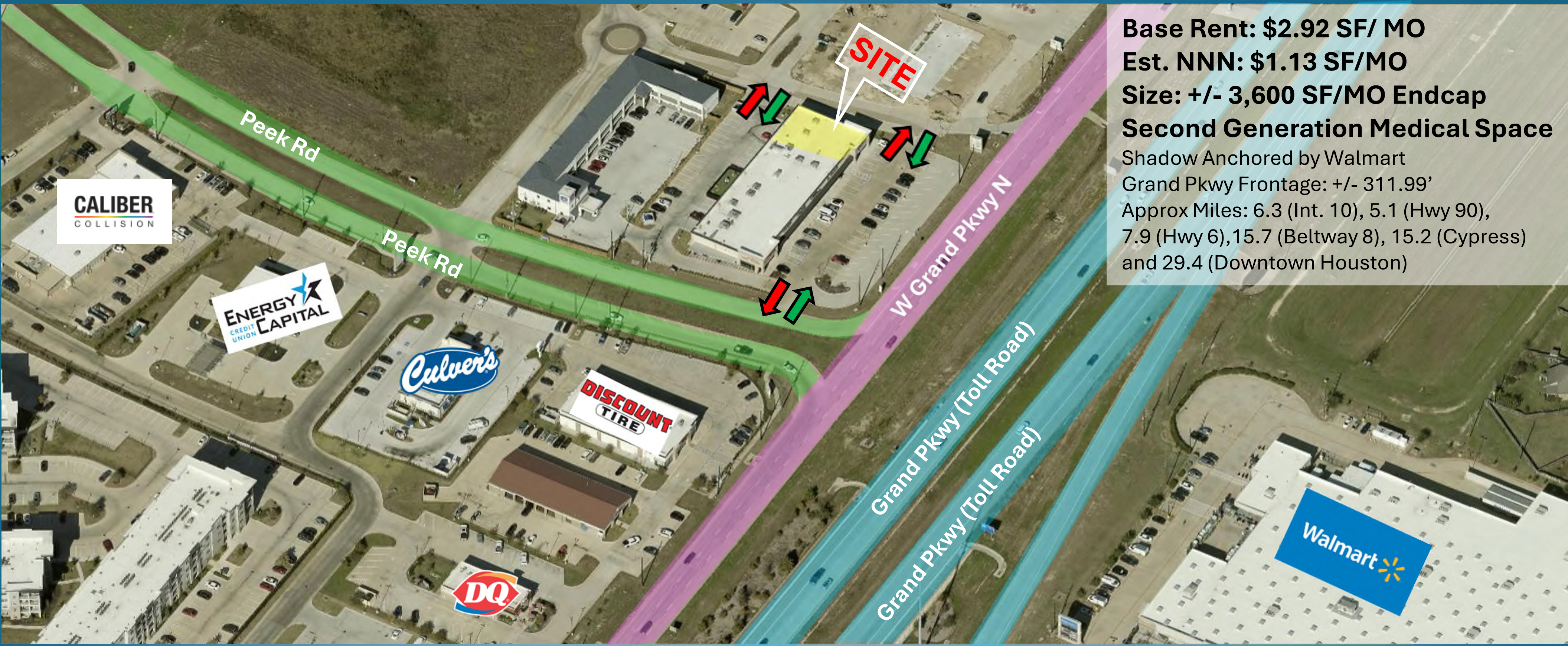
SHOPPING CENTER - FOR LEASE

Endcap, 2nd Gen. Medical Space



Base Rent: $2.92 SF/ MO
Est. NNN: $1.13 SF/MO
Size: +/- 3,600 SF/MO Endcap
Second Generation Medical Space
Shadow Anchored by Walmart
Grand Pkwy Frontage: +/- 311.99'
Approx Miles: 6.3 (Int. 10), 5.1 (Hwy 90), 7.9 (Hwy 6),15.7 (Beltway 8), 15.2 (Cypress) and 29.4 (Downtown Houston)

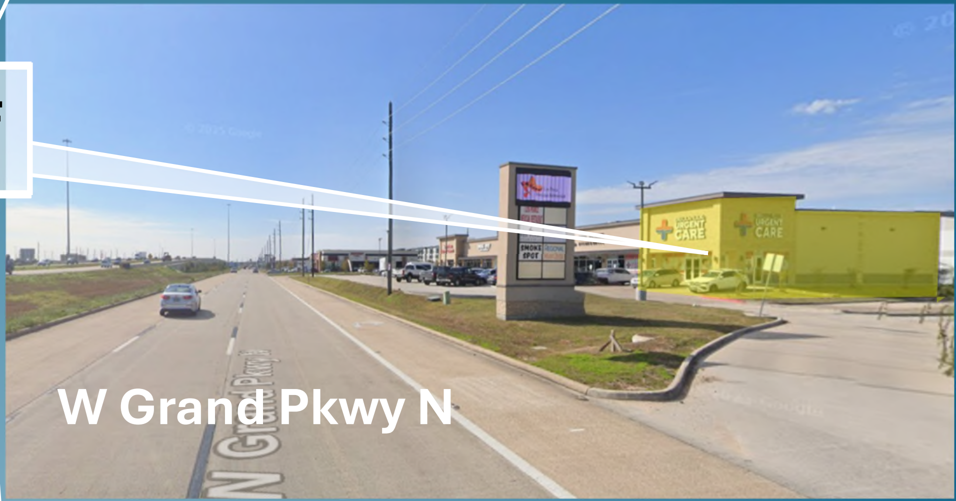
3211 W Grand Pkwy N, Katy, TX 77449

Danny Nguyen, CCIM
M - (713) 478-2972
O - (713) 270-5400
dannynguyen@dncommercial.net
www.dncommercial.net


SMOKE SPOT
REGIONAL IMPLANT CENTER
RED FLAME
URGENT CARE

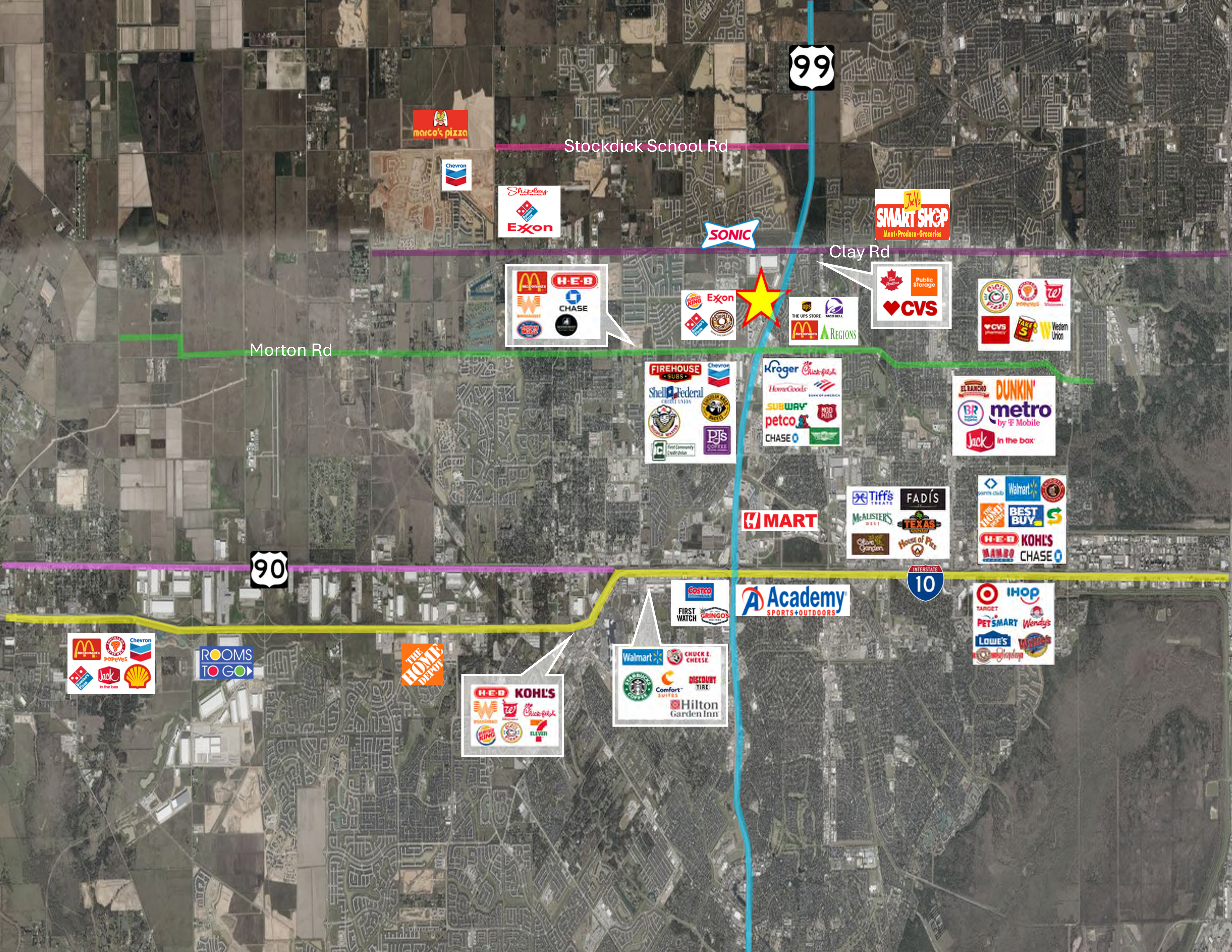
+/- 3,600 SF


W Grand Pkwy N


W Grand Pkwy N

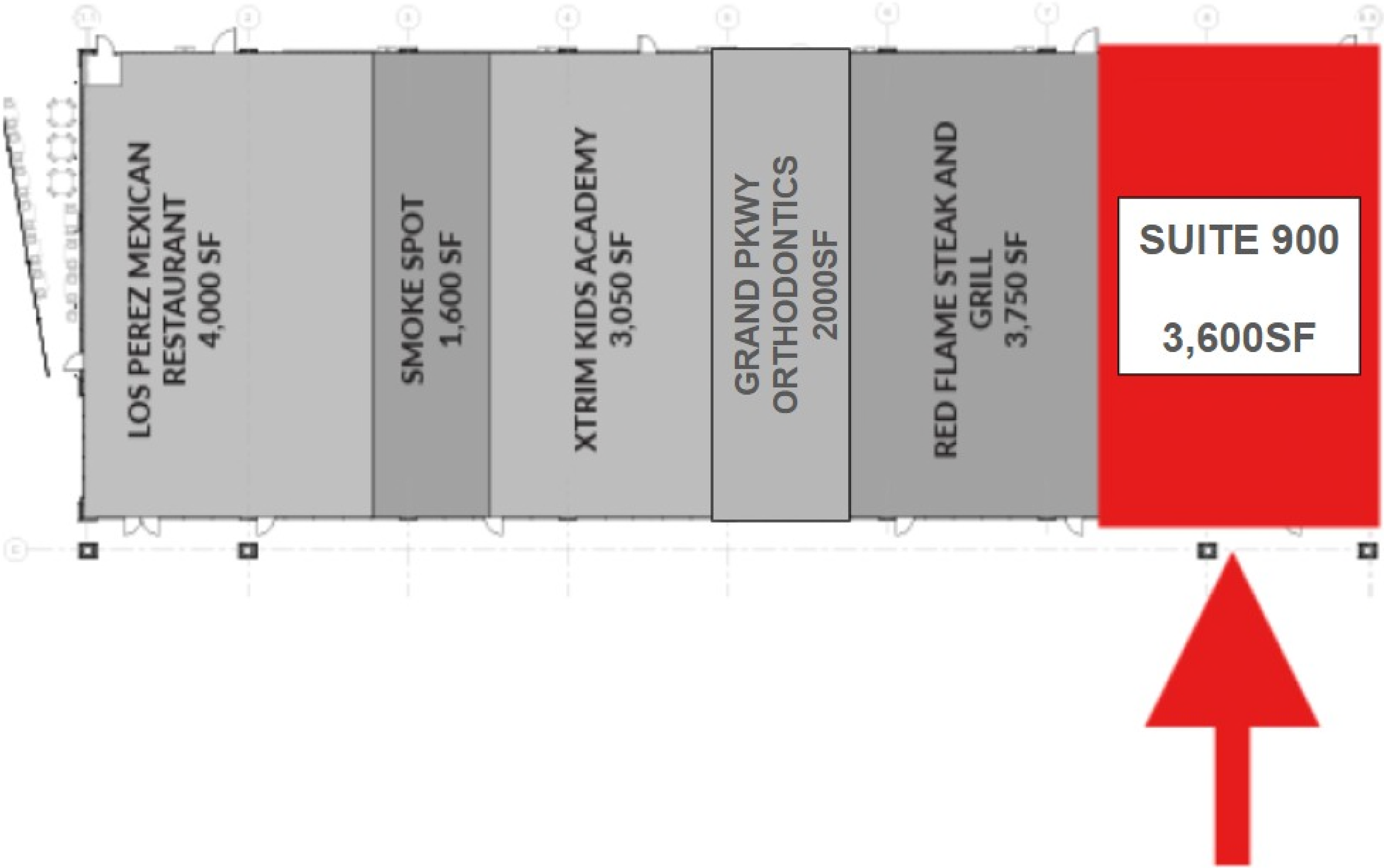

Peek Rd

KATY FREEWAY
254,637 VPD
99
TOLL
10
COSTCO WHOLESALE
KATY GRAND I & II
MEMORIAL HERMANN
1,000 EMPLOYEES
WILLIAMSBURG
974 HOMES
FRANZ ROAD
GRANDWAY WEST
CLASS A OFFICE COMPLEX
850,000 SF
COMING SOON
SABIC HQ
±1,000 EMPLOYEES
LAKES AT MASON PARK
476 HOMES
GRAND MORTON TOWN CENTER NEC
9ROUND
PINCH-A-PENNY POOL·PATIO·SPA
Great Clips
REGIONS
THE JOINT chiropractic
Little Caesars
MATHNASIUM
ups
GRAND MORTON TOWN CENTER SEC
petco
SportClips
Michaels
DUTCH BROS
Quick Quack CAR WASH
GNC
CHASE
verizon
SUPERCUTS
KUMON
THE CRAWFORD AT GRAND MORTON
336 UNITS
Kroger
crave
xfinity
PINCHO
HomeGoods
Off Ramp
BUSINESS PARK
26 ACRES
AutoZone
SMOOTHIE KING
MORTON ROAD
27,099 VPD
99,106 VPD
GRAND PARKWAY
Walmart
ExxonMobil
BURGER KING
DQ
WATERSTONE
805 HOMES
DISCOUNT TIRE
LEASE
3,600 SF
SITE
On Ramp
COMING SOON
1M-SF INDUSTRIAL CAMPUS
400 UNIT MULTIFAMILY
MORTON CREEK RANCH
1,200 HOMES

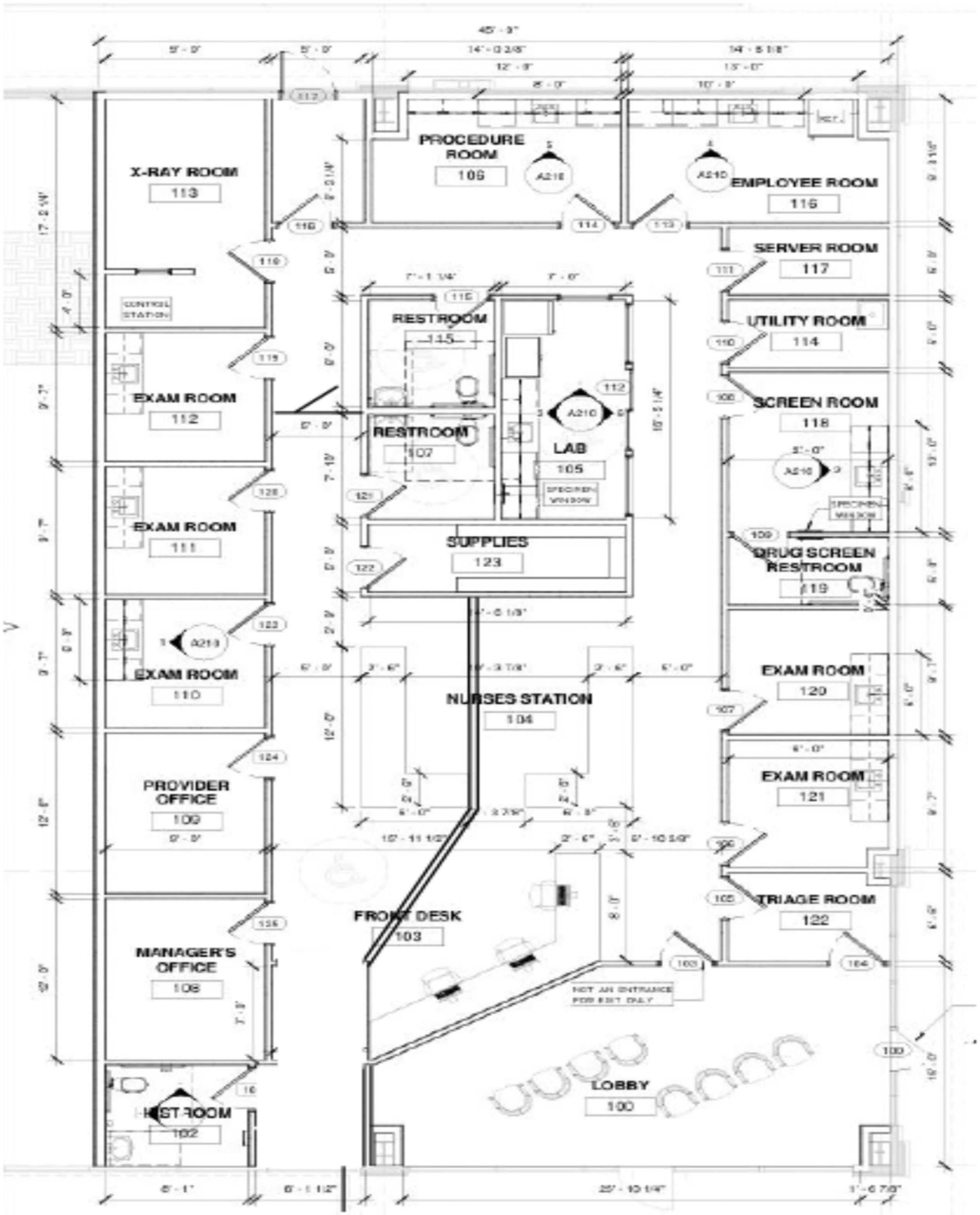

99
Stockdick School Rd
Clay Rd
Morton Rd
90
INTERSTATE
10


PEEK RIDGE RD
BREA LUXURY APARTMENTS
Lightbridge Academy
99 TOLL
ARROWHEAD BAY LN
PEEK RD
SITE
CALIBER COLLISION
71,037 VPD
SAGINAW POINT LN
LINZ LUXURY LIVING APARTMENTS
DISCOUNT TIRE
99 TOLL
DQ
PANTEGO LN
Walmart
Grand Morton Town Center


W Grand Pkwy N
Peek Rd
Peek Rd


LOS PEREZ MEXICAN RESTAURANT
4,000 SF
SMOKE SPOT
1,600 SF
XTRIM KIDS ACADEMY
3,050 SF
GRAND PKWY ORTHODONTICS
2000SF
RED FLAME STEAK AND GRILL
3,750 SF
SUITE 900
3,600SF

Current Layout



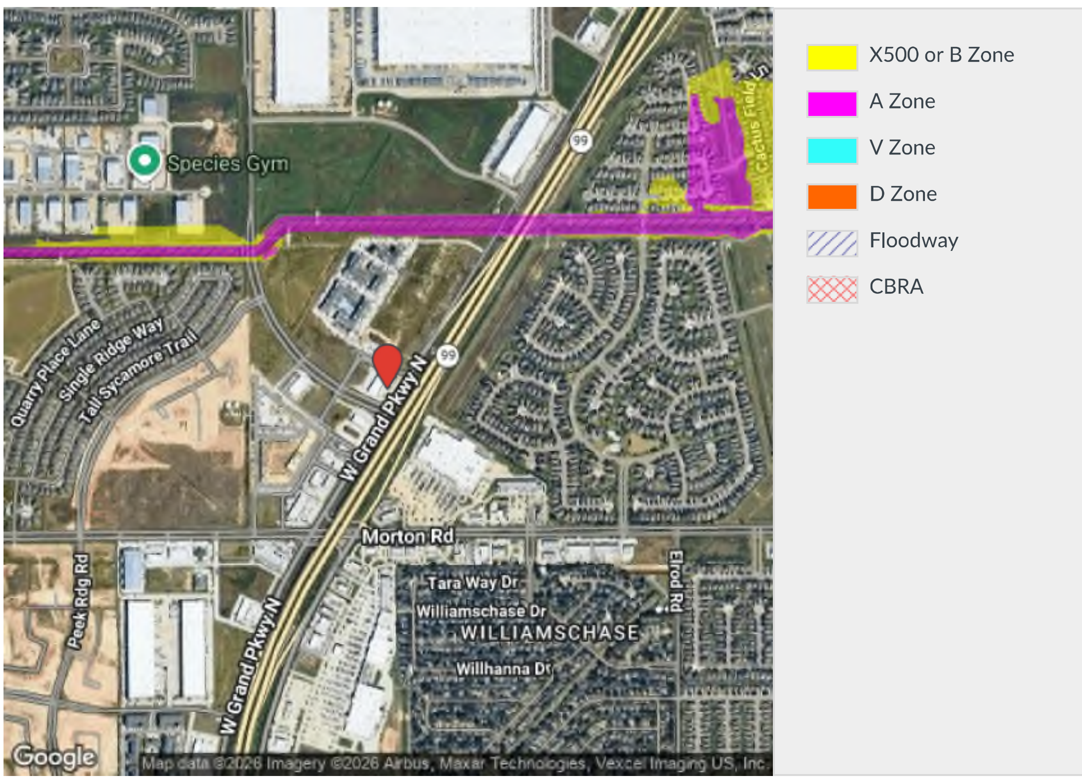
3211 W GRAND PKWY N KATY, TX 77449-6925

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	480287	**PANEL**	0585M
PANEL DATE	November 15, 2019	**MAP NUMBER**	48201C0585M



Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1-A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1-A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1-V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1-V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

DS_Flood_FEMA Defs_1012_01

CoreLogic®

corelogic.com

Executive Summary

3211 W Grand Pkwy N, Katy, Texas, 77449

Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	4,461	48,073	123,063
2020 Population	10,924	78,647	166,202
2025 Population	15,921	98,871	189,250
2030 Population	17,580	107,029	201,047
2010-2020 Annual Rate	9.37%	5.05%	3.05%
2020-2025 Annual Rate	7.44%	4.46%	2.50%
2025-2030 Annual Rate	2.00%	1.60%	1.22%

Age			
2025 Median Age	34.1	34.6	35.2
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	36.8%	34.3%	37.5%
Black Alone	18.7%	18.2%	16.9%
American Indian Alone	0.9%	1.2%	1.1%
Asian Alone	7.7%	8.1%	8.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	14.6%	17.2%	16.3%
Two or More Races	21.1%	20.9%	20.2%
Hispanic Origin	41.6%	44.4%	41.6%
Diversity Index	87.5	88.3	87.5

Households			
2010 Total Households	1,396	14,826	40,049
2020 Total Households	3,243	25,007	54,858
2025 Total Households	4,831	32,577	64,254
2030 Total Households	5,415	36,007	69,717
2010-2020 Annual Rate	8.79%	5.37%	3.20%
2020-2025 Annual Rate	7.89%	5.17%	3.06%
2025-2030 Annual Rate	2.31%	2.02%	1.65%
2025 Average Household Size	3.30	3.02	2.94
Wealth Index	83	81	94

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	16.5%	19.0%	20.6%

Median Household Income			
2025 Median Household Income	$114,945	$98,590	$92,667
2030 Median Household Income	$126,870	$110,352	$104,491
2025-2030 Annual Rate	1.99%	2.28%	2.43%

Average Household Income			
2025 Average Household Income	$123,770	$114,613	$120,918
2030 Average Household Income	$138,254	$128,941	$134,852

Per Capita Income			
2025 Per Capita Income	$39,324	$37,802	$40,758
2030 Per Capita Income	$44,738	$43,406	$46,418
2025-2030 Annual Rate	2.61%	2.80%	2.63%

Income Equality			
2025 Gini Index	33.1	38.6	41.1

Socioeconomic Status			
2025 Socioeconomic Status Index	49.7	48.8	48.3

Housing Unit Summary			
Housing Affordability Index	128	110	100
2010 Total Housing Units	1,455	15,656	41,938
2010 Owner Occupied Hus (%)	84.5%	77.8%	73.5%
2010 Renter Occupied Hus (%)	15.5%	22.1%	26.5%
2010 Vacant Housing Units (%)	4.0%	5.3%	4.5%
2020 Housing Units	3,338	26,439	57,913
2020 Owner Occupied HUs (%)	79.6%	70.0%	62.7%
2020 Renter Occupied HUs (%)	20.4%	30.0%	37.3%
Vacant Housing Units	3.8%	5.3%	5.1%
2025 Housing Units	5,019	34,816	68,544
Owner Occupied Housing Units	64.8%	66.5%	63.0%
Renter Occupied Housing Units	35.3%	33.5%	37.0%
Vacant Housing Units	3.8%	6.4%	6.3%
2030 Total Housing Units	5,544	37,677	73,786
2030 Owner Occupied Housing Units	3,584	23,906	43,830
2030 Renter Occupied Housing Units	1,831	12,101	25,887
2030 Vacant Housing Units	129	1,670	4,069

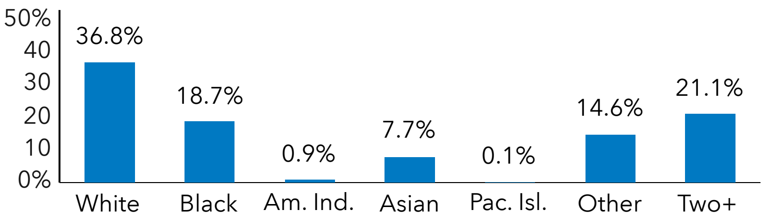
Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Graphic Profile

3211 W Grand Pkwy N, Katy, Texas, 77449

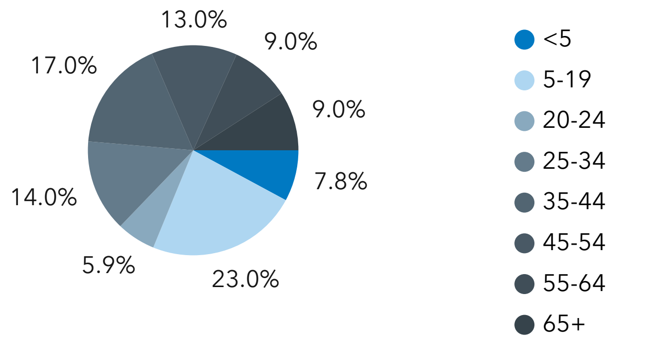
Ring band: 0 - 1 mile radius

Population by Race

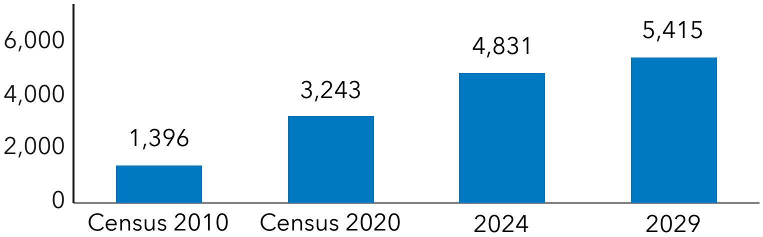


Percent Hispanic Origin: 41.6%

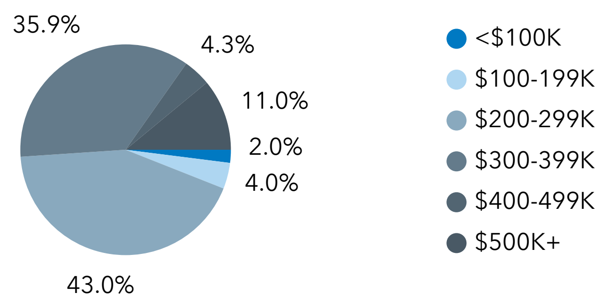
Population by Age



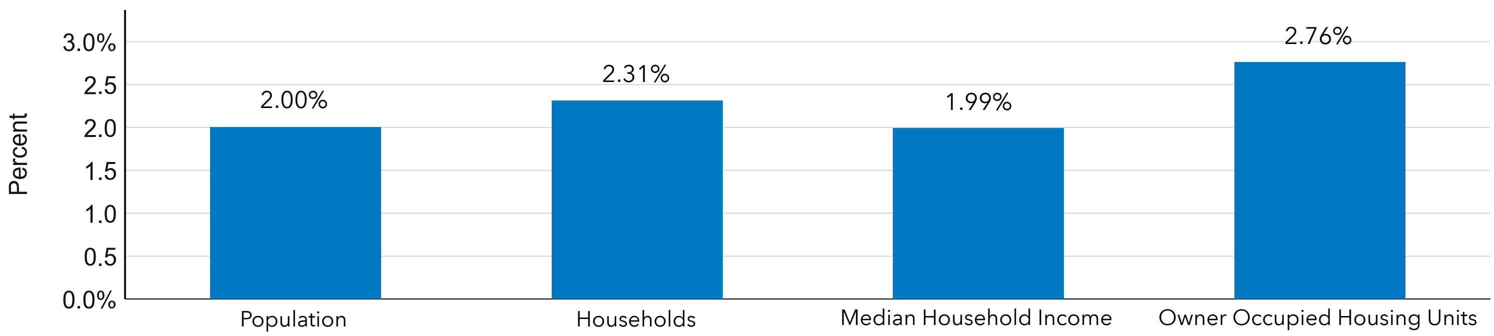
Households



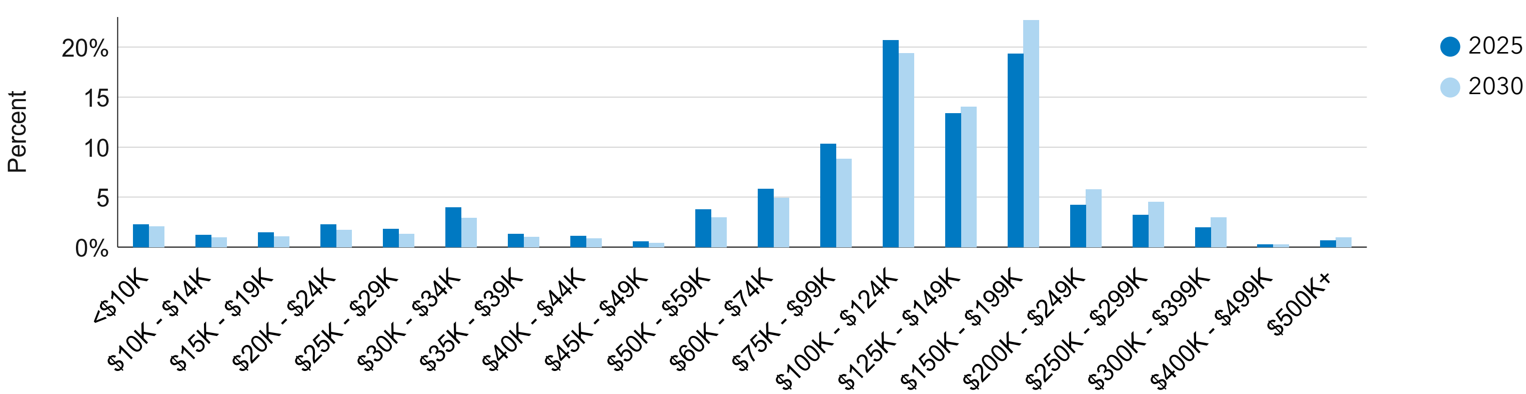
Home Value



2024-2029 Annual Growth Rate



Household Income



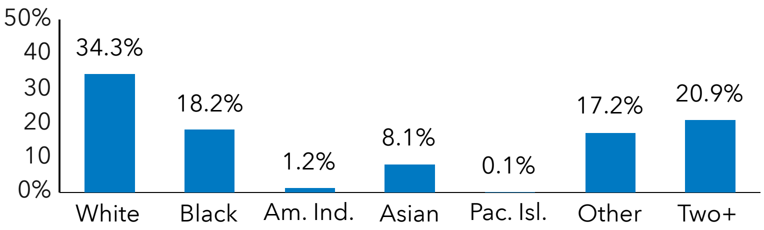
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Graphic Profile

3211 W Grand Pkwy N, Katy, Texas, 77449

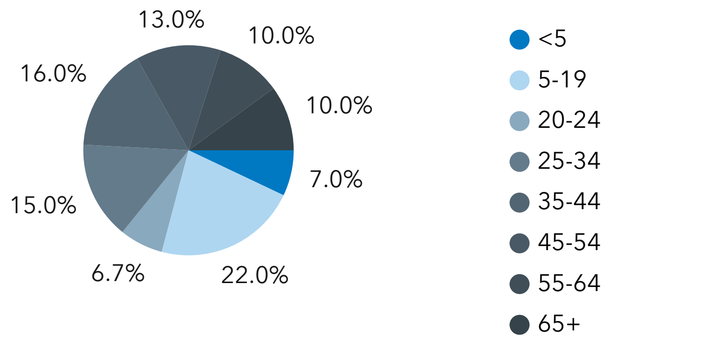
Ring band: 1 - 3 mile radius

Population by Race

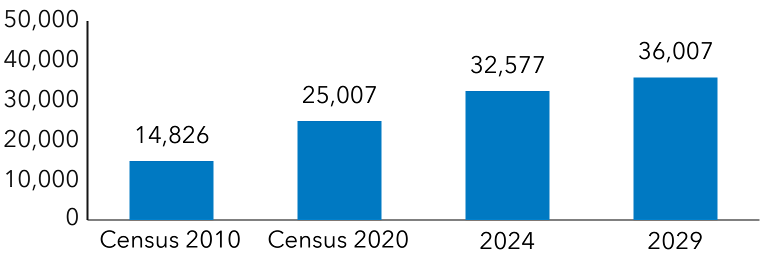


Percent Hispanic Origin: 44.4%

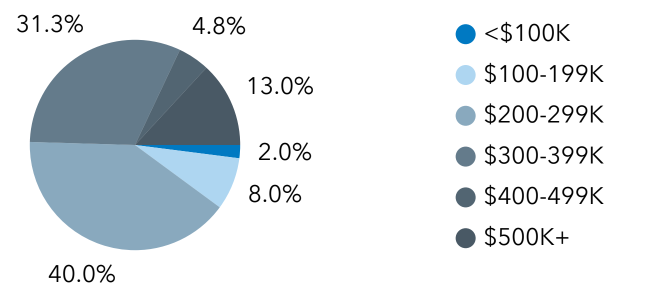
Population by Age



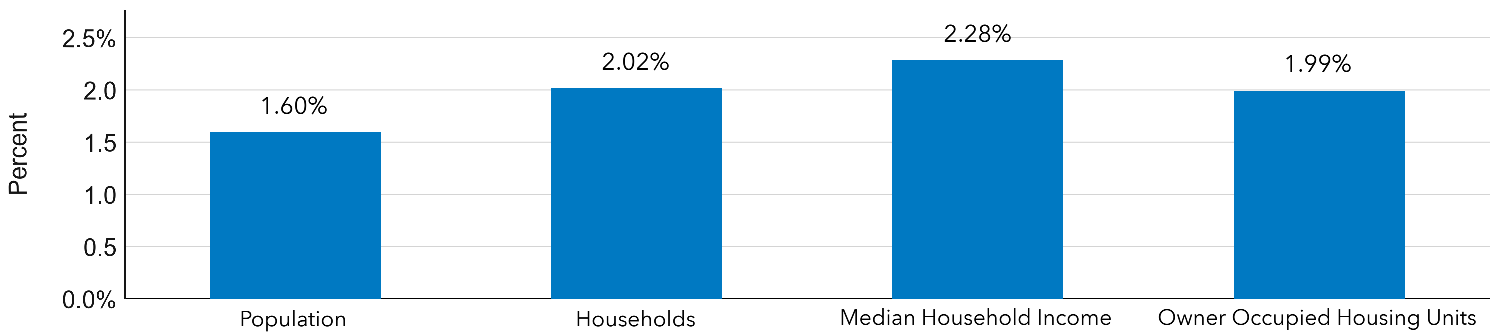
Households



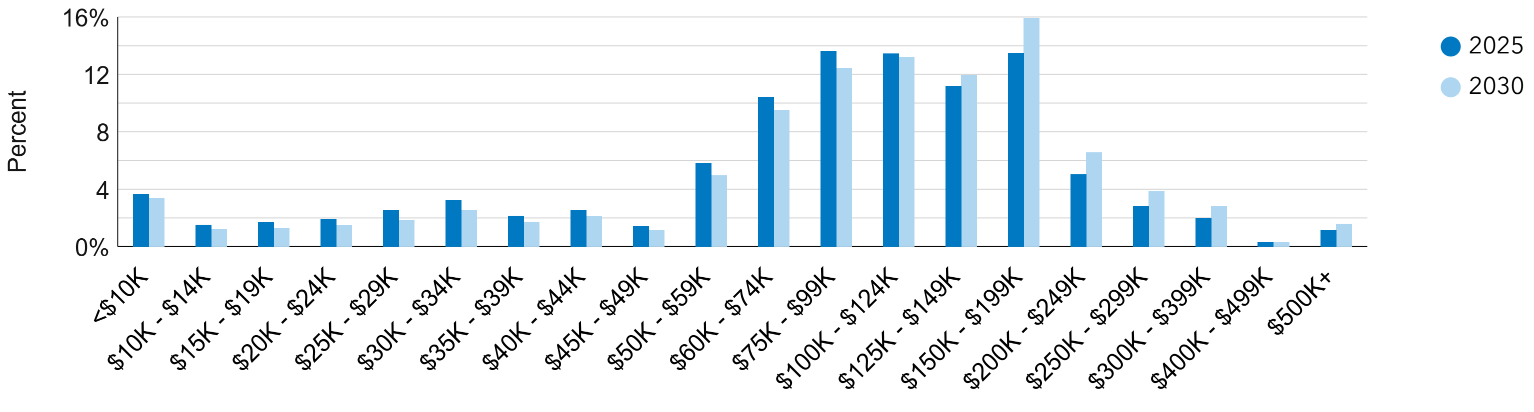
Home Value



2024-2029 Annual Growth Rate



Household Income



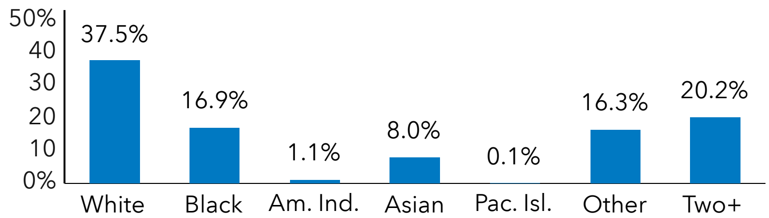
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Graphic Profile

3211 W Grand Pkwy N, Katy, Texas, 77449

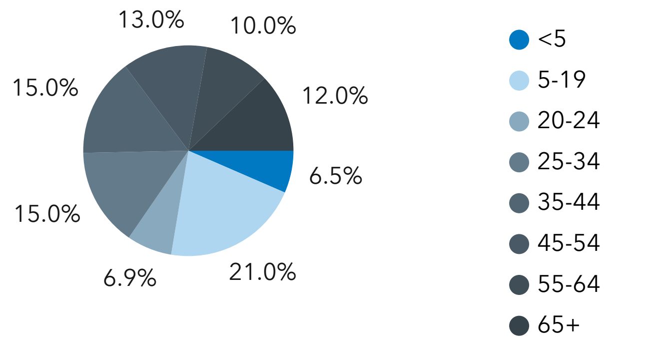
Ring band: 3 - 5 mile radius

Population by Race

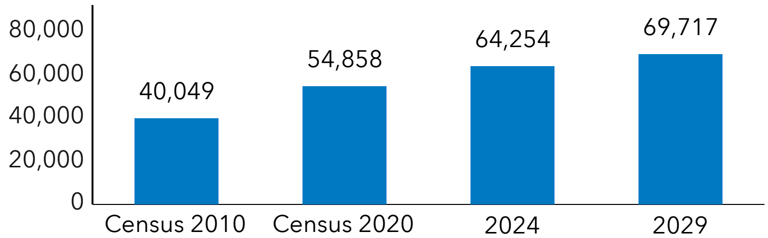


Percent Hispanic Origin: 41.6%

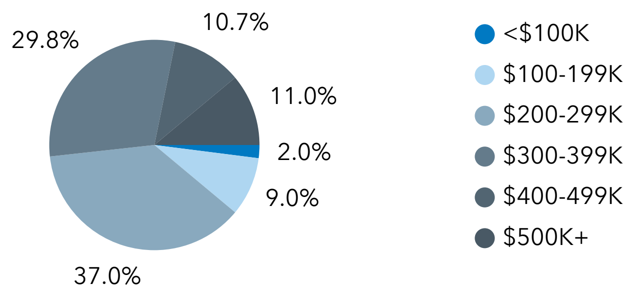
Population by Age



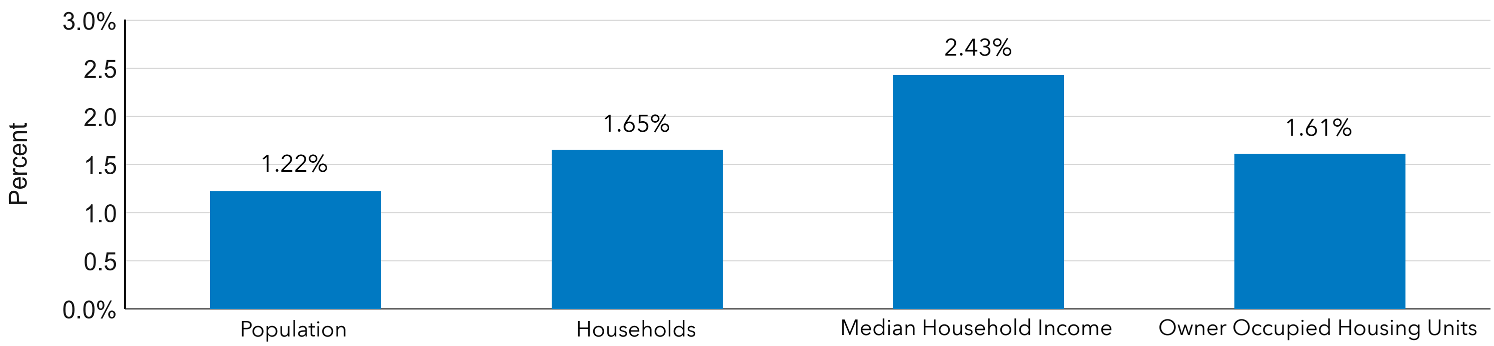
Households



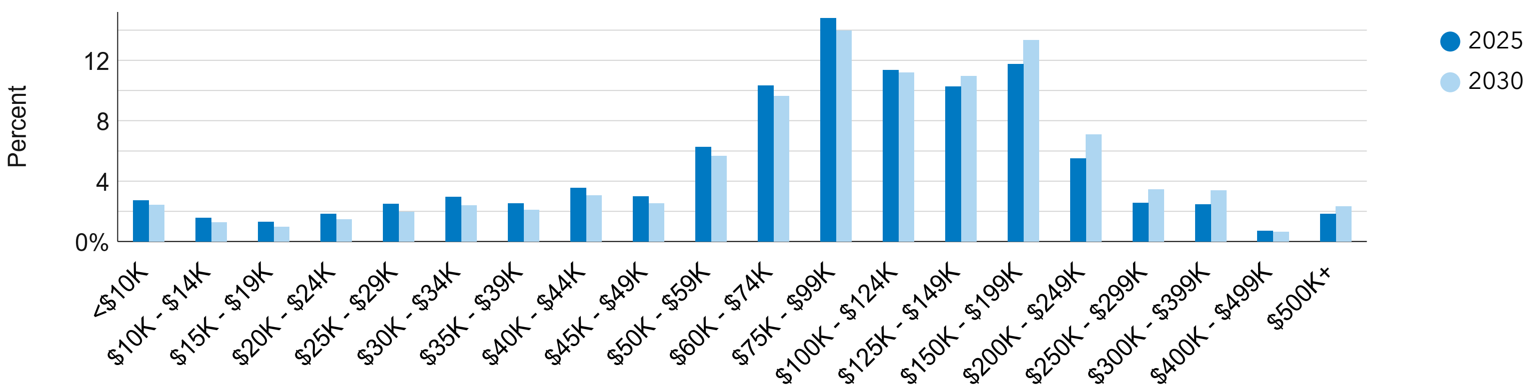
Home Value



2024-2029 Annual Growth Rate



Household Income

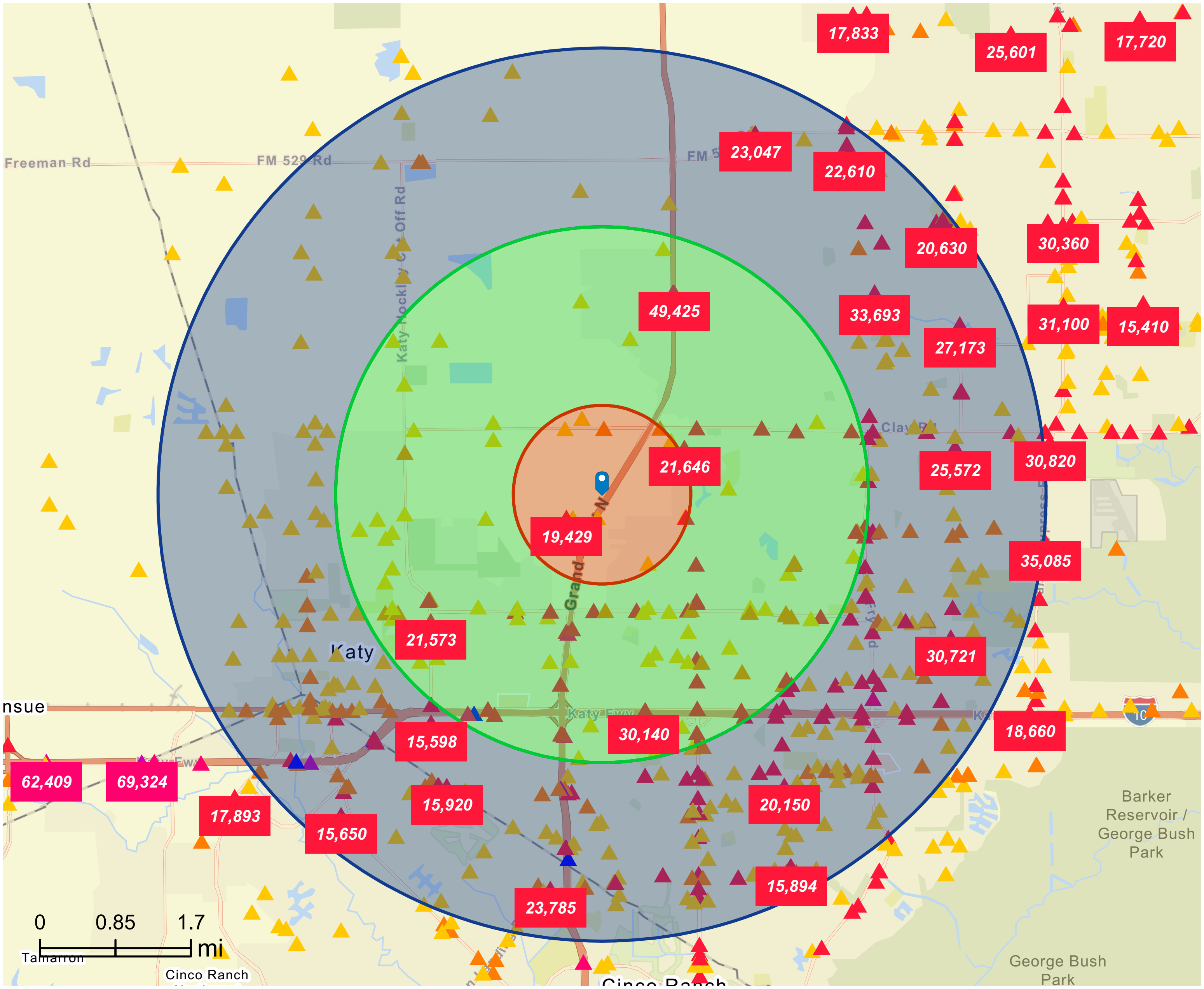


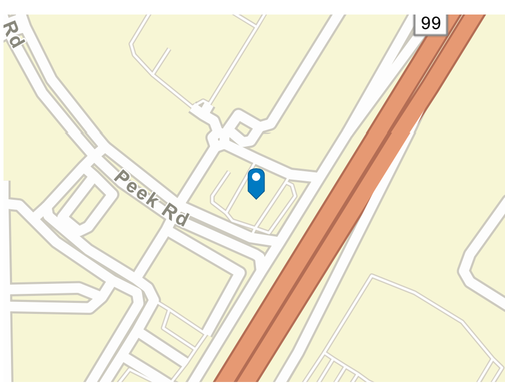
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

3211 W Grand Pkwy N, Katy, Texas, 77449

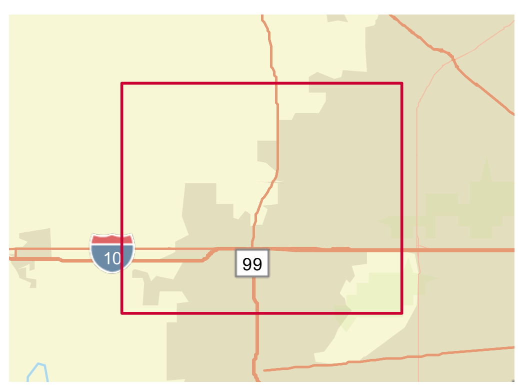
Ring bands: 0-1, 1-3, 3-5 mile radii





Average Daily Traffic Volume

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day

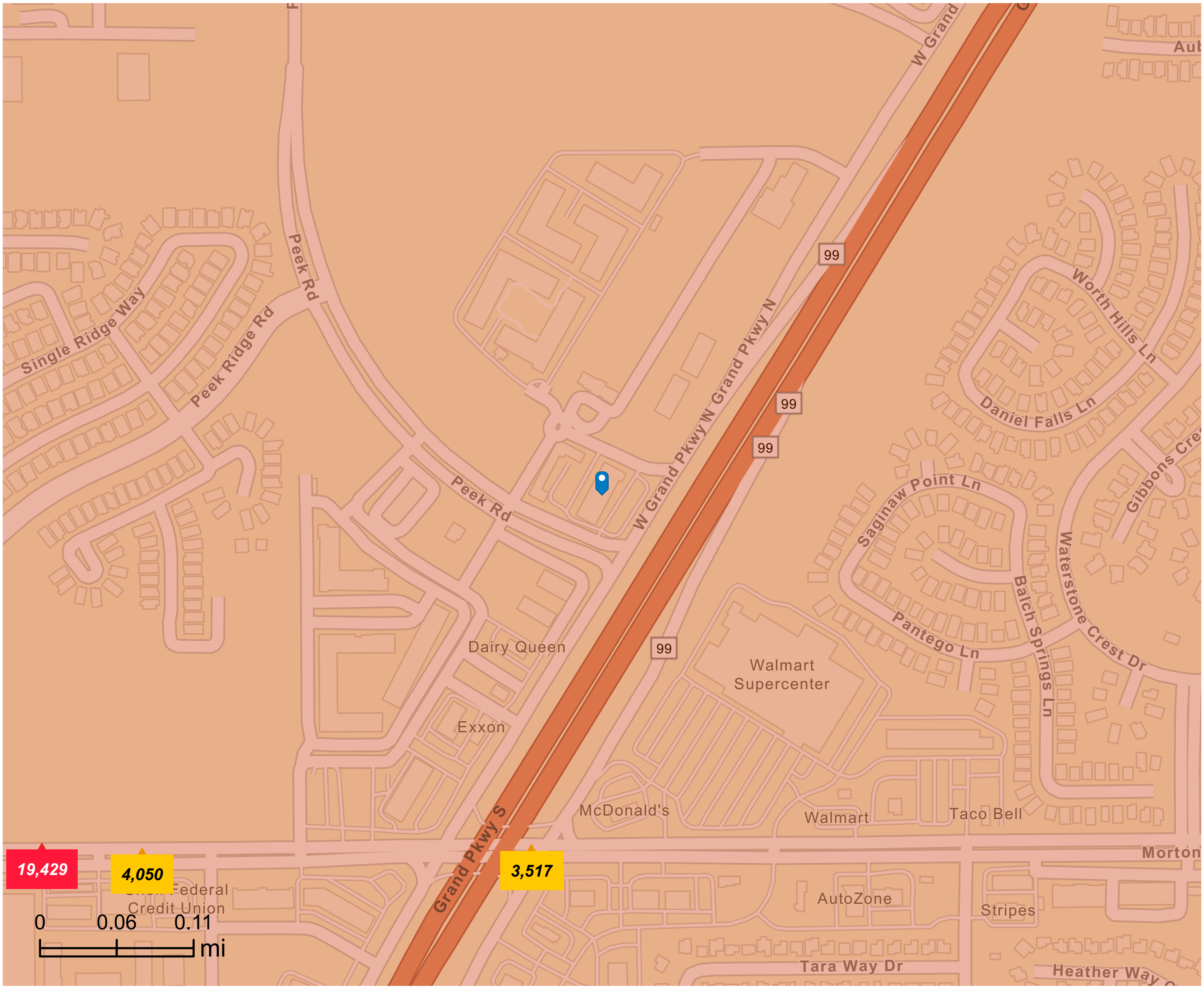


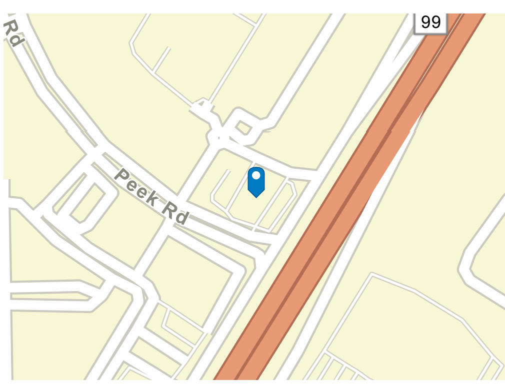
Source: Traffic Counts (2025)

Traffic Count Map - Close Up

3211 W Grand Pkwy N, Katy, Texas, 77449

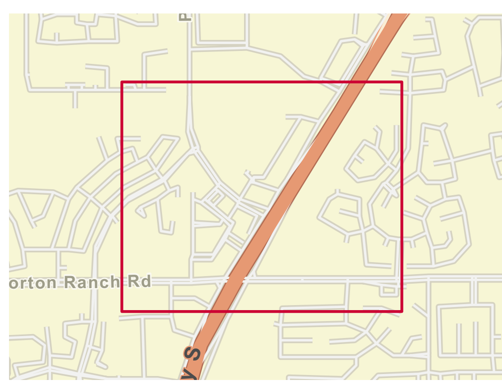
Ring bands: 0-1, 1-3, 3-5 mile radii





Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Traffic Count Profile

3211 W Grand Pkwy N, Katy, Texas, 77449

Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.30	Morton Rd	Peek Rd	2010	3,517
0.40	Morton Rd	Peek Rd	2011	4,050
0.50	Morton Ranch Road	Peek Rd	2019	19,429
0.70	Clay Rd	Peek Rd	2014	14,790
0.90	Clay Rd	Peek Rd	2014	5,526
0.90	Peek Rd	Clay Rd	2014	3,888
0.90	Elrod Rd	Planters House Ln	2003	6,128
1.00	Morton Rd	N Mason Rd	2012	6,875
1.00	Morton Ranch Road	N Mason Rd	2019	17,068
1.00	Elrod Rd	Clay Rd	2011	2,850
1.00	Clay Rd	Elrod Rd	2014	12,606
1.10	N Mason Rd	Clay Rd	2014	21,646
1.30	Franz Road	Anthony-Hay Ln	2019	12,829
1.30	Clay Rd	N Mason Rd	2014	21,891
1.30	Franz Rd	Peek Rd	2011	15,240
1.30	N Mason Rd	Franz Rd	2009	24,170
1.30	Morton Rd	Porter Rd	2012	6,326
1.40	Franz Rd	Gatwick Ln	2013	16,194
1.40	Elrod Rd	Franz Rd	2011	6,760
1.40	Porter Rd	Clay Rd	2014	1,529
1.40	Gatwick Ln	Wether Burn Ln	2011	1,750
1.40	Lakes of Bridgewater Dr	Westrock Dr	2011	6,520
1.40	Franz Rd	Tourney Ln	2011	17,530
1.50	Porter Rd	Clay Rd	2014	407
1.50	Powderhorn Ln	Wassail Way	2011	1,500
1.50	Bruton Park Ln	Franz Rd	2011	900
1.50	TX 99	Silversmith Ln	2021	17,701
1.50	TX 99	Silversmith Ln	2022	20,799

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: Esri

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
1.60	West Grand Parkway North Frontage Road	Franz Rd	2022	20,292
1.60	Charlton House Ln	Franz Rd	2011	4,660
1.60	N Mason Rd	Franz Rd	2014	27,088
1.60	West Grand Parkway North	Silversmith Ln	2022	67,328
1.60	Mason Road	Franz Rd	2019	25,172
1.60	Franz Rd	N Mason Rd	2011	16,590
1.60	Franz Rd	Charlton House Ln	2013	19,566
1.60	Franz Road	N Mason Rd	2019	13,300
1.70	Charlton House Ln	Hall	2011	3,560
1.80	Stockdick School Rd	Stockdick Rd	2011	350
1.80	Earl of Dunmore Ln	Abby Aldrich Ln	2006	1,690
1.90	Christopher Wren	Bucktrout Ln	2011	2,250
1.90	Porter Rd	Franz Rd	2011	4,820
1.90	Colonial Pkwy	Peek Rd	2011	5,250
1.90	Colonial Pkwy	Christopher Wren	2011	5,210
1.90	Clay Rd	Lakes of Bridgewater Dr	2011	19,540
2.00		Grand Pkwy	2022	7,128
2.00	Carters Grove Ln	Colonial Pkwy	2011	1,280
2.10			2006	4,100
2.10	Colonial Pkwy	Mason Rd	2011	6,030
2.10	Franz Rd	Primewest Pkwy	2013	13,606
2.10	Avalon Arbor Lane	Franz Rd	2019	14,422

Closest locations 29-50, Table 2 of 2

Information About Brokerage Services

Texas law requires all real estate licensees 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.

DNCommercial	**577136**	**dannynguyen@dncommercial.net**	**(713)270-5400**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	**456765**	**dannynguyen@dncommercial.net**	**(713)478-2972**
Designated Broker of Firm	License No.	Email	Phone
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 ____________