



# KATY FREEWAY PAD SITE

NEC OF KATY FREEWAY AND CANE ISLAND PARKWAY | KATY, TEXAS

±1.05-ACRE PAD SITE AVAILABLE FOR LEASE ON KATY FREEWAY

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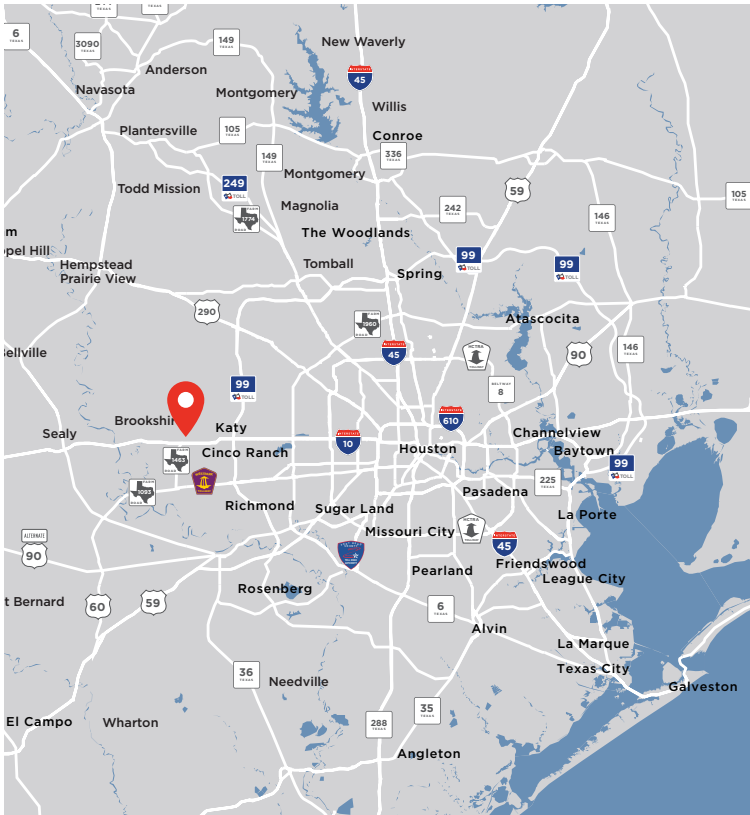
# PROPERTY INSIGHTS

## ±1.05-ACRE PAD SITE AVAILABLE ON KATY FREEWAY

- 45,895-SF pad site available for lease
- Utilities and detention in place
- Access from Katy Freeway (I-10) frontage road right before Buc-ee's.
- Strong traffic counts on Katy Freeway (I-10)
- Perfect for QSR users

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## PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**  
±1.05 acres (45,895 SF)
- ▶ **PRICE:**  
Contact Broker
- ▶ **SCHOOL DISTRICT:**  
Katy ISD
- ▶ **TRAFFIC COUNTS:**  
Approx. 166,732 VPD on Katy Freeway (I-10)  
Approx. 91,777 VPD on Grand Parkway



**215,699**  
Current Population  
Within a 5-Mile Radius



**57.25%**  
Population Growth  
Within a 3-Mile Radius  
from 2020 to 2023



**\$180,109**  
Average HHI Within  
a 1-Mile Radius





# CITY HIGHLIGHTS



NICHE™

**KATY ISD  
NAMED #1  
SCHOOL DISTRICT  
IN HOUSTON AREA**

## LIFESTYLE INDEX

Cinco Ranch ranked #1 Best Suburban Community in Texas



\$115K average household income in 2021 (42% higher than state average)

## SPENDING



## EDUCATION INDEX

46.7% of the population holds a Bachelor's or graduate degree

Home to 4 satellite college campuses:



UNIVERSITY of HOUSTON



## ECONOMY INDEX

55,000+ tech employees within a 30-minute drive

32K+ total businesses in Katy with 11 major corporate headquarters

- |                         |                   |
|-------------------------|-------------------|
| Academy Sports          | BP North America  |
| GEICO                   | Katy EDC          |
| Schlumberger            | Shell Exploration |
| Wood                    | Houston Methodist |
| IGLOO                   | Memorial Hermann  |
| Expro Americas          | DNV-GL            |
| Aecom                   | Salata            |
| Gulf Island Fabrication |                   |

## TOP INDUSTRIES

-  **Health Care & Social**  
31,564 Jobs
-  **Retail Trade**  
50,518 Jobs
-  **Professional, Scientific, & Technical**  
32,927 Jobs
-  **Accommodation & Food** 35,778 Jobs

# DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23

## POSTAL COUNTS

	1 MILE	3 MILES	5 MILES
Current Households	736	26,796	67,896
Current Population	2,189	82,526	215,699
2020 Census Average Persons per Household	2.98	3.08	3.18
2020 Census Population	2,101	52,479	167,480
Population Growth 2020 to 2023	4.19%	57.25%	28.79%

## CENSUS HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
1 Person Household	20.93%	13.15%	12.89%
2 Person Household	26.59%	28.74%	26.59%
3+ Person Household	52.48%	58.11%	60.52%
Owner-Occupied Housing Units	75.68%	80.24%	76.71%
Renter-Occupied Housing Units	24.32%	19.76%	23.29%

## RACE AND ETHNICITY

	1 MILE	3 MILES	5 MILES
2023 Estimated White	62.33%	53.42%	49.10%
2023 Estimated Black or African American	11.24%	10.79%	10.96%
2023 Estimated Asian or Pacific Islander	10.00%	13.68%	16.10%
2023 Estimated Other Races	16.02%	21.62%	23.36%
2023 Estimated Hispanic	19.24%	25.33%	27.25%

## INCOME

	1 MILE	3 MILES	5 MILES
2023 Estimated Average Household Income	\$180,109	\$161,262	\$158,087
2023 Estimated Median Household Income	\$157,311	\$146,472	\$138,562
2023 Estimated Per Capita Income	\$59,976	\$52,478	\$50,163

## EDUCATION (AGE 25+)

	1 MILE	3 MILES	5 MILES
2023 Estimated High School Graduate	12.90%	14.09%	13.81%
2023 Estimated Bachelors Degree	32.63%	34.91%	35.32%
2023 Estimated Graduate Degree	29.29%	21.96%	23.62%

## AGE

	1 MILE	3 MILES	5 MILES
2023 Median Age	36.2	35.0	34.5

# 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Thad Mai</b>	<b>9002835</b>	<b>tmai@newquest.com</b>	<b>(281)640-7132</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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