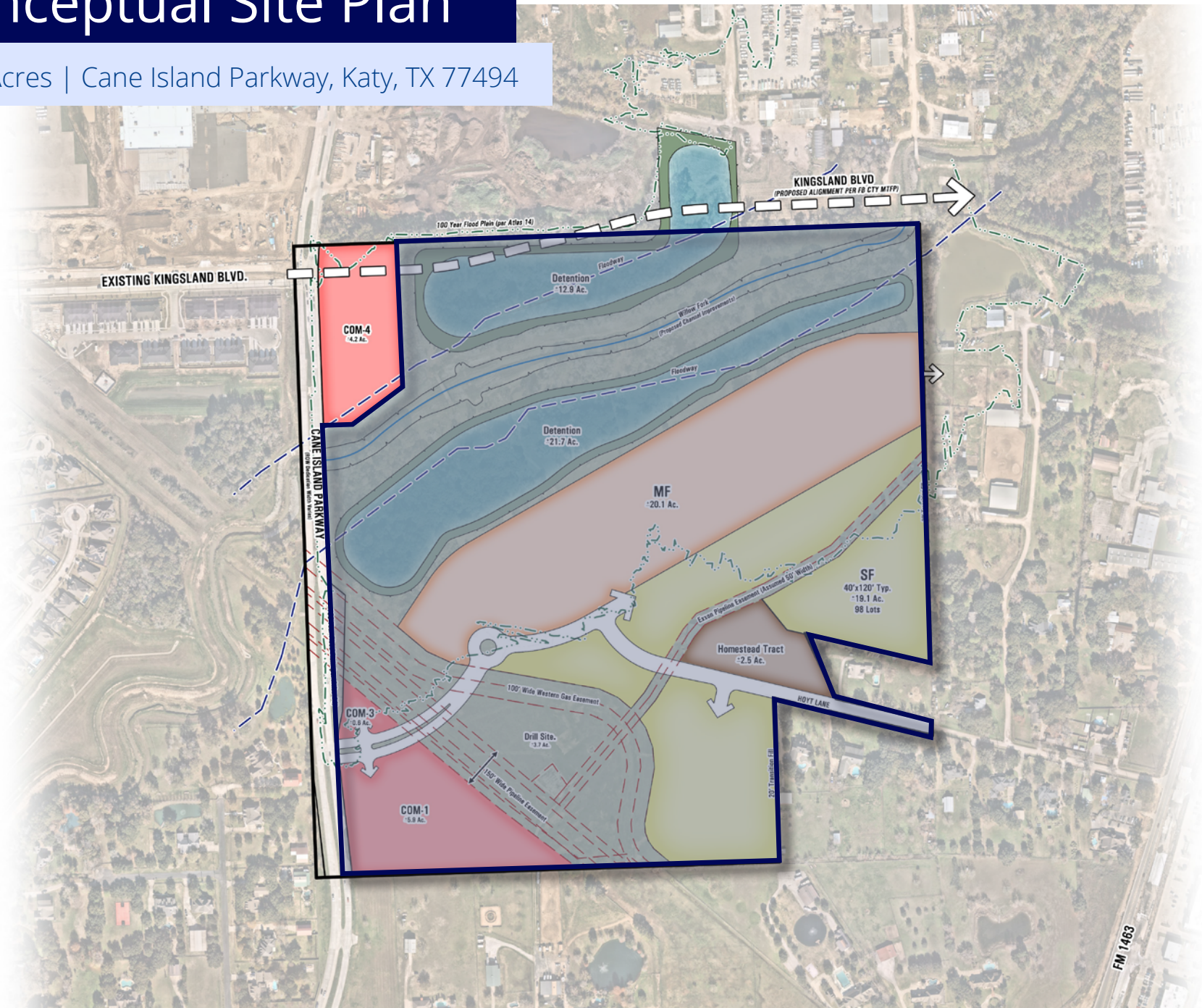
Area Development Map

±104 Acres | Cane Island Parkway, Katy, TX 77494



Conceptual Site Plan

±104 Acres | Cane Island Parkway, Katy, TX 77494



Site Aerial

±104 Acres | Cane Island Parkway, Katy, TX 77494



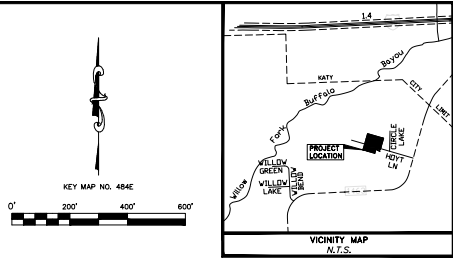
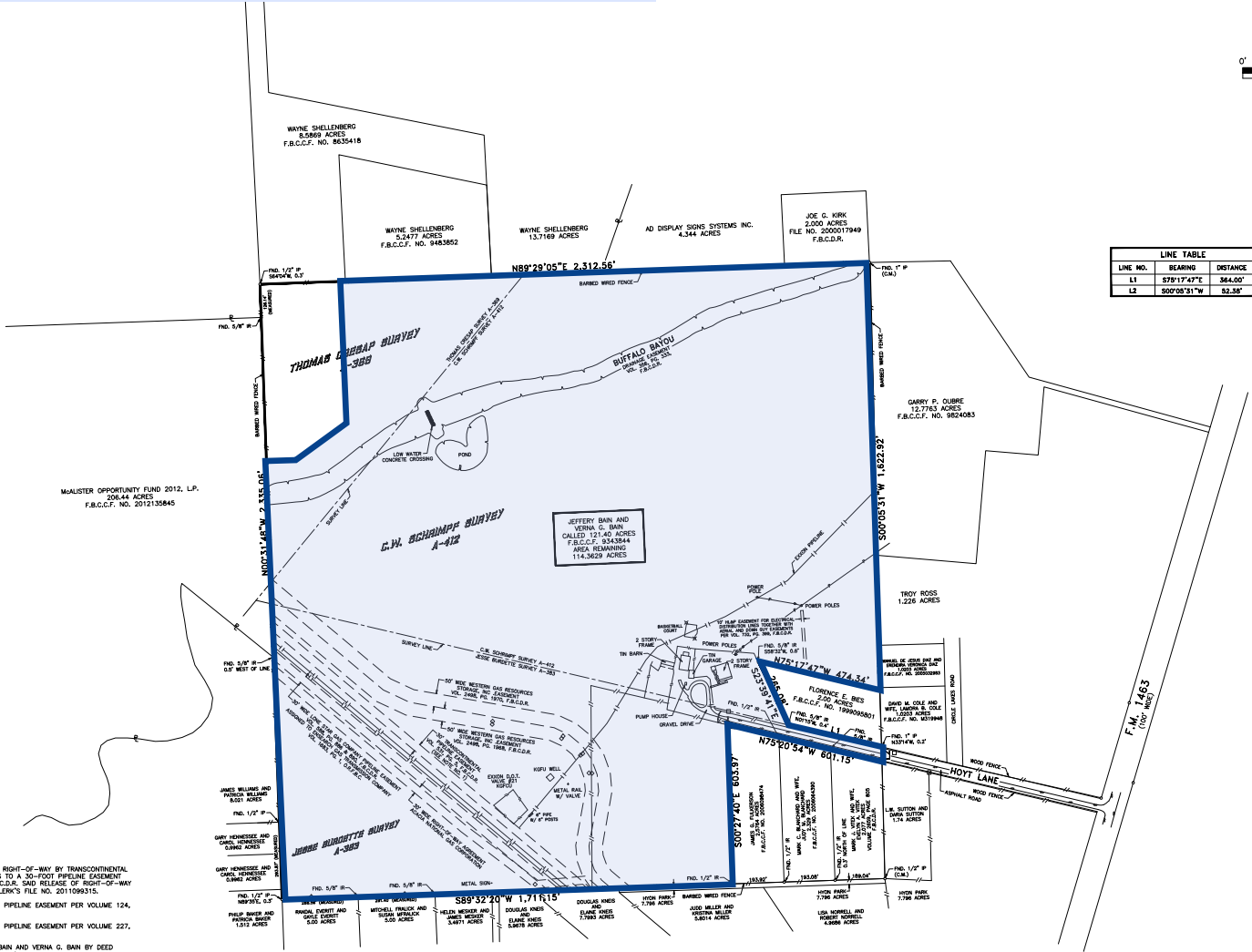
Site Aerial

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Survey

±104 Acres | Cane Island Parkway, Katy, TX 77494



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S78°17'47"E	364.00'
L2	S00°05'31"W	52.38'

SURVEYOR'S CERTIFICATION:
I, RAYMOND A. RAHAMAN HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AS A RESULT OF AN ACTUAL SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 20, 2013.

RAYMOND A. RAHAMAN, R.P.L.S. NO. 4354

- NOTES**
- PROPERTY IS SUBJECT TO A RELEASE OF RIGHT-OF-WAY BY TRANSCONTINENTAL GAS PIPELINE COMPANY, LLC AS REGARDS TO A 30-FOOT PIPELINE EASEMENT RECORDED IN VOLUME 531, PAGE 5, F.B.C.C.F. SAID RELEASE OF RIGHT-OF-WAY RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2011099315.
 - PROPERTY IS SUBJECT TO AN UNLOCATED PIPELINE EASEMENT PER VOLUME 124, PAGE 561, F.B.C.C.F.
 - PROPERTY IS SUBJECT TO AN UNLOCATED PIPELINE EASEMENT PER VOLUME 227, PAGE 333, F.B.C.C.F.
 - PROPERTY APPEARS VESTED IN JEFFREY BARN AND VERA G. BARN BY DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 9343844.
 - BOUNDARY LINES SHOWN ON SUBJECT TRACT HAVE GENERALLY FOLLOWED OLD ESTABLISHED FENCE LINES WHICH HAVE FORMED THE OCCUPATION LINES ON THE EAST, NORTH AND WEST BOUNDARIES.
 - THIS PROPERTY IS LOCATED IN ZONE "4E" ACCORDING TO THE FEDERAL EMERGENCY AGENCY MAP, COMMUNITY PANEL NO. 4815700150, REVISED ON JANUARY 3, 1997.
 - MONUMENTS USED FOR BOUNDARY CONTROLS ARE SHOWN AS (C.M.).

27211 HOYT LANE
KATY, TEXAS 77494

SURVEY OF 114.3629 ACRES BEING THE RESIDUE OF A CALLED 121.40 ACRE TRACT OUT OF A 123.4 ACRE TRACT IN BLOCK 5 OF THE C.D. HOYT 486.88 ACRES TRACT SITUATED IN THE JESSE BURDETTE SURVEY, A-383, THE C.W. SCHRIAMP SURVEY, A-412, AND THE THOMAS CRABAP SURVEY, A-369 IN FORT BEND COUNTY, TEXAS.

JOB NO: 2013-306-01	SHEET: 1 OF 1	DATE: 10-17-13
DRAWN BY: LA	SCALE: 1"=200'	CHECKED BY: R.A.R.

WGCC
WESTERN GROUP CONSULTANTS
11111 Katy Freeway, Suite 800
Houston, Texas 77059
Phone: 713/465-6655

Demographics

Cane Island Parkway, Katy, TX 77494

	1 mile radius	3 mile radius	5 mile radius
Current Year Summary			
Total Population	6,918	78,630	210,990
Total Households	1,907	24,006	66,412
Total Family Households	1,657	20,535	54,854
Average Household Size	3.61	3.26	3.17
Median Age	36.1	35.8	35.9
Population Age 25+	4,136	47,456	129,752
2010-2020 Total Population: Annual Growth Rate (CAGR)	11.35%	12.77%	8.10%
2020-2023 Total Population: Annual Growth Rate (CAGR)	3.03%	6.90%	4.92%
Race and Ethnicity			
2024 White Alone	51.3%	50.1%	46.1%
2024 Black Alone	10.5%	10.0%	9.8%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2024 Asian Alone	16.9%	17.0%	17.4%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	5.4%	6.5%	8.3%
2024 Two or More Races	15.4%	15.9%	17.9%
2024 Hispanic Origin (Any Race)	21.2%	23.1%	27.4%
	1 mile radius	3 mile radius	5 mile radius
Mortgage Income			
2024 Percent of Income for Mortgage	18.1%	18.8%	19.5%
Median Household Income			
2024 Median Household Income	\$182,440	\$154,311	\$137,478
2029 Median Household Income	\$196,102	\$162,579	\$152,887
2023-2028 Annual Change (CAGR)	1.45%	1.05%	2.15%
Average Household Income			
2024 Average Household Income	\$214,095	\$183,072	\$169,902
2029 Average Household Income	\$239,122	\$200,609	\$187,299
2023-2028 Annual Change (CAGR)	2.24%	1.85%	1.97%
Per Capita Income			
2024 Per Capita Income	\$64,949	\$56,428	\$53,766
2029 Per Capita Income	\$72,976	\$62,475	\$60,116
2023-2028 Annual Change (CAGR)	2.36%	2.06%	2.26%



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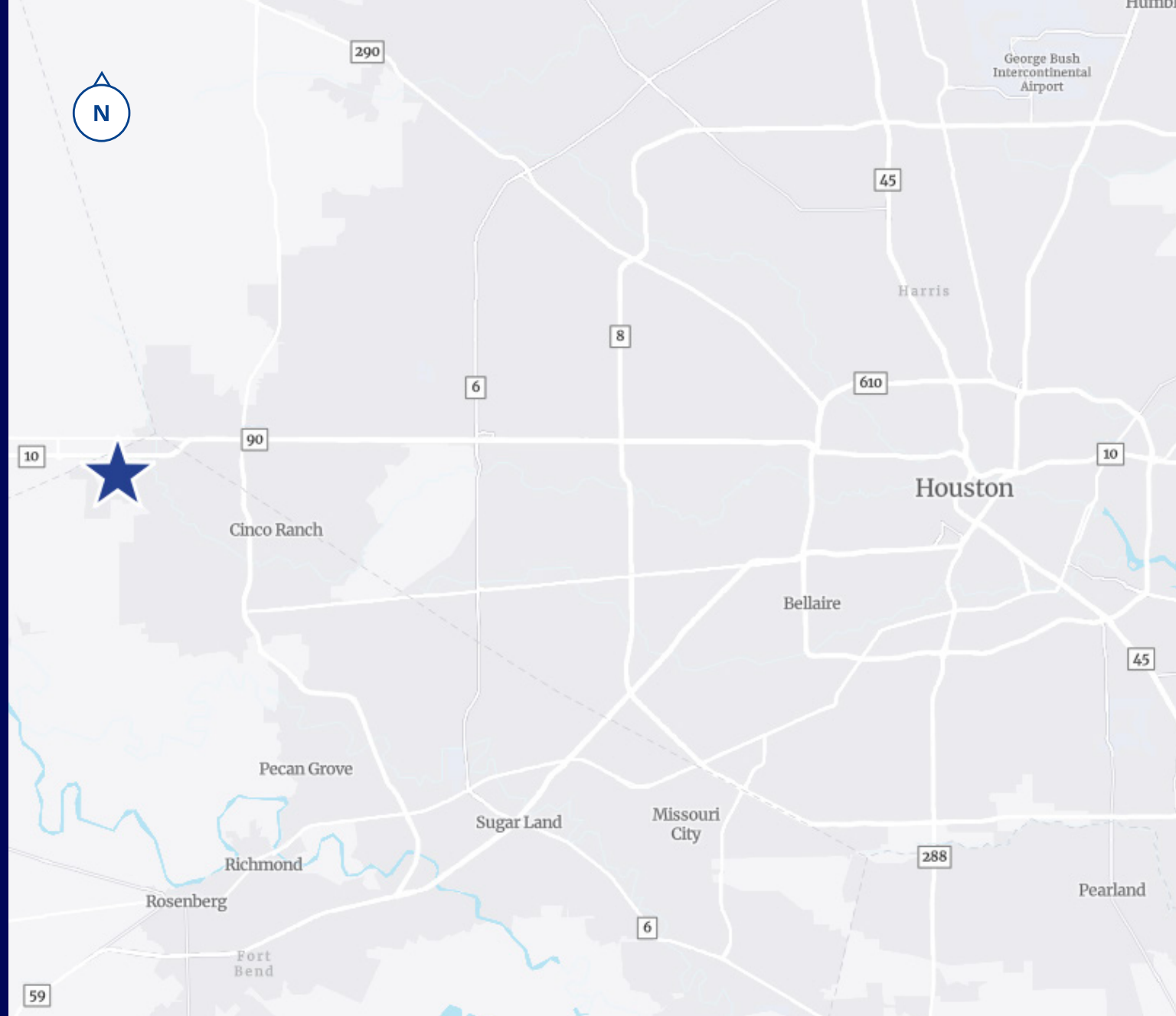
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

James Kadlick	502508	james.kadlick@colliers.com	+1 713 835 0072
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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