



Hunington

Hunington Properties, Inc.

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THE SHOPS AT KATY COURT

SWC of Clay Rd & Katy Hockley Cut Off Rd

Katy, Texas 77493

THE SHOPS AT KATY COURT

This area provides convenient access to the rapidly growing northwest Houston corridor. The property is surrounded by expanding residential neighborhoods and is positioned near major thoroughfares including FM 529 and Highway 99 (Grand Parkway), offering strong connectivity to the Greater Houston area. The site benefits from proximity to established retail, dining, and daily-needs services, as well as nearby schools and employment centers, making it well-situated to serve the surrounding community.

KATY, TEXAS IS RANKED IN THE TOP 15% OF SUBURBS NATIONWIDE FOR OVERALL LIVABILITY

3rd

Harris County is the 3rd most populous count in the U.S. (2024/2025)

4.7%

Katy, Texas saw a 4.25-4.7% annual population growth between 2020-2025.

#1

Katy ISD is ranking the #1 school district in the Houston area. (2025)



Property Information

	Retail Site A	Retail Site B
Space Available	4.32 AC	1.72 AC
Rental Rate	Inquire for Pricing	Inquire for Pricing
NNN	\$10.00 PSF	\$10.00 PSF

Pad Sites Available

Ground Lease, Build to Suit, or For Sale	Pad 1	1.20 AC	Pad 9	1.21 AC
	Pad 2	0.84 AC	Pad 10	1.02 AC
	Pad 3	0.79 AC	Pad 11	0.90 AC
	Pad 4	1.50 AC	Pad 12	0.97 AC
	Pad 5	1.15 AC	Pad 13	1.24 AC
	Pad 6	1.60 AC	Pad 14	1.02 AC
	Pad 7	1.13 AC	Pad 15	0.99 AC
	Pad 8	1.13 AC		

Property Highlights

- Positioned along Katy Hockley Cut Off Road with strong frontage and visibility, providing direct connectivity to FM 529 and Highway 99 (Grand Parkway)
- Surrounded by rapidly expanding residential growth, including multiple master-planned and large-scale housing developments in the northwest Katy corridor
- Located in one of Katy's fastest-growing trade areas, supported by strong household incomes and continued population growth
- Proximate to established retail centers, schools, and employment hubs, enhancing daily traffic drivers and long-term demand
- Katy is part of the Greater Houston metro, one of the fastest-growing metropolitan areas in the U.S., benefiting from sustained residential, commercial, and infrastructure expansion

Demographics

	2 mi	3 mi	6 mi
Population (2025)	41,555	84,178	286,067
Average Household Income	\$147,618	\$142,135	\$134,567
Projected Population (2030)	54,880	109,005	336,222

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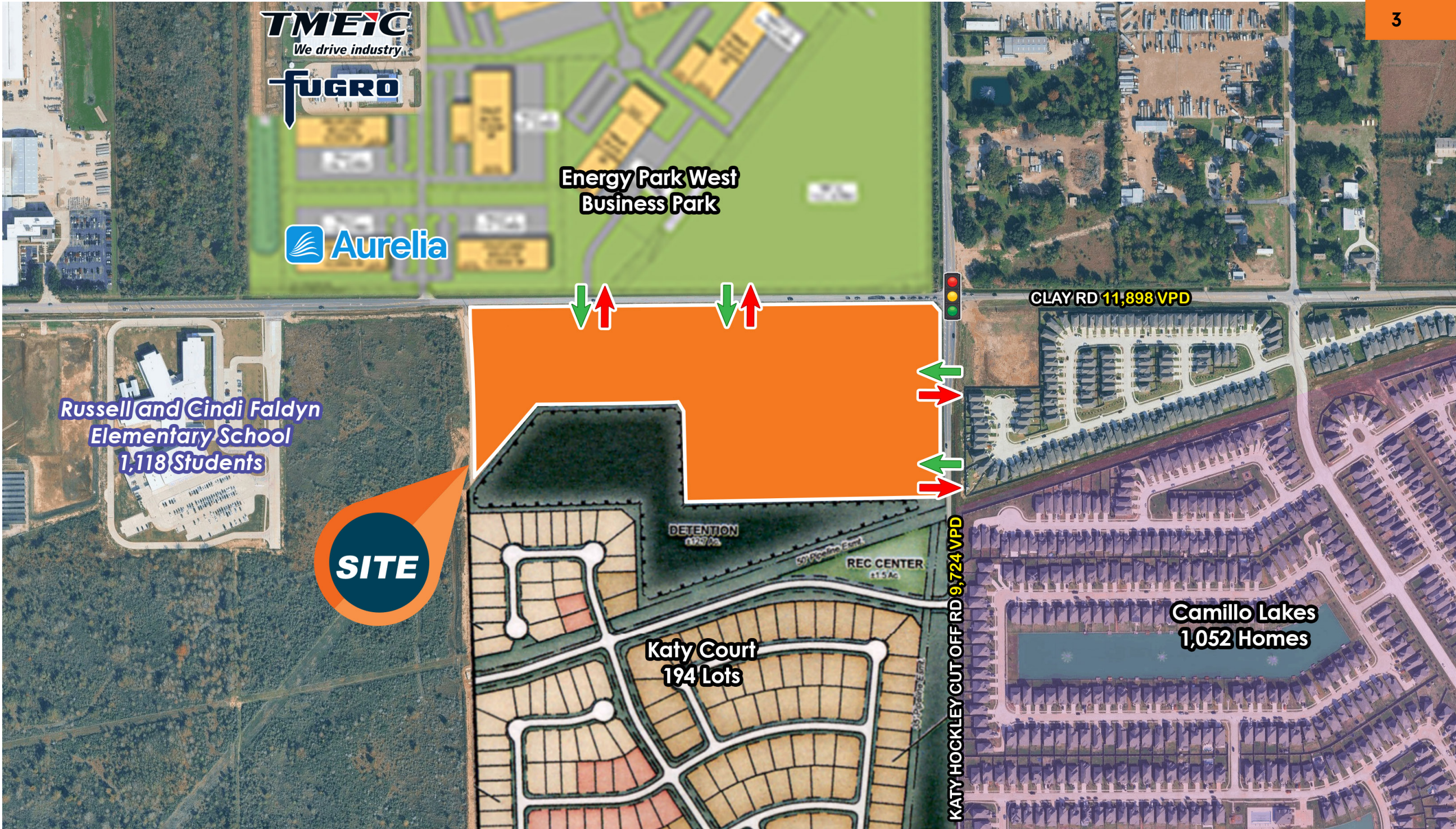
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Information About Brokerage Services

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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov