

EXCLUSIVE OFFERING

KATY, TEXAS

+/- 22.85 ACRES | KATY MAIN STREET



M_CALISTER

Real Estate

3200 SOUTHWEST FREEWAY, SUITE 3000 | HOUSTON, TEXAS 77027 | MCA-RE.COM

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OVERVIEW:

McAlister Real Estate has been retained on an exclusive basis to offer qualified prospects an opportunity to acquire +/- 22.85 acres on Katy Main Street in Katy, Texas.

INVESTMENT SUMMARY:

SIZE

+/- 22.85 Acres

PRICE

Contact Broker

MARKET

Katy, Texas

LOCATION

Located at the southwest corner of Interstate 10 and Pin Oak Rd, along Main Street and Nelson Way

ACCESS

Katy Main Street
Nelson Way

UTILITIES

To the site and provided by City of Katy

No detention needed

USE

Commercial

McALISTER

Real Estate

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KATY, TEXAS

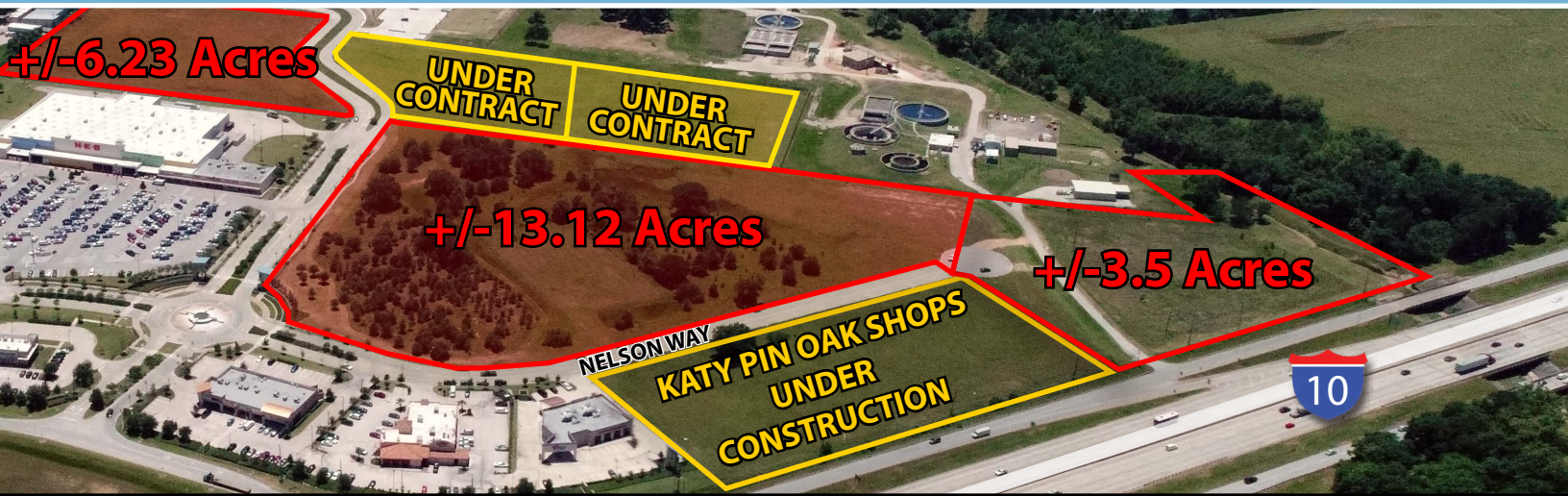


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City of Katy Demographics

Katy City, TX
Katy City, TX (4838476)
Geography: Place

Katy City, TX
Katy City, TX (4838476)
Geography: Place

Summary					Summary				
	Census 2010	2017	2022		Census 2010	2017	2022		
Population	14,102	16,043	18,119	Population	14,102	16,043	18,119		
Households	4,752	5,379	6,063	Households	4,752	5,379	6,063		
Families	3,720	4,446	5,021	Families	3,720	4,446	5,021		
Average Household Size	2.92	2.97	2.98	Average Household Size	2.92	2.97	2.98		
Owner Occupied Housing Units	3,465	4,163	4,718	Owner Occupied Housing Units	3,465	4,163	4,718		
Renter Occupied Housing Units	1,287	1,215	1,345	Renter Occupied Housing Units	1,287	1,215	1,345		
Median Age	36.3	35.4	35.4	Median Age	36.3	35.4	35.4		
Trends: 2017 - 2022 Annual Rate	Area	State	National	Trends: 2017 - 2022 Annual Rate	Area	State	National		
Population	2.46%	1.67%	0.83%	Population	2.46%	1.67%	0.83%		
Households	2.42%	1.63%	0.79%	Households	2.42%	1.63%	0.79%		
Families	2.46%	1.58%	0.71%	Families	2.46%	1.58%	0.71%		
Owner HHs	2.53%	1.58%	0.72%	Owner HHs	2.53%	1.58%	0.72%		
Median Household Income	2.12%	2.23%	2.12%	Median Household Income	2.12%	2.23%	2.12%		
Households by Income				Households by Income					
	2017		2022			2017		2022	
	Number	Percent	Number	Percent		Number	Percent	Number	Percent
<\$15,000	212	3.9%	229	3.8%	<\$15,000	212	3.9%	229	3.8%
\$15,000 - \$24,999	308	5.7%	294	4.8%	\$15,000 - \$24,999	308	5.7%	294	4.8%
\$25,000 - \$34,999	276	5.1%	252	4.2%	\$25,000 - \$34,999	276	5.1%	252	4.2%
\$35,000 - \$49,999	413	7.7%	381	6.3%	\$35,000 - \$49,999	413	7.7%	381	6.3%
\$50,000 - \$74,999	1,042	19.4%	1,029	17.0%	\$50,000 - \$74,999	1,042	19.4%	1,029	17.0%
\$75,000 - \$99,999	997	18.5%	1,075	17.7%	\$75,000 - \$99,999	997	18.5%	1,075	17.7%
\$100,000 - \$149,999	951	17.7%	1,154	19.0%	\$100,000 - \$149,999	951	17.7%	1,154	19.0%
\$150,000 - \$199,999	498	9.3%	654	10.8%	\$150,000 - \$199,999	498	9.3%	654	10.8%
\$200,000+	682	12.7%	995	16.4%	\$200,000+	682	12.7%	995	16.4%
Median Household Income	\$83,990		\$93,291		Median Household Income	\$83,990		\$93,291	
Average Household Income	\$112,061		\$131,374		Average Household Income	\$112,061		\$131,374	
Per Capita Income	\$35,250		\$40,851		Per Capita Income	\$35,250		\$40,851	
Population by Age				Population by Age					
	Census 2010	2017	2022		Census 2010	2017	2022		
	Number	Percent	Number	Percent		Number	Percent	Number	Percent
0 - 4	989	7.0%	1,145	7.2%	0 - 4	989	7.0%	1,145	7.2%
5 - 9	970	6.9%	1,255	7.8%	5 - 9	970	6.9%	1,255	7.8%
10 - 14	1,141	8.1%	1,280	8.3%	10 - 14	1,141	8.1%	1,280	8.3%
15 - 19	1,234	8.8%	1,145	7.2%	15 - 19	1,234	8.8%	1,145	7.2%
20 - 24	818	5.8%	959	6.0%	20 - 24	818	5.8%	959	6.0%
25 - 34	1,673	11.9%	2,150	13.4%	25 - 34	1,673	11.9%	2,150	13.4%
35 - 44	1,910	13.5%	2,208	13.8%	35 - 44	1,910	13.5%	2,208	13.8%
45 - 54	2,253	16.0%	2,287	14.3%	45 - 54	2,253	16.0%	2,287	14.3%
55 - 64	1,533	10.9%	1,904	11.9%	55 - 64	1,533	10.9%	1,904	11.9%
65 - 74	845	6.0%	1,083	6.7%	65 - 74	845	6.0%	1,083	6.7%
75 - 84	490	3.5%	471	2.9%	75 - 84	490	3.5%	471	2.9%
85+	246	1.7%	159	1.0%	85+	246	1.7%	159	1.0%
Race and Ethnicity				Race and Ethnicity					
	Census 2010	2017	2022		Census 2010	2017	2022		
	Number	Percent	Number	Percent		Number	Percent	Number	Percent
White Alone	11,294	80.1%	12,020	74.9%	White Alone	11,294	80.1%	12,020	74.9%
Black Alone	742	5.3%	861	5.4%	Black Alone	742	5.3%	861	5.4%
American Indian Alone	86	0.6%	96	0.6%	American Indian Alone	86	0.6%	110	0.6%
Asian Alone	218	1.5%	860	7.3%	Asian Alone	218	1.5%	1,328	7.3%
Pacific Islander Alone	0	0.0%	3	0.0%	Pacific Islander Alone	0	0.0%	4	0.0%
Some Other Race Alone	1,345	9.5%	1,648	10.3%	Some Other Race Alone	1,345	9.5%	1,648	10.6%
Two or More Races	417	3.0%	556	3.5%	Two or More Races	417	3.0%	556	3.9%
Hispanic Origin (Any Race)	4,092	29.0%	5,109	31.8%	Hispanic Origin (Any Race)	4,092	29.0%	5,109	34.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Name	Size	NAICS	Product & Service
Katy ISD	9,185	61111	Education / Public Schools
Shell Exploration and Production	6,500	21211	HQ, Oil and Gas
WoodGroup Subsidiaries	5,000	54133	HQ, Engineering, Oil and Gas
BP North America	5,100	21211	HQ, Oil and Gas
Katy Mills - Simon Group	3,500	44211	Retail, Stores and Offices
Academy Sports + Outdoor	2,800	42391	HQ. Distribution Center
Houston Methodist West	2,000	62211	Hospital
LaCenterra - Cinco Ranch	1,700	44211	Retail Stores & Offices
Igloo	1,550	32614	HQ, Distribution and Manufacturing
ConocoPhillips	1,400	21211	HQ, Oil and Gas
HEB	1,325	45211	Retail, Grocery Stores
Walmart / Sam's	1,240	45211	Retail Stores
Memorial Hermann Katy Hospital	1,100	62111	Hospital
Kroger	972	45211	Retail, Grocery Stores
Schlumberger - Katy Technology Center	840	35301	HQ, Manufacturing of Oil & Gas Equipment
GEICO	803	54421	Claims and Adjustment Center - Insurance
Texas Children's Hospital West Campus	751	62111	Hospital
Worley Parsons Group	750	54133	Engineering, Oil and Gas
Expro Americas	450	21311	HQ, Oil and Gas Field Services
Sewell	450	4411	Auto Sales
Gulf States Engineering	400	21311	Engineering, Oil and Gas
Gulf Island Fabrication	565	213112	HQ, Support Activities for Oil and Gas
Aecom	375	5413	HQ, Engineering Oil and Gas
DNV-GL	350	54138	HQ, Risk Management, Software and Testing
Salata	400+	722511	HQ, Full-Service Restaurant Management
Diamond Offshore	300	213112	Oil and Gas
Sercel, Inc.	275	33451	Manufacturing, Instrumentation for Electricity
City of Katy	226	999300	Local Government
Knight Transportation	210	484121	General Freight Trucking

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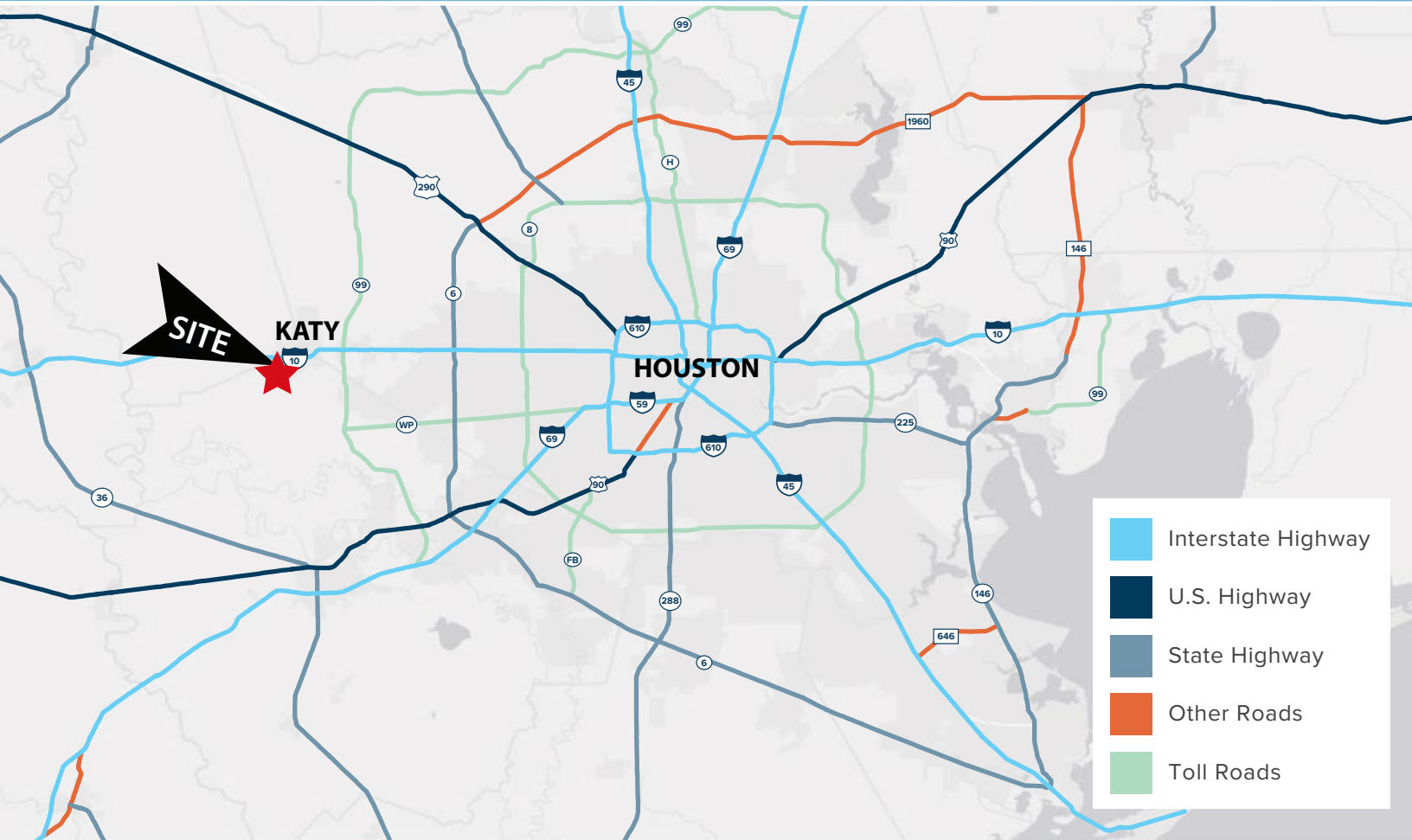
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CONTACT INFORMATION

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date