



**±1,458 SQ. FT
AVAILABLE**



Coming Soon



2811 W. GRAND PARKWAY

2811 W. GRAND PARKWAY | KATY, TEXAS | 77449

±1,458 SF SPACE AVAILABLE FOR LEASE

JOSH FRIEDLANDER | RANDY NERREN | 281.477.4300

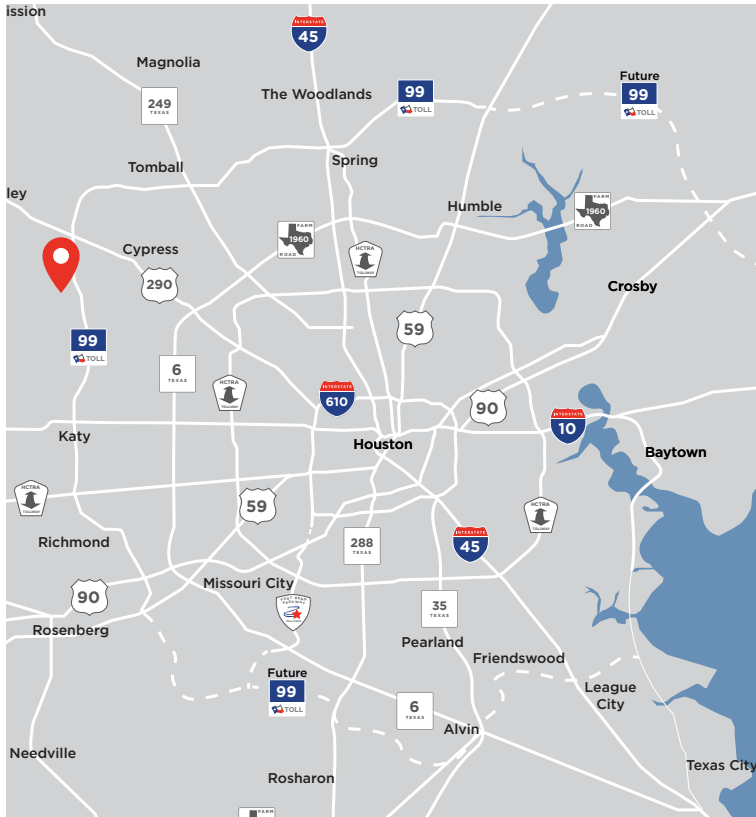
PROPERTY INSIGHTS

±1,458 SF AVAILABLE FOR LEASE IN KATY, TEXAS

- Long term quality co-tenant mix
- Great visibility
- New construction
- Ample parking
- Great signage
- New Kroger & Walmart at the intersection

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PROPERTY HIGHLIGHTS

- ▶ APPROXIMATE SIZE:
±1,458 SF
- ▶ SCHOOL DISTRICT:
Katy ISD
- ▶ FRONTAGE:
Approx. 257 ft. on W Grand Parkway N
- ▶ TRAFFIC COUNTS:
Approx. 35,381 VPD on Grand Parkway



275,209
Current Population
Within a 5-Mile Radius



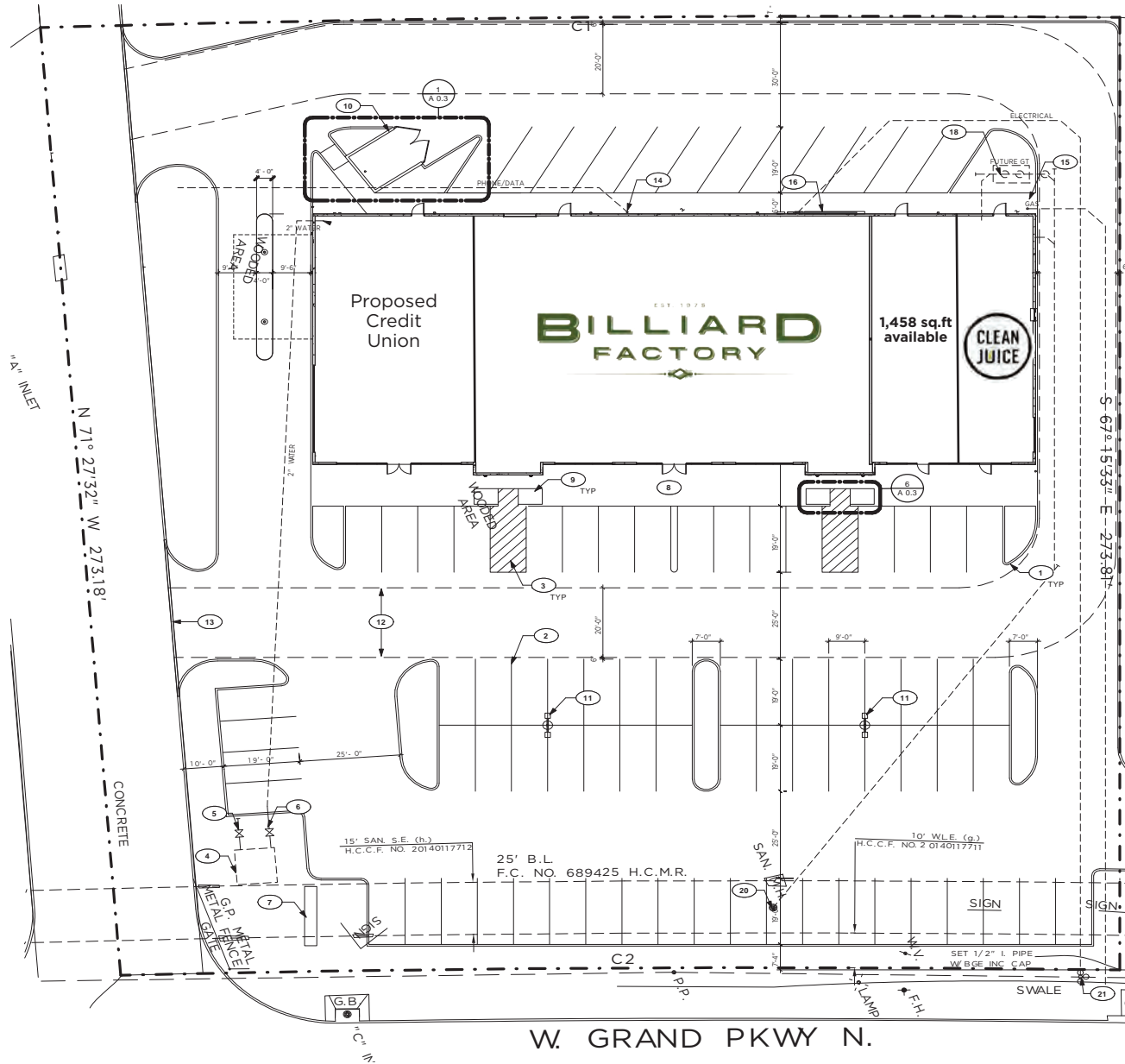
75.95%
Population Growth
Within a 3-Mile Radius
from 2010 to 2021



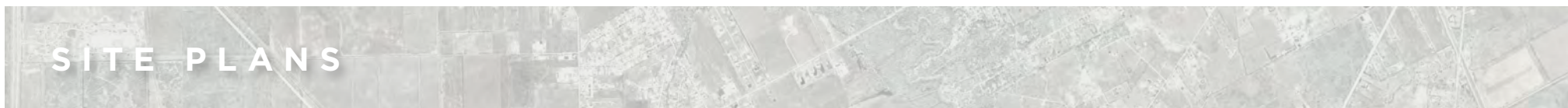
\$95,130
Average HHI Within
a 5-Mile Radius



AERIALS + ACREAGE



W. GRAND PKWY N.



SITE PLANS



RENDERINGS

DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 04/2021

POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	3,789	32,294	88,497
Current Population	12,262	100,878	275,209
2010 Census Average Persons per Household	3.24	3.12	3.11
2010 Census Population	6,111	57,557	179,272
Population Growth 2010 to 2021	100.67%	75.95%	53.77%

CENSUS HOUSEHOLDS

1 Person Household	12.14%	16.03%	15.51%
2 Person Households	26.42%	26.39%	26.97%
3+ Person Households	61.44%	57.58%	57.52%
Owner-Occupied Housing Units	84.60%	75.68%	75.74%
Renter-Occupied Housing Units	15.40%	24.32%	24.26%

RACE AND ETHNICITY

2021 Estimated White	72.13%	66.83%	65.09%
2021 Estimated Black or African American	9.83%	12.31%	12.70%
2021 Estimated Asian or Pacific Islander	3.43%	4.58%	7.11%
2021 Estimated Other Races	14.06%	15.66%	14.48%
2021 Estimated Hispanic	31.13%	36.92%	35.58%

INCOME

2021 Estimated Average Household Income	\$85,224	\$85,859	\$95,130
2021 Estimated Median Household Income	\$91,846	\$82,741	\$87,301
2021 Estimated Per Capita Income	\$26,525	\$28,554	\$31,964

EDUCATION (AGE 25+)

2021 Estimated High School Graduate	25.22%	24.39%	21.90%
2021 Estimated Bachelors Degree	23.16%	21.96%	23.70%
2021 Estimated Graduate Degree	11.67%	10.47%	11.79%

AGE

2021 Median Age	34.3	34.0	34.1
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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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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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