

12 ACRE DEVELOPMENT

12,600 SF Retail Building

NEC of Freeman Rd & Porter Rd, Katy, TX 77493



Rendering

Joan Collum

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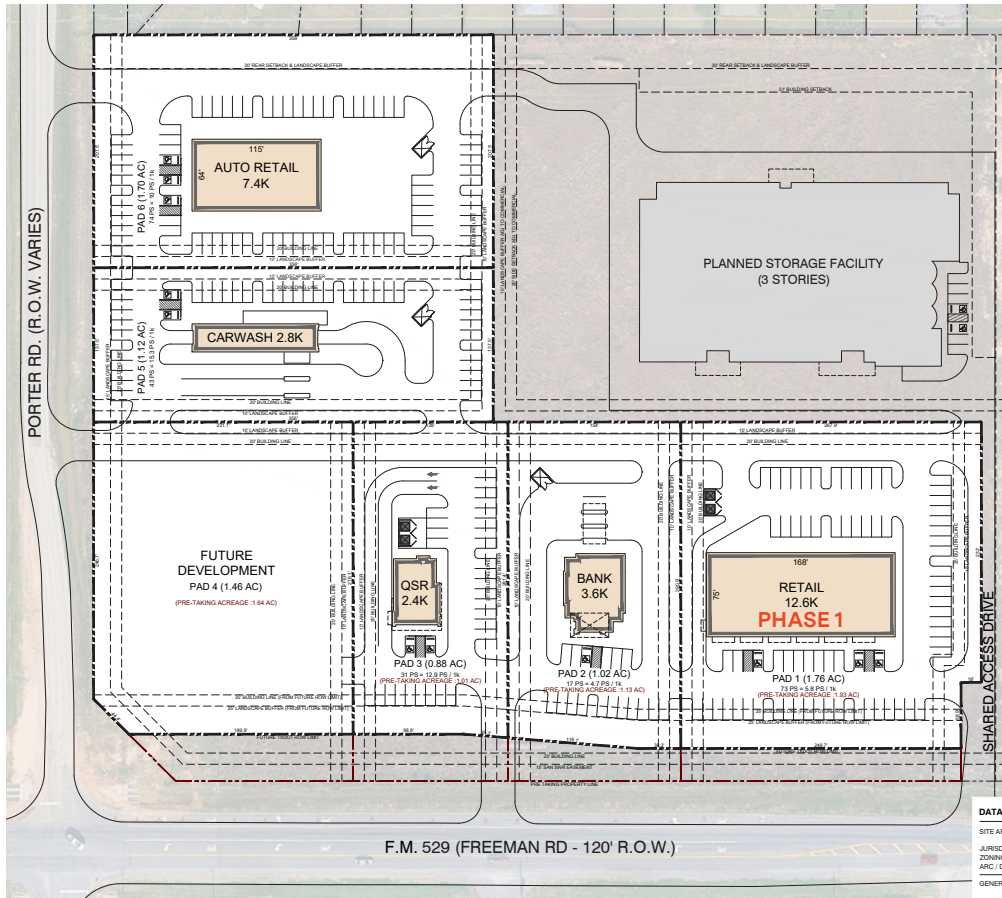
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The Property:

±8 acre retail development out of a 12 acre commercial tract for F+B, financial and daily needs tenants.

Strategic Location:

Located in the Heart of the Brookfield Elyson Master Planned Community, at NEC signalized intersection of 529 and Porter Road.

Accessibility:

This easily accessible site is situated less than 2 miles west of the Grand Parkway. At buildout, Elyson will be home to 6,000 families.

Frontage:

The property boasts approximately 750' of frontage along FM 529. Proposed 2 curb cuts on FM 529 and 3 curb cuts on Porter Road.

TXDOT:

Confirmed expansion of FM 529 (Freeman Rd) from two (2) lanes to four (4) lanes with signalized intersection 2027.

Increasing Population:

The subject property is located within a 5-mile radius of 147,453 residents, witnessing an annual growth of 7.1% since 2020. The population is estimated to climb to 188,067 residents by 2029.

Excellent Demographics:

Within a 1-mile radius, the average household income stands at a robust \$140,443 while within a 5 mile radius there are over 45,247 rooftops.

Timing: 12,600 SF retail building projected delivery Q2 2027

Small Shop Space:

Contact Broker

Pads:

Contact Broker

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Elyson is a master-planned community by Brookfield, featuring new homes in Katy, Texas from the \$300s to \$1M+. Elyson is located in highly ranked Katy ISD, one of the most sought-after districts in Texas — with onsite schools and a STEM-focused charter school right in the community.

ELYSON[®]
— BY —
NEWLAND[®]

6,000 homes at completion

.

750+ acres of open space
preserved for parks, trails,
lakes and waterways

.

Almost 30 miles of
planned trails

.

450+ acres of planned
commercial and mixed-use

The development is designed around a “live, work, play” concept with residential neighborhoods, trails, parks, retail, and community gathering spaces all integrated together.

This vast outdoor space is full of things to do. Including the aptly named “Great Lawn,” where you can catch a concert (or a Frisbee), 1.4 miles of meandering trails, playful playgrounds, a sports field and basketball court, and a dog park just for off-leash dogs.



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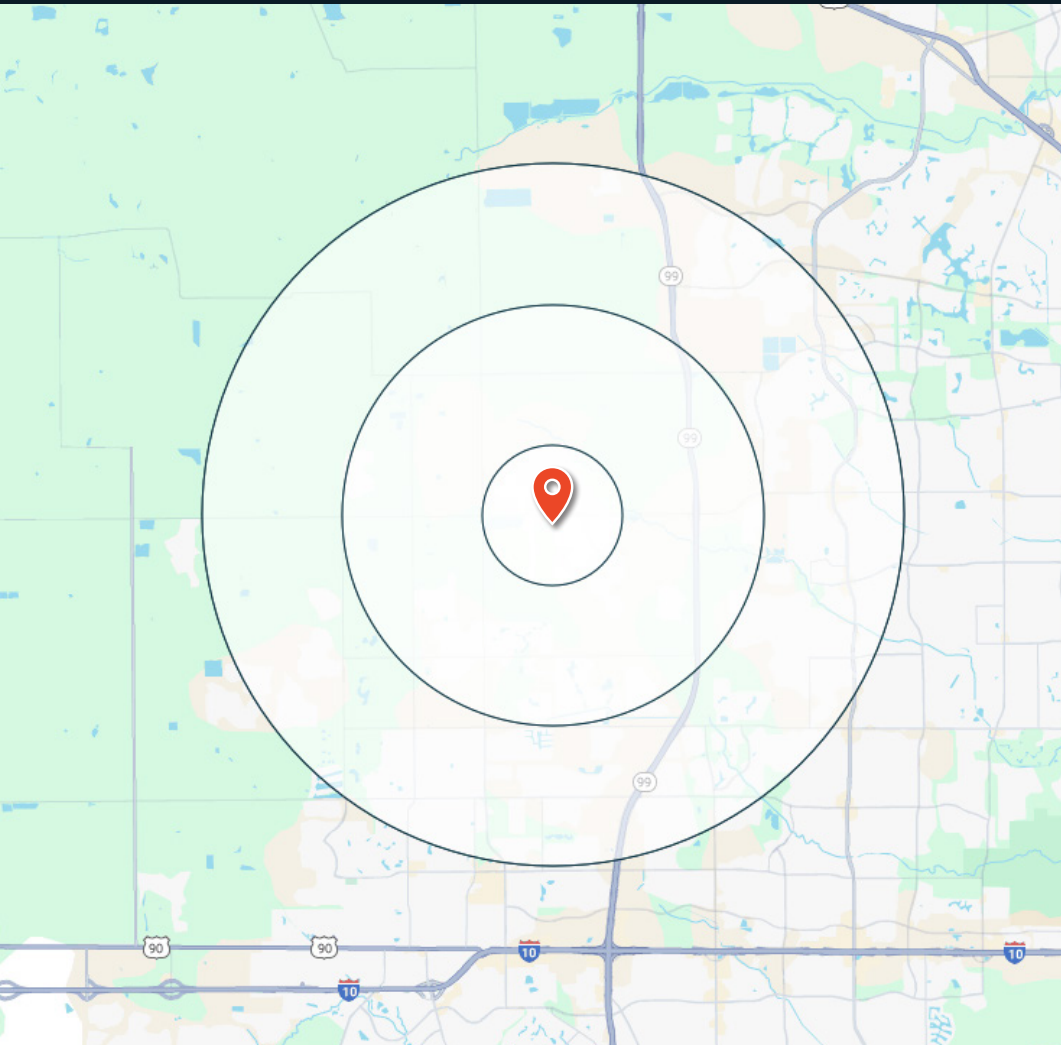
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Population

	1 MILES	3 MILES	5 MILES
2020 Population	3,398	16,104	119,357
2024 Population	5,341	26,230	138,620
2029 Population Projection	5,862	28,773	145,657
Annual Growth 2020-2024	14.3%	15.7%	4.0%
Annual Growth 2024-2029	2.0%	1.9%	1.0%

Households

2020 Households	1,021	4,802	35,172
2024 Households	1,588	7,747	40,631
2029 Household Projection	1,743	8,496	42,701
Annual Growth 2020-2024	16.5%	18.6%	5.9%
Annual Growth 2024-2029	2.0%	1.9%	1.0%

Annual Growth 2024-2029

Avg Household Income	\$123,843	\$117,890	\$109,510
Median Household Income	\$114,004	\$108,836	\$96,913

Daytime Employment

Total Employees	283	1,644	11,976
Total Businesses	46	279	1,854

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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