



 **morningstar**  
STORAGE

 **KOKAI**  
SUBS & LOAFERS

**chair king**  
BACKYARD STORE  
COMING SOON

 **Bass Pro Shops**

**LABOY**  
COMING SOON

LIVING SPACES

LIVING SPACES

**KATY VILLAGE PARKWAY**

**KATY FREEWAY | 113,454 VPD**

INTERSTATE  
**10**

FOR SALE OR GROUND LEASE | ±20,000 SF | KATY, TX 77494

# 444 KATY VILLAGE PARKWAY



# PROPERTY OVERVIEW



KATY FREEWAY | 113,454 VPD

KATY VILLAGE PARKWAY



20,000 SF OF LAND AVAILABLE **FOR SALE OR GROUND LEASE**



AT THE CORNER OF INTERSTATE 10/KATY FREEWAY (**113,454VPD**) AND KATY VILLAGE PARKWAY.



LOCATED IN THE DENSELY POPULATED SUBURB OF KATY, WITH A TOTAL POPULATION OF **274,402** WITHIN A 5-MILE RADIUS.



ADJACENT TO **KATY MILLS MALL**, A MAJOR RETAIL HUB SPANNING 1.3 MILLION SQUARE FEET THAT ATTRACTS COUNTLESS VISITORS ANNUALLY.



FOR MORE INFORMATION ON PRICING OR LEASING INQUIRIES, PLEASE CONTACT BROKERS.

Katy is renowned for excellent schools, master-planned communities, and diverse housing options, while offering residents a high quality of life with abundant amenities and recreational facilities. Strategically located along I-10 with easy access to downtown Houston, the area has experienced robust economic growth driven by the energy sector and significant retail development, anchored by Katy Mills Mall.

**KATY MILLS**  
A SIMON CENTER

LOFT OUTLET Abercrombie & Fitch	GAP OUTLET	amc	BANANA REPUBLIC	Saks OFF 5TH	kate spade OUTLET
EXPRESS FACTORY OUTLET	H&M	SEPHORA	BURGER KING	The Dresecake Factory	JCREW FACTORY



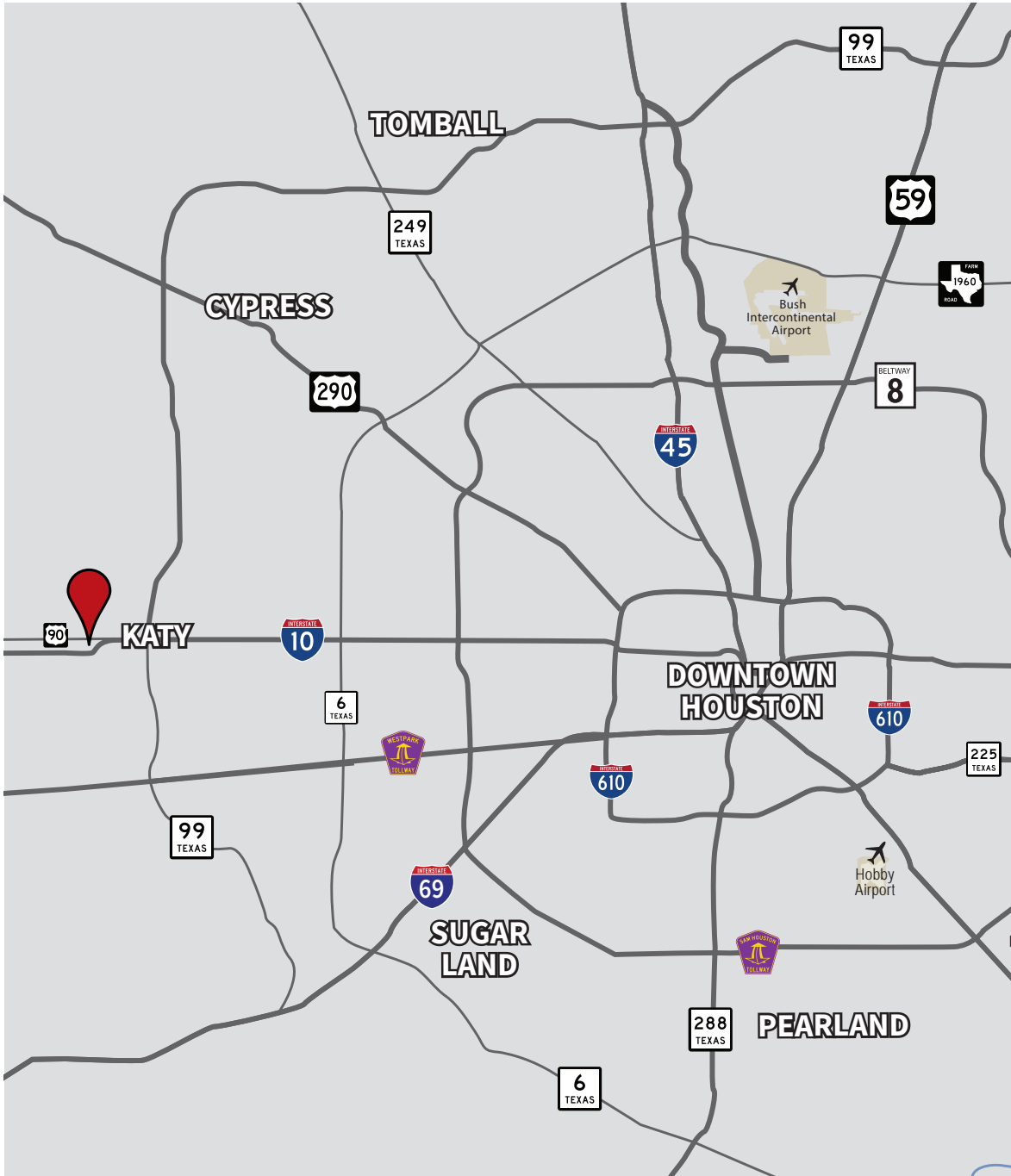
**KATY FREEWAY | 113,454 VPD**

**KATY VILLAGE PARKWAY**

**LIVING SPACES**



# LOCATION OVERVIEW



Demographics	1 mile	3 miles	5 miles
2025 Total Population	5,118	93,706	274,402
Total Daytime Population	9,909	39,528	91,789
Median Age	39.1	36.1	36.1
Avg. Household Income	\$145,846	\$144,348	\$154,487
Average Home Value	\$450,624	\$453,812	\$467,367

# | The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



# The Houston Story



## LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



## FAVORABLE TAX CLIMATE

0% State & Local income tax



## HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



## GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1<sup>st</sup> in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



## CRITICAL MASS OF HQS AND REGIONAL OFFICES

50+ corporate headquarters relocations since 2017



## MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

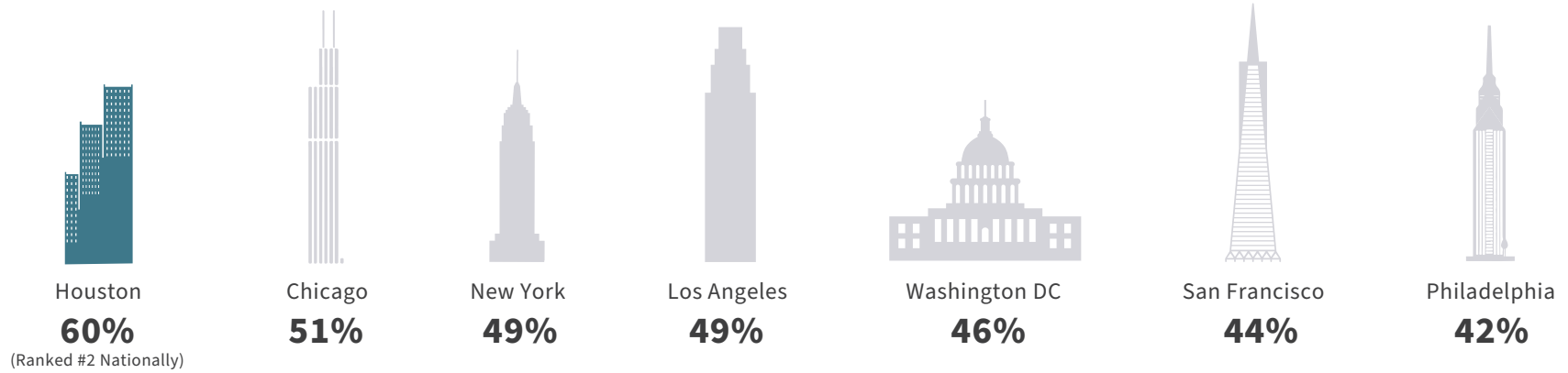


## LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

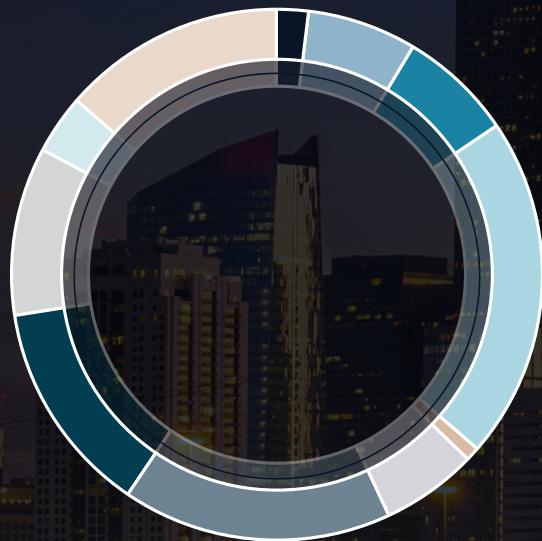
# Employment

## BACK TO WORK % ACROSS MAJOR METROS

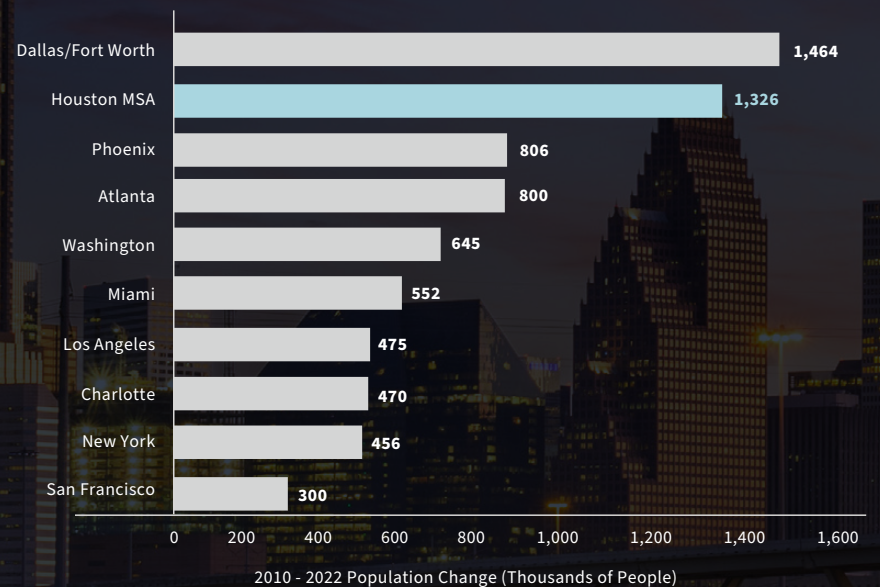


## HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



## #2 METRO FOR POPULATION GROWTH



# Top-Ranked Population Growth



## 257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



## 20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



## 1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau



## TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

## HOUSTON'S ROBUST POPULATION GROWTH RATES



## NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



# Nation-Leading Employment Growth



**179,000**

New jobs added in 2022



**+152,900**

Net change in total non-farm employment

*(From Jan 2022 to Jan 2023)*



**3,500,000**

Person workforce, nearing all time high for Houston



**79%**

Of Houston's higher education graduates stay and work in the region

*The sixth highest retention rate in the U.S.*



**#2**

In the country for percent job growth

*(6.1% in 2022)*



**#2**

In the nation in office re-entry levels in the country after the pandemic

# Nation-Leading Employment Growth

## #2 MSA

For Projected Population Growth

Houston is Home to

**25** Fortune 500 Companies &

**44** Fortune 1000 Companies

## 50+

Corporate Headquarters Relocations  
to Houston Since 2017

## 5

New Fortune 500 Relocations  
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,  
Academy Sports & Outdoors, Exxon Mobil

## Leading

Pro Business Environment



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# CONTACTS

## LEASING

### MARK RAINES

Executive Vice President - Managing Director

+1 713 888 4037

mark.raines@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027

[us.jll.com](http://us.jll.com)

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