

For Sale  
or Lease



 **NewQuest**

**±55 ACRES - KATY, TEXAS**

NEC of South Firethorne Drive and Spring Green Boulevard  
±45-Acre Tract and ±10-Acre Tract Suited For Prime Development

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# Project Highlights

- ±45-acre tract and ±10-acre tract available for sale or lease, both located at 4-way intersections
- Seeking retail users for this rare opportunity in the Katy market
- Surrounded by Avalon, Firethorne, Grayson Lakes, and Woodcreek Reserve communities
- Bookended by Spring Green Boulevard and Katy Flewellen Road
- South Firethorne Drive is being extended to Katy Flewellen Road
- High barriers to entry in the Katy/Firethorne trade area

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**32%**  
POPULATION  
GROWTH  
WITHIN 3 MILES  
FROM 2020 TO 2023



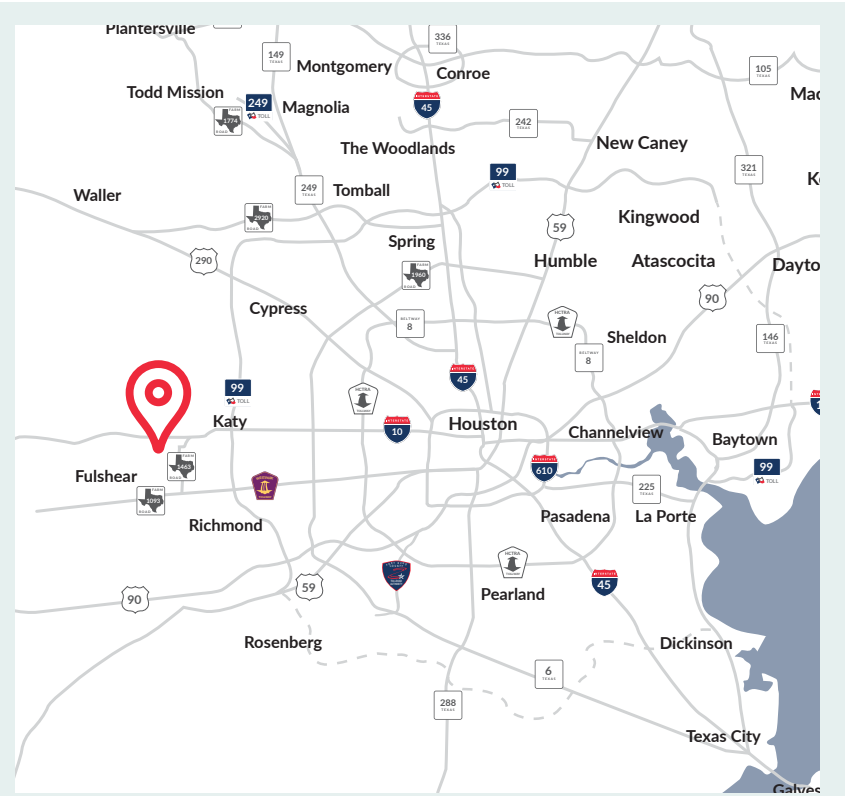
**\$218K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 1 MILE

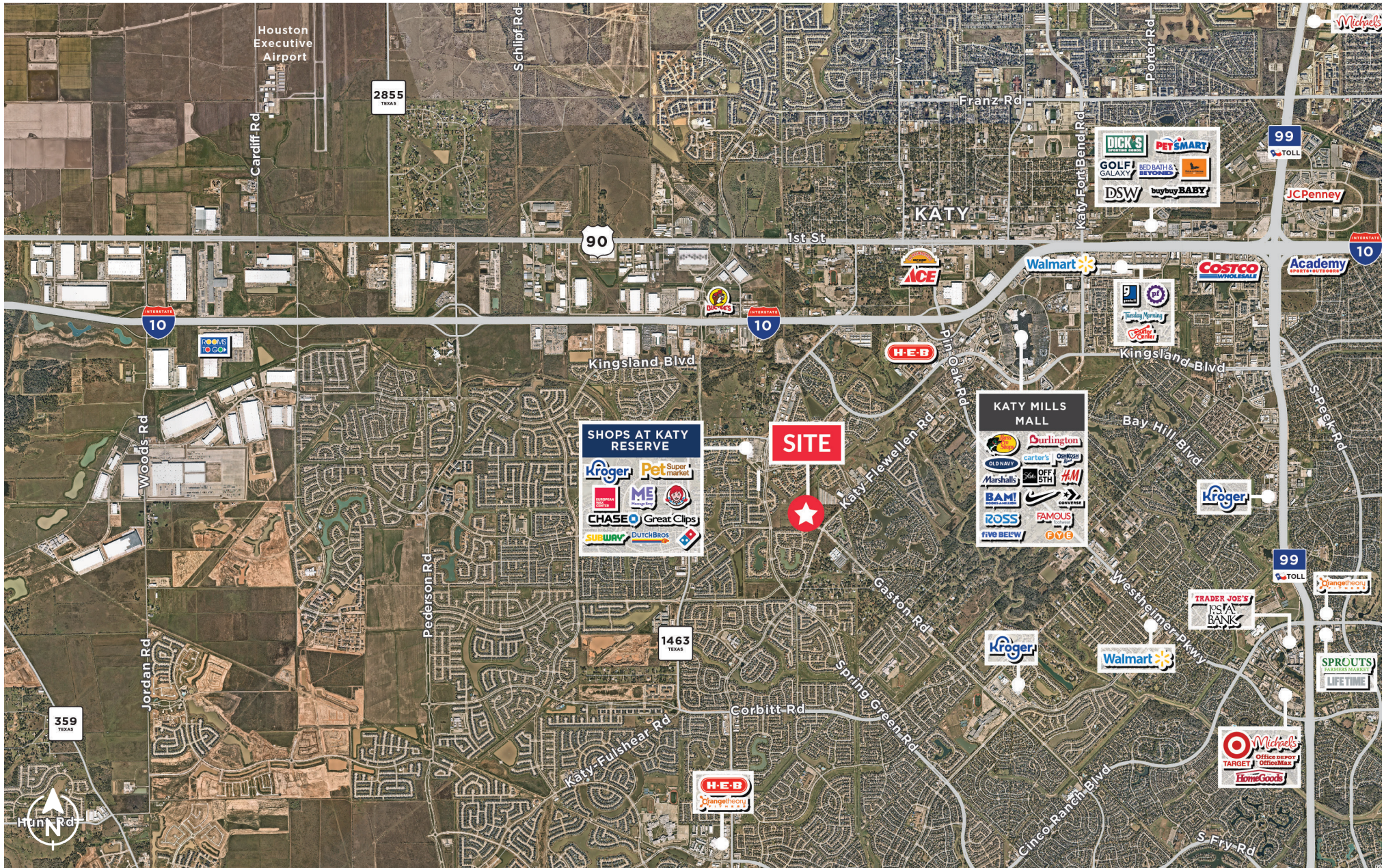


**241K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

## MAJOR AREA BUSINESSES





04.24 | 01.24



04.24 | 01.24

# Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	3,622	29,330	75,446
Current Population	11,202	97,715	240,557
2020 Census Average Persons per Household	3.09	3.33	3.19
2020 Census Population	10,714	74,107	194,846
Population Growth 2020 to 2023	4.56%	31.86%	23.46%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	15.07%	11.56%	14.29%
2 Person Households	23.89%	24.64%	25.45%
3+ Person Households	61.05%	63.80%	60.26%
Owner-Occupied Housing Units	82.44%	79.63%	71.78%
Renter-Occupied Housing Units	17.56%	20.37%	28.22%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	46.80%	48.82%	49.21%
Black or African American	11.93%	11.57%	11.80%
Asian or Pacific Islander	22.44%	20.54%	16.74%
Other Races	18.42%	18.69%	21.75%
Hispanic	20.67%	21.89%	26.27%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$218,048	\$179,469	\$165,459
Median Household Income	\$199,365	\$164,475	\$145,336
Per Capita Income	\$70,624	\$54,227	\$51,916
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	7.64%	8.74%	12.34%
Estimated Bachelor's Degree	38.77%	40.96%	35.88%
Estimated Graduate Degree	31.99%	28.41%	25.86%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	34.0	35.0	35.2

# 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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
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
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Kevin Sims</b>	<b>515478</b>	<b>ksims@newquest.com</b>	<b>281.477.4366</b>
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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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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