

# GRAND MORTON TOWN CENTER

1,750-SF Inline Space Available For Lease

1-Acre Pad Site Available For Lease

NEC and SEC of Grand Parkway and Morton Ranch Road  
Katy, Texas

**K** Kelsey  
Seybold  
Clinic

EXPANDING  
TO 200K+ SF  
MINI HUB

Michaels

HomeGoods

 NewQuest

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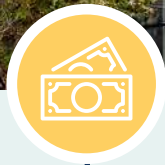
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# Project Highlights



**33%**  
POPULATION  
GROWTH  
WITHIN TRADE AREA  
FROM 2020 TO 2024



**\$134K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 7 MILES



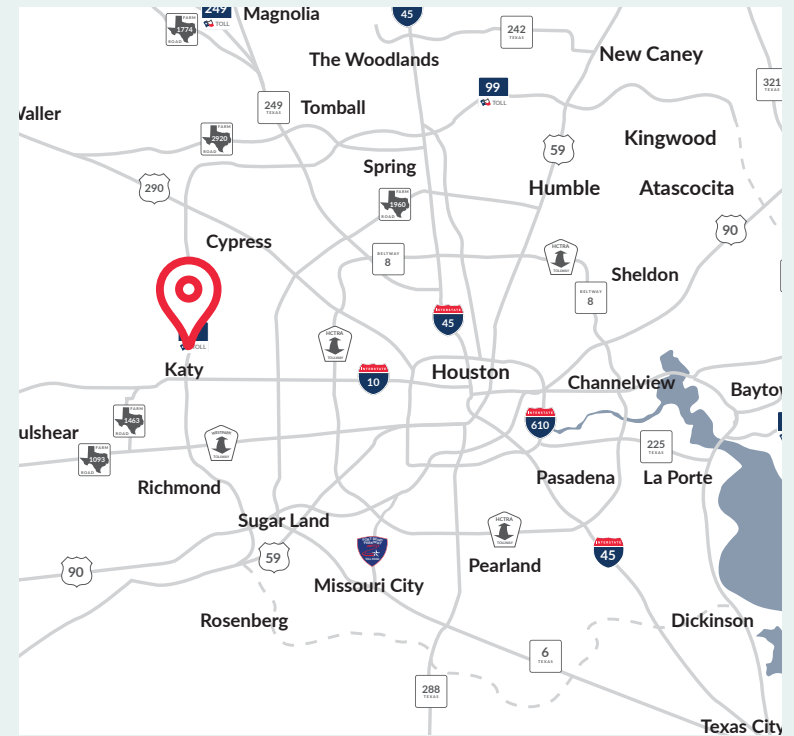
**520K**  
CURRENT  
POPULATION  
WITHIN 7 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

## EXPLOSIVE RESIDENTIAL GROWTH

9,563 FUTURE HOMES  
2,539 ANNUAL HOME STARTS  
2,972 HOME CLOSINGS

Zonda Estimates as of Q4 2024



# Project Highlights



**91+ ACRE DEVELOPMENT**  
WITH MAJOR NATIONAL  
ANCHORS, RETAILERS,  
AND RESTAURANTS

UNDER-SERVED RETAIL  
IN **CONVENIENT KATY**  
**AREA LOCATION**



**HIGHLY ACCESSIBLE TO**  
**COMMUTERS** TRAVELING  
ON 99 GRAND PARKWAY  
AND TO I-10 ENERGY  
CORRIDOR

**7-MIN DRIVE FROM**  
**UNIVERSITY OF**  
**HOUSTON AT KATY** WITH  
10,000 STUDENTS



**NEAR NEW KATY ISD**  
**ELEMENTARY, MIDDLE**  
**AND HIGH SCHOOLS**  
WITH 4,300 STUDENTS

**STRONG DAYTIME**  
**POPULATION**



**NEIGHBORING**  
**GRANDWAY WEST, A**  
850,000-SF CLASS "A"  
OFFICE COMPLEX

**1/2 MILE FROM CLAY 99**  
**BUILDING 5, A**  
1 MILLION-SF  
INDUSTRIAL CAMPUS



**AVAILABLE:**  
1,750-SF INLINE SPACE  
1-ACRE PAD SITE



# GROWING SHOPPING CENTER

8.7 MILLION ANNUAL VISITS

- PLACER.AI, '25

## KATY RANKS AS THE #5 FASTEST-GROWING CITY IN THE HOUSTON MSA

A 55.25% POPULATION  
INCREASE FROM 2010 TO 2020

-2020 U.S. CENSUS

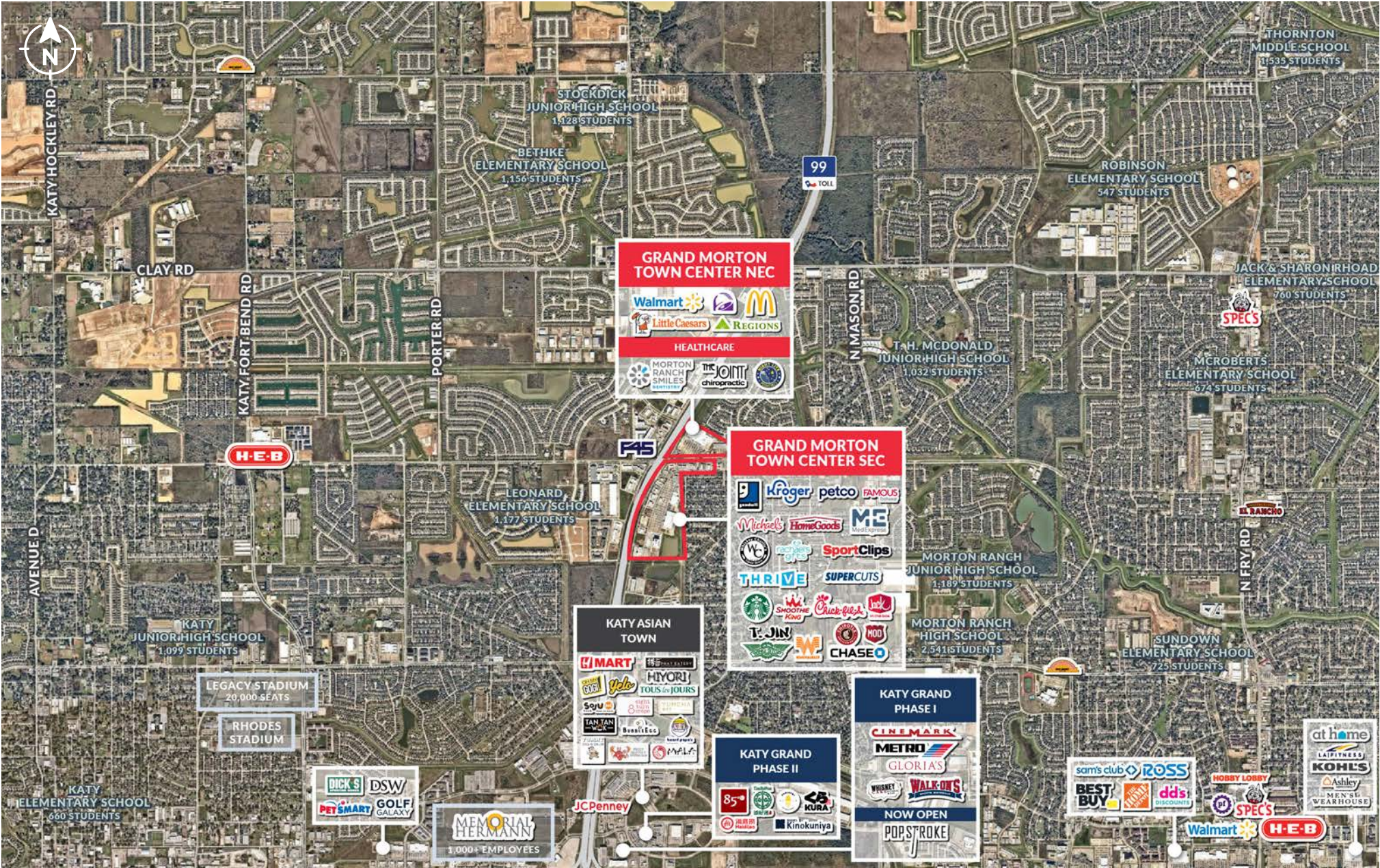


# Project Highlights

## KEY TENANTS







04.25 | 01.25



Existing

Active

\*Source: Zonda 2024, internal knowledge







07.25 | 07.25



# Site Plan: SEC

KEY	BUSINESS	LEASE AREAS
1	Dutch Bros. Coffee	863 SF
2	Express Oil Change	4,725 SF
3	AutoZone	7,382 SF
4	Quick Quack Car Wash	3,956 SF
5	Jack In The Box	2,644 SF
6	Comet Cleaners	1,585 SF
7	Goodwill	1,710 SF
8	Charley's Philly Steaks	1,317 SF
9	Russo's	1,758 SF
10	T-Mobile	3,014 SF

KEY	BUSINESS	LEASE AREAS
11	GNC	1,225 SF
12	Marble Slab	1,413 SF
13	Smoothie King	1,443 SF
14	Verizon	2,543 SF
15	Deluxe Nails	3,517 SF
16	SportClips	1,403 SF
17	Postal Plus	1,403 SF
18	Wingstop	1,786 SF
19	Candy Lashes	1,215 SF
20	Kumon	1,286 SF
21	Anayah's Salon	1,123 SF
22	Cornerstone Orthodontics	1,680 SF
23	Victor's Mexican Grille	4,589 SF
24	Whiskey Charlie's	2,500 SF
25	Rare Tea	1,500 SF
26	Famous Footwear	6,057 SF
27	Hallmark	4,500 SF
28	Petco	12,500 SF
29	Michaels	21,760 SF
30	HomeGoods	22,000 SF
31	T. Jin China Diner	2,100 SF
32	Today's Vision	2,100 SF
33	Subway	1,400 SF

KEY	BUSINESS	LEASE AREAS
34	Pediatric Dentist	2,800 SF
35	Supercuts	1,400 SF
36	T-Mobile	1,750 SF
37	Ideal Dental	2,450 SF
38	Kroger	123,531 SF
39	Kelsey Seybold Clinic (+expansion)	214,799 SF
40	James Avery	2,800 SF
41	Crave Cookies	1,750 SF
42	Gyro Republic	1,400 SF
43	MedExpress	4,877 SF
44	Whataburger	3,578 SF
45	Chase	3,558 SF
46	Chic-fil-A	4,985 SF
47	Chipotle	2,450 SF
48	MOD Pizza	2,800 SF
49	Piada Italian Street Food	2,800 SF
50	Xfinity	3,500 SF
51	Pincho Burgers + Kebabs	2,100 SF
52	Bubba's 33	7,575 SF
53	Jaggers	3,898 SF
54	Bank of America	4,191 SF
55	<b>Pad Site Available</b>	<b>1 Acre</b>
56	Kelsey Seybold Clinic	52,860 SF



SP.233 | 11.24 | 08.24



# Site Plan: NEC

KEY	BUSINESS	LEASE AREAS
1	McDonald's	5,135 SF
2	Walmart	186,902 SF
3	Morton Ranch Smiles	5,693 SF
4	The Joint Chiropractic	1,089 SF
5	Pinch-a-Penny	2,733 SF
6	Mathnasium	1,190 SF
7	Nightlight Pediatric Urgent Care	2,764 SF
8	UPS	1,400 SF
9	Morton Ranch Alterations	1,050 SF
10	Leased	2,834 SF
11	Tender Touch Nails	2,450 SF
12	Great Clips	1,053 SF
13	9 Round Kickbox	1,107 SF
14	Available For Lease	1,750 SF
15	Little Caesars	1,803 SF
16	Regions Bank	2,700 SF
17	Taco Bell	2,158 SF



AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

SP.100 | 07.25 | 05.24







# Demographics



POPULATION	3 MILES	5 MILES	7 MILES	TRADE AREA
Current Households	40,185	107,922	164,556	97,734
Current Population	126,160	335,129	519,964	312,202
2020 Census Population	96,988	266,984	424,875	234,416
Population Growth 2020 to 2024	30.08%	25.52%	22.38%	33.18%
2024 Median Age	33.6	34.1	34.4	32.8

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	TRADE AREA
White	38.26%	39.32%	39.09%	34.94%
Black or African American	19.35%	18.96%	18.28%	21.60%
Asian or Pacific Islander	7.99%	8.93%	11.69%	8.08%
Other Races	33.38%	31.86%	30.08%	34.31%
Hispanic	41.38%	39.38%	37.05%	42.48%

INCOME	3 MILES	5 MILES	7 MILES	TRADE AREA
Average Household Income	\$113,322	\$123,018	\$134,118	\$112,353
Median Household Income	\$92,617	\$99,736	\$109,215	\$93,272
Per Capita Income	\$38,065	\$40,815	\$43,724	\$36,356

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	TRADE AREA
1 Person Households	15.59%	16.35%	15.65%	15.65%
2 Person Households	33.85%	31.54%	30.05%	30.81%
3+ Person Households	50.56%	52.10%	54.30%	53.54%
Owner-Occupied Housing Units	66.17%	66.03%	68.32%	66.43%
Renter-Occupied Housing Units	33.83%	33.97%	31.68%	33.57%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25



# 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. **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.

**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>-</b>	<b>281.477.4300</b>
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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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