

# SHOPS AT KATY LAKES

SEC F.M. 529 & Katy Hockley Cut Off Road, Katy, TX



**AVAILABLE**  
ENDCAP WITH DRIVE-THRU  
±1,500 SF

**AVAILABLE**  
±1,714 SF

**AVAILABLE**  
±1,200 SF

**AT LEASE**  
BAKERY

**CVS**  
UNDER CONSTRUCTION

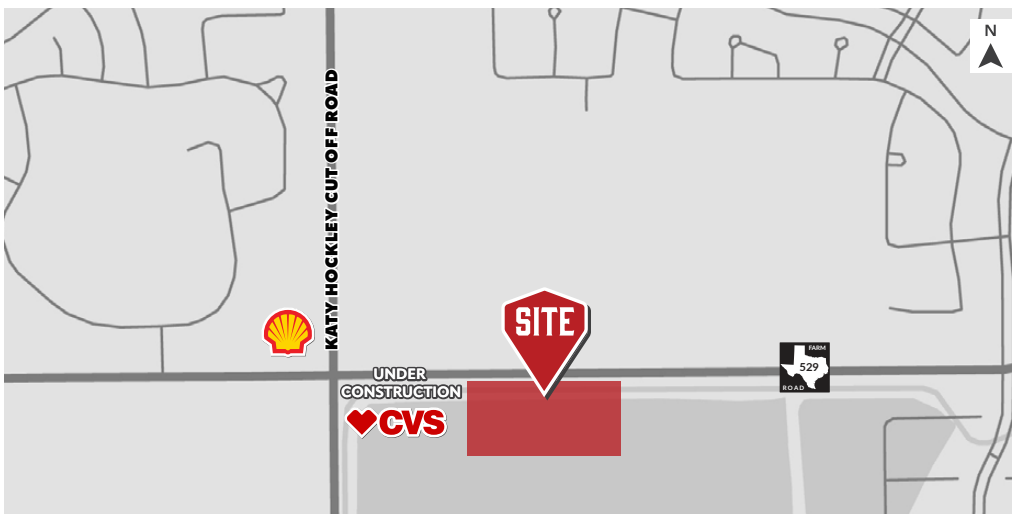
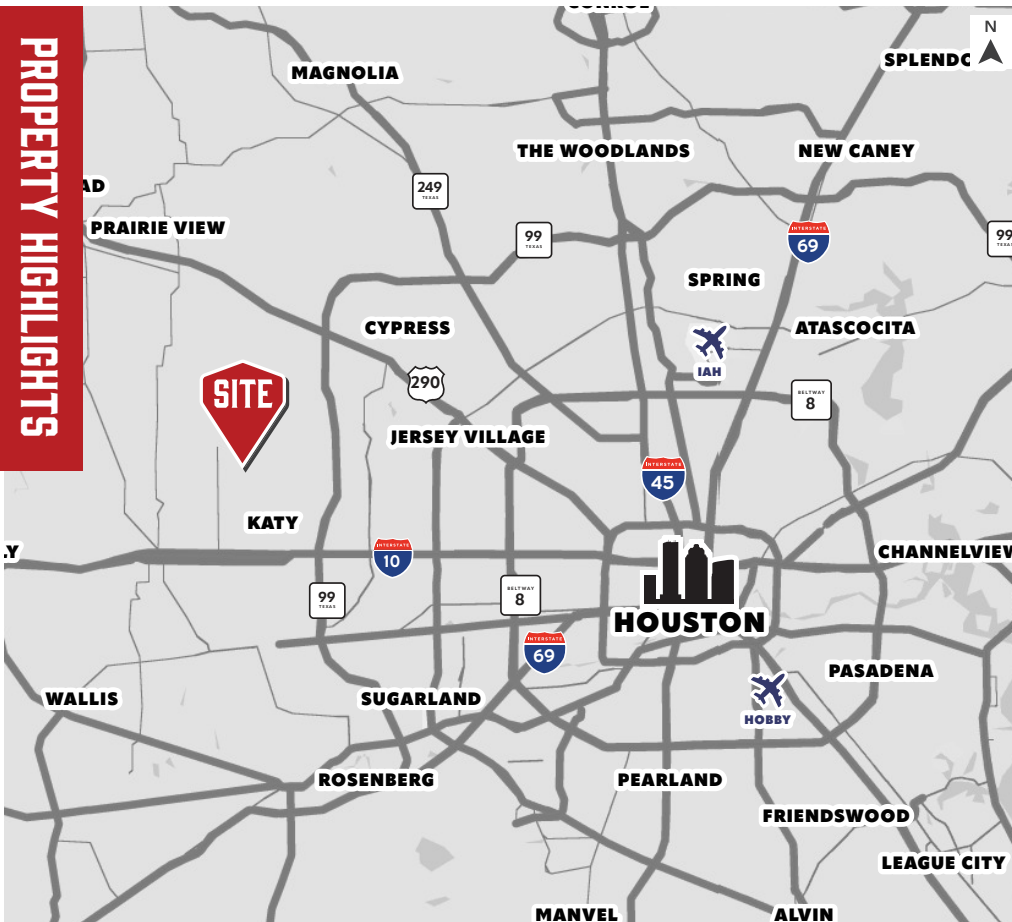
## BRAND-NEW, CLASS A RETAIL SPACE FOR LEASE IN CLOSE PROXIMITY TO THE KATY LAKES SUBDIVISION

**Stephen J. Pheigaru** | Managing Partner  
stephen@palodurocp.com

**Ashley Strickland** | Partner - Brokerage  
ashley@palodurocp.com

**Ben DiCecco** | Associate - Brokerage  
ben@palodurocp.com

**Palo Duro Commercial Partners**  
950 Echo Lane, Suite 330, Houston, TX  
281.995.2200 | palodurocp.com



**PROPERTY HIGHLIGHTS**

- Newly constructed, Class A retail center available for lease
- Prime location near the Katy Lakes subdivision
- High-visibility site with strong street frontage
- Convenient access to major thoroughfares and commuter routes
- Located across from Elyson, a 3,600-acre master-planned community with 6,200+ homes at full buildout, and surrounded by rapidly expanding residential communities
- Strong daytime and evening traffic counts
- Ideal for retail, restaurant, and service-oriented tenants
- Located in one of the area’s fastest-growing commercial corridors

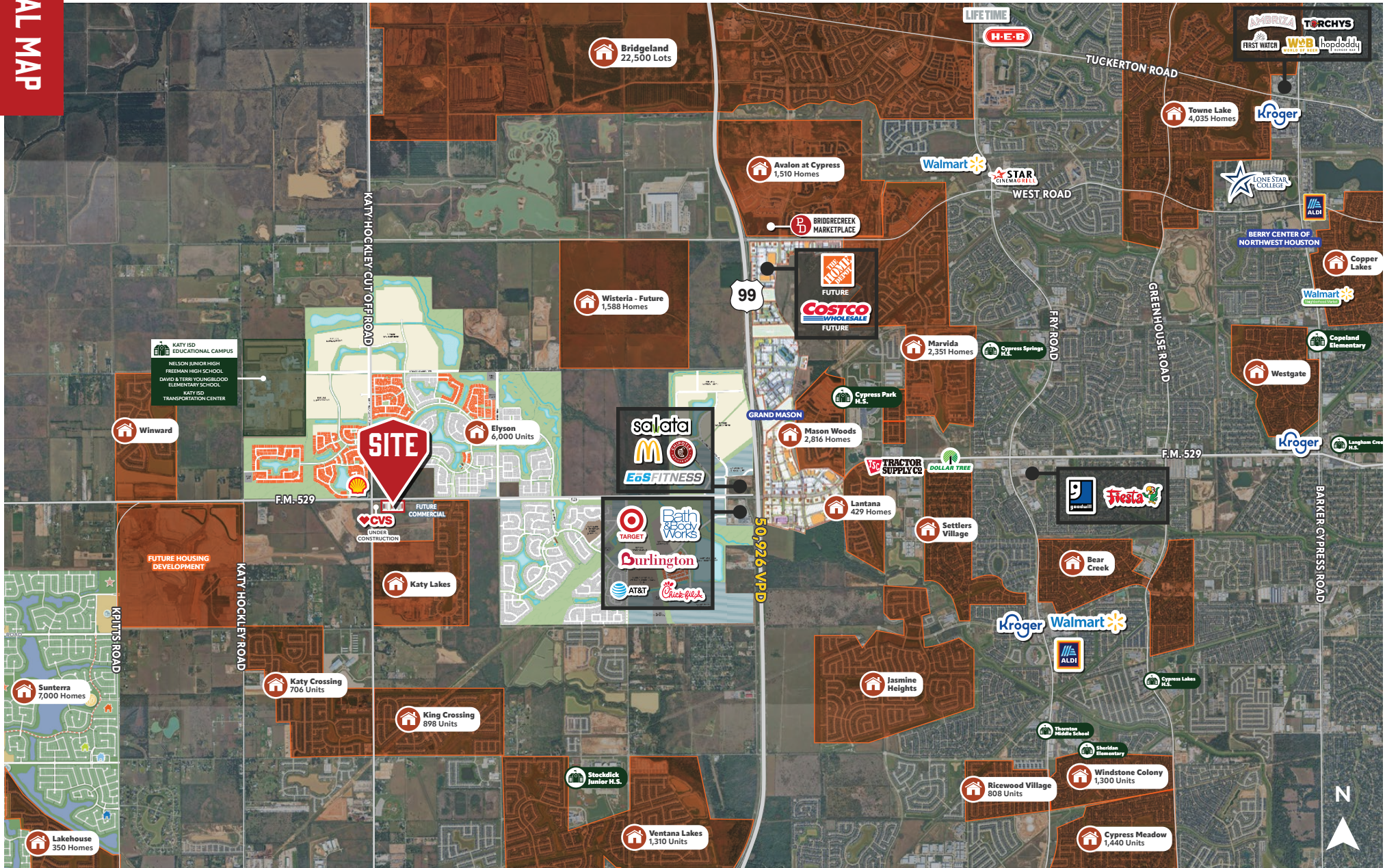
**AVAILABLE FOR LEASE**

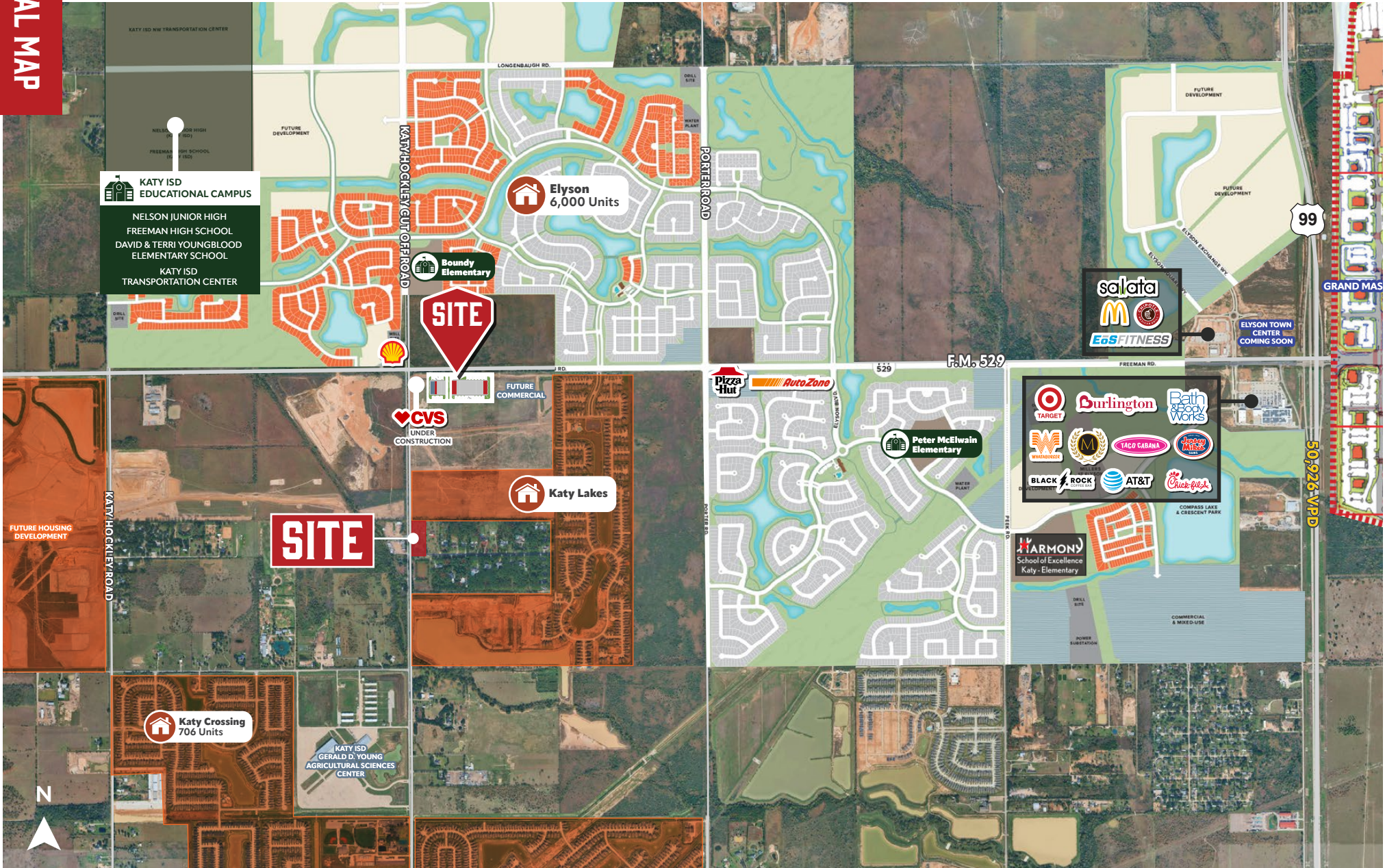
- ±1,500-SF end cap with drive-thru
- ±1,714-SF end cap
- ±1,200-SF inline space

**DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	1,174	30,510	126,232
2030 Projected Population	1,599	42,376	161,866
2025 Est. Average HHI	\$143,118	\$140,779	\$135,601









 Elyson  
6,000 Units

 Katy Lakes



LEASE  
ENDCAP WITH  
DRIVE-THRU  
±1,500 SF

NEW LEAF  
DENTAL   


LEASE  
±1,714 SF



AT LEASE  
BAKERY  
LEASE  
±1,200 SF

UNDER CONSTRUCTION  


FUTURE  
COMMERCIAL

FUTURE  
COMMERCIAL

F.M. 529

KATY HOCKLEY CUT OFF ROAD



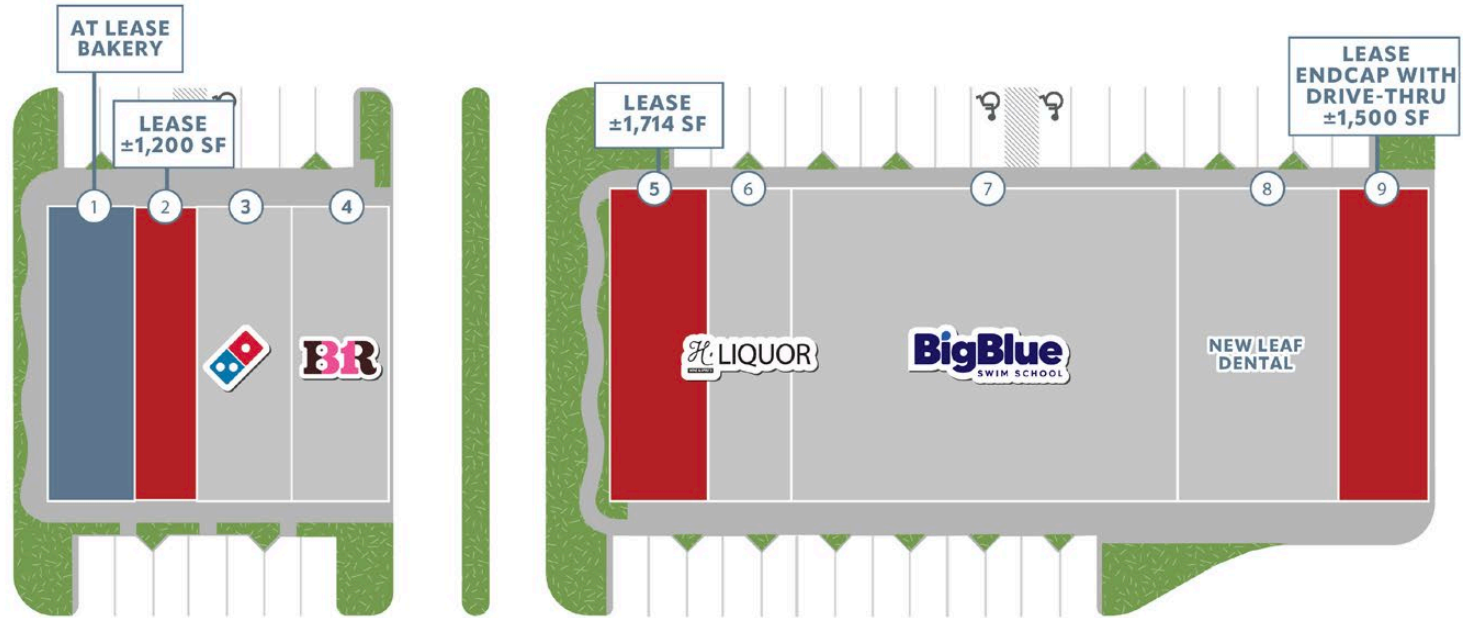


1	PENDING BAKERY	±1,400 SF	6	HERITAGE OAKS LIQUOR	±1,500 SF
2	RETAIL AVAILABLE FOR LEASE	±1,200 SF	7	BIG BLUE SWIM SCHOOL	±7,000 SF
3	DOMINO'S	±1,600 SF	8	NEW LEAF DENTAL	±3,000 SF
4	BASKIN ROBBINS	±1,500 SF	9	ENDCAP WITH DRIVE-THRU AVAILABLE FOR LEASE	±1,500 SF
5	RETAIL AVAILABLE FOR LEASE	±1,714 SF			

F.M. 529

KATY HOCKLEY CUT OFF ROAD

UNDER CONSTRUCTION  
**CVS**



■ AVAILABLE   
 ■ PENDING   
 ■ LEASED





# 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.

**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 or subagent 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.

950 Maverick Partners, LLC dba Palo Duro Commercial Partners	9012690		281.995.2200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeffrey S. Hayes	491387	jeff@palodurocp.com	281.995.2200
Designated Broker of Firm	License No.	Email	Phone
Jeffrey S. Hayes	491387	jeff@palodurocp.com	281.995.2200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Stephen Pheigaru	610516	stephen@palodurocp.com	281.995.2200
Sales Agent/Associate's Name	License No.	Email	Phone
Ashley Strickland	614649	ashley@palodurocp.com	281.995.2200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

