



Ventana Lakes
968 Homes

Williamsburg
Hamlet
529 Homes

**±12.61 ACRES
AVAILABLE**

Williamsburg Colony
975 Homes

Williamsburg
Settlement
762 Homes

University of Houston
Katy Campus
10,000 Students

FUTURE FACILITY
Methodist



12.61 ACRES – KATY, TX
 NEC OF GRAND PARKWAY AND PARTNERSHIP WAY | KATY, TEXAS
 ±12.61 ACRES AVAILABLE FOR MIXED USE
 DAVE RAMSEY | 281.477.4300

±12.61 ACRES AVAILABLE FOR SALE IN KATY, TEXAS

▶ **DAVE RAMSEY**

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Mixed-use Katy Development tract

- 12.61 acres within high profile mixed use development at Grand Parkway 99 and I-10 in Katy
- Adjacent to Hmart anchored retail center, 19-screen Cinemark, multiple restaurants, and Houston Metro park-and-ride garage
- New University of Houston 46 acre campus currently under construction
- Next to Trademark's development of an 82-acre mixed-use town center consisting of retail, restaurant, residential, hotel and office space.
- Utilities and off site detention provided

Accessibility

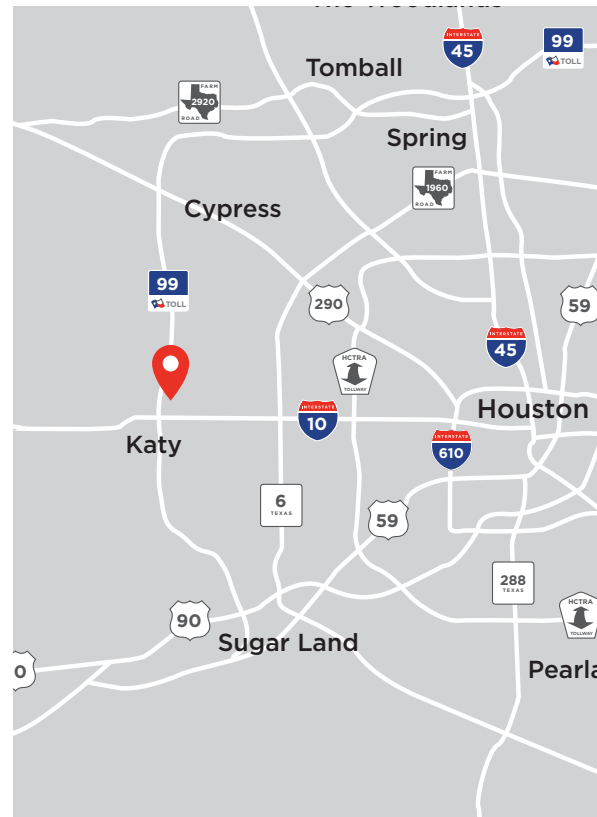
- Convenient location off Grand Parkway and I-10
- Highly accessible to Katy, the Energy Corridor, Cypress, Sugar Land and Memorial City/City Centre
- Metro Park and Ride provides public transit access to the Houston Metro at large

Exponential Growth in the Katy Area

- 49% population growth from 2010-2017 in a two mile radius
- Fort Bend county was fastest growing county in the U.S. from 2013-2016
- Surrounded by the highest residential market growth in the country

Major Local Businesses

- Academy Sports & Outdoors HQ, Memorial Hermann Hospital (1,000 employees),
- Pathfinder Energy, At Home Headquarters, Mustang Engineering, Dyna-Drill, Geico
- Campus (610 employees)



PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±12.61 acres
- ▶ **PRICE:**
Contact broker for pricing
- ▶ **SCHOOL DISTRICT:**
Katy ISD
- ▶ **FRONTAGE:**
Approx. 835 ft. on Grand Parkway
Approx. 533 ft. on Partnership Way
- ▶ **ENGINEERING:**
Off-site detention provided
- ▶ **UTILITIES:**
Harris County MUD 63
- ▶ **TRAFFIC COUNTS:**
Approx. 131,185 VPD on Grand Parkway



AERIALS + ACREAGE

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 12/2020

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	2,685	41,542	93,108
Current Population	8,396	124,318	288,771
2010 Census Average Persons per Household	3.13	2.99	3.10
2010 Census Population	7,496	75,193	191,079
Population Growth 2010 to 2020	12.01%	65.94%	51.40%

CENSUS HOUSEHOLDS

1 Person Household	13.22%	18.09%	15.05%
2 Person Households	30.10%	28.04%	27.39%
3+ Person Households	56.69%	53.87%	57.55%
Owner-Occupied Housing Units	85.25%	70.58%	76.43%
Renter-Occupied Housing Units	14.75%	29.42%	23.57%

RACE AND ETHNICITY

2020 Estimated White	72.14%	67.26%	64.86%
2020 Estimated Black or African American	10.21%	12.17%	12.04%
2020 Estimated Asian or Pacific Islander	3.88%	5.65%	9.57%
2020 Estimated Other Races	13.22%	14.28%	12.94%
2020 Estimated Hispanic	32.73%	35.08%	32.88%

INCOME

2020 Estimated Average Household Income	\$125,003	\$95,182	\$113,254
2020 Estimated Median Household Income	\$86,364	\$84,376	\$99,139
2020 Estimated Per Capita Income	\$42,109	\$33,381	\$37,908

EDUCATION (AGE 25+)

2020 Estimated High School Graduate	21.36%	22.86%	19.58%
2020 Estimated Bachelors Degree	24.59%	23.81%	26.93%
2020 Estimated Graduate Degree	12.47%	11.27%	14.06%

AGE

2020 Median Age	36.6	34.2	34.4
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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.

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
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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