

FOR SALE



777 Cane Island Pkwy
Katy, TX 77493

\$ 1,300,000

Broker

Joe Rothchild
281.744.3415

Keller Williams Signature
Each office is independently owned and operated

OVERVIEW

777 CANE ISLAND PARKWAY

Newly constructed 1,450 sq ft building is currently tenant occupied by a coffee shop under a 5 year lease, generating \$58,000 NOI and offering a 4.46% CAP rate.

777 Cane Island is strategically located in the West Ten Business Center, occupying a prominent corner of Cane Island Parkway and Highway 90, right before the prestigious Cane Island Community! This property offers exceptional accessibility and visibility, with direct access to the highway and the surrounding community.

Newly constructed 1,450 square foot single-tenant building features a drive-thru, offering convenience and accessibility in a high traffic area, making it an ideal choice for those seeking a prime location in a prestigious community.



OFFERING SUMMARY:

- Building Sq Ft: 1,450 SF Approximately
- NOI: \$58,000
- Cap Rate: 4.46%
- For Sale: 1,300,000

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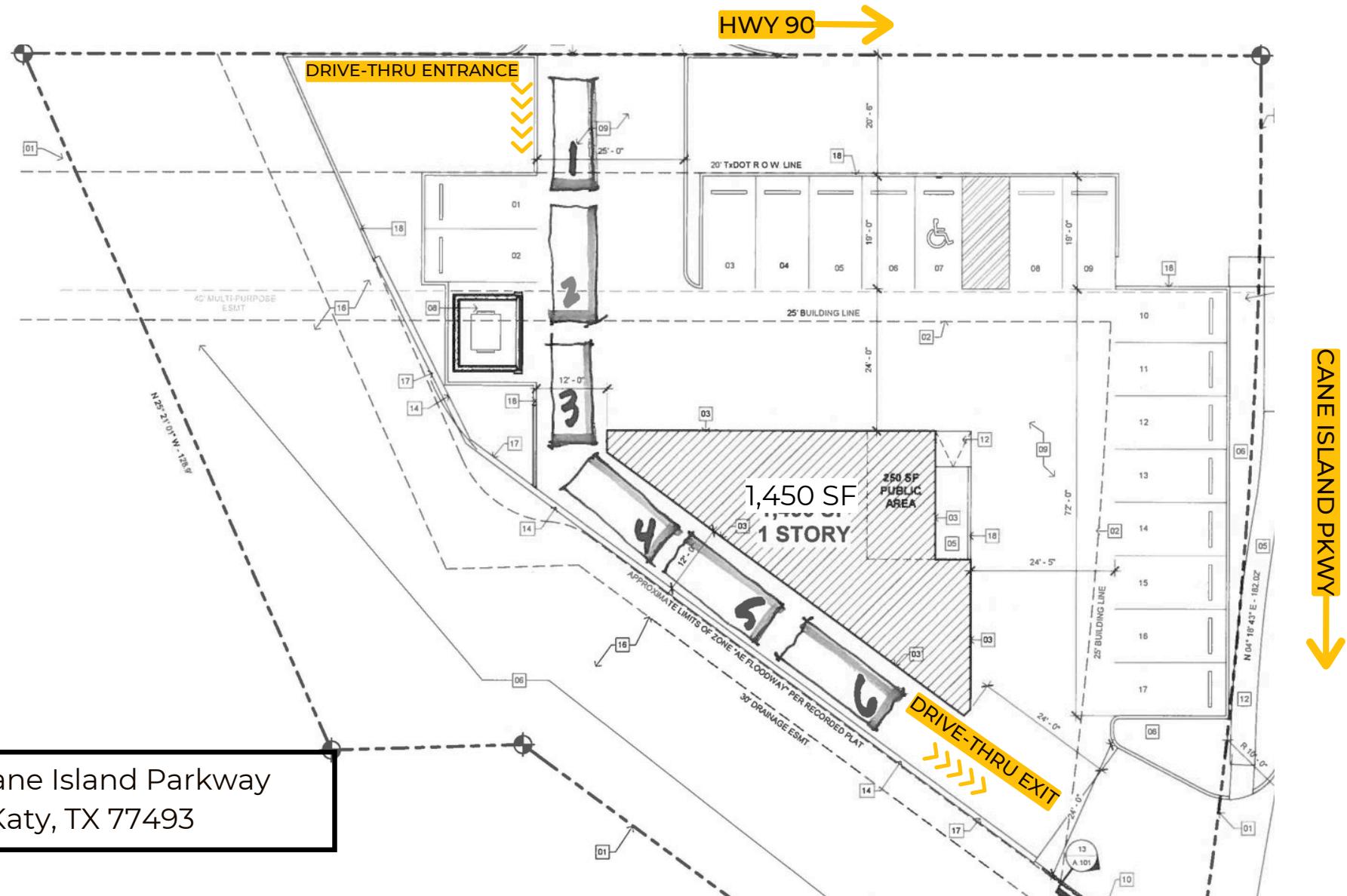
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SITE PLAN

777 CANE ISLAND PARKWAY



777 Cane Island Parkway
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WEST TEN

B U S I N E S S P A R K



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AERIAL MAP

777 CANE ISLAND PARKWAY



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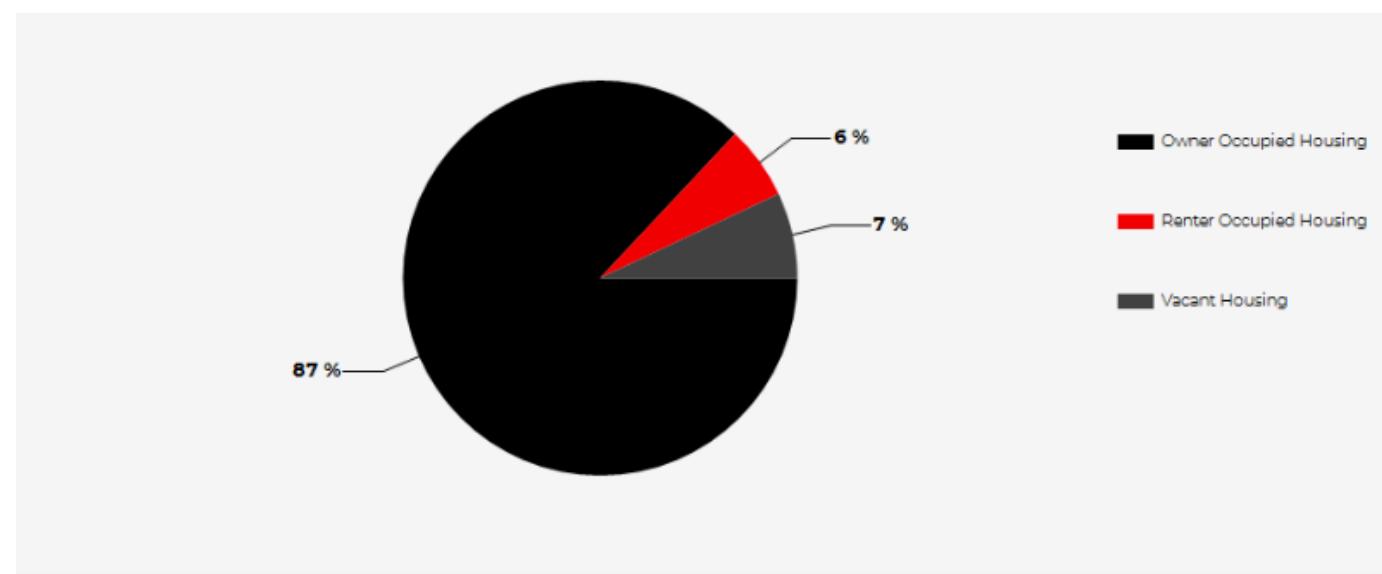
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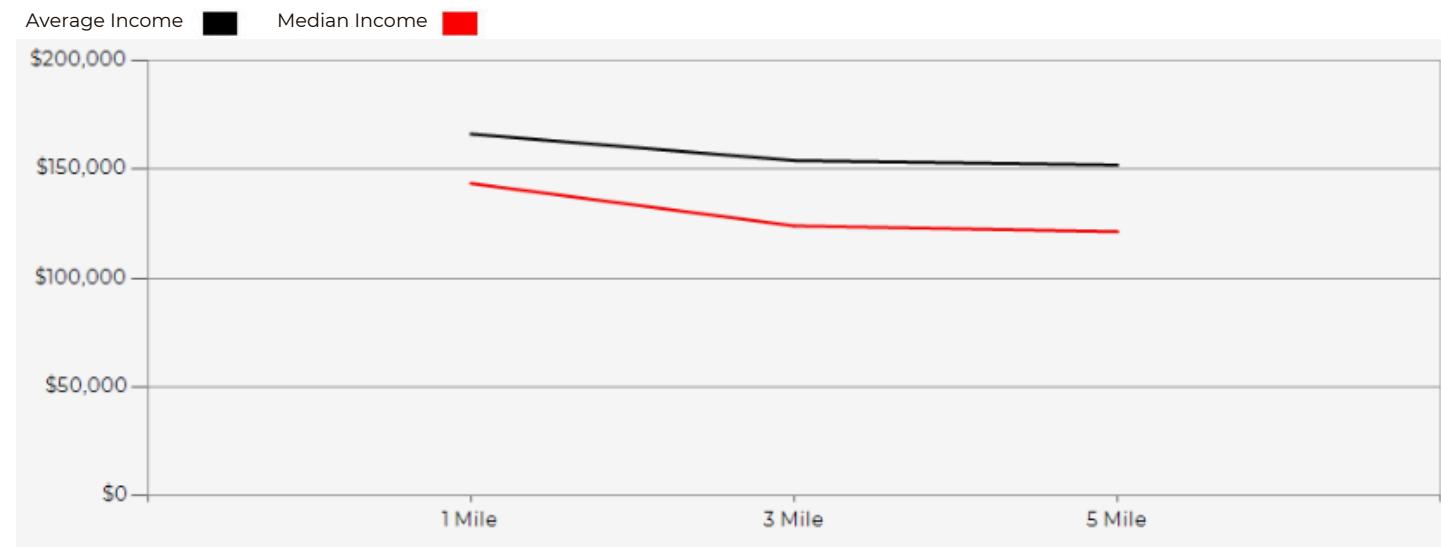


ROTHCHILD
COMMERCIAL

2023 Household Occupancy
in 1-mile radius



2023 Household Income
Average and Median



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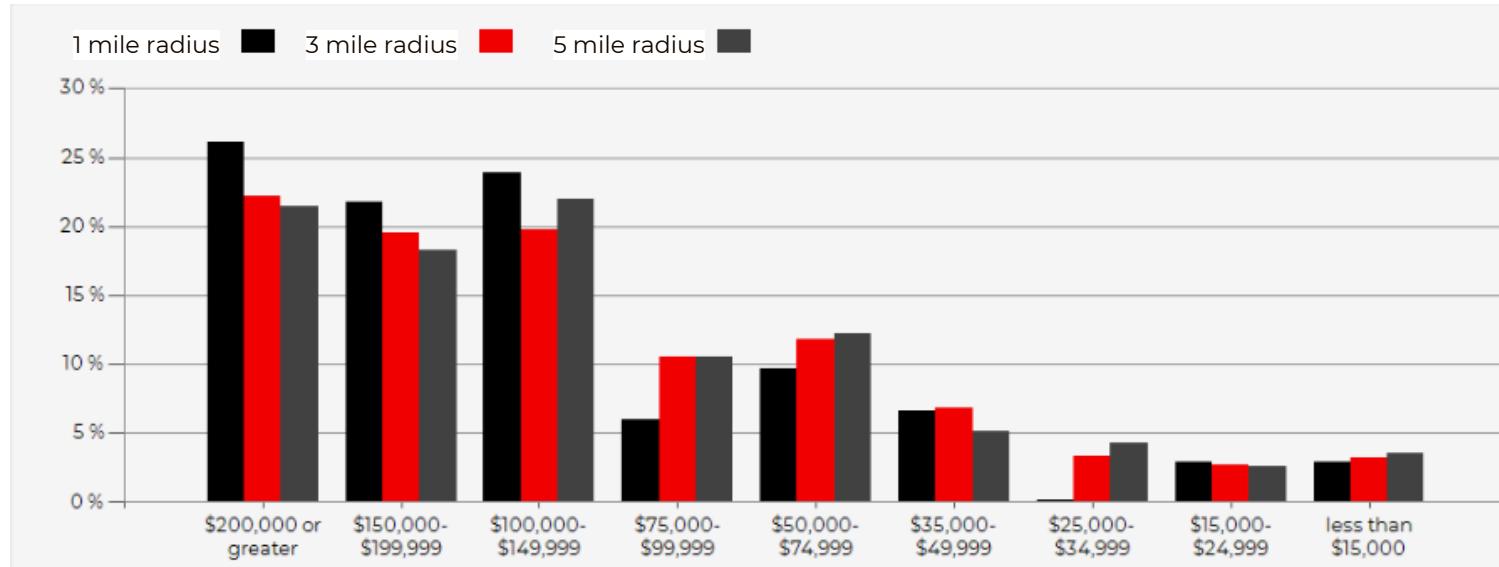
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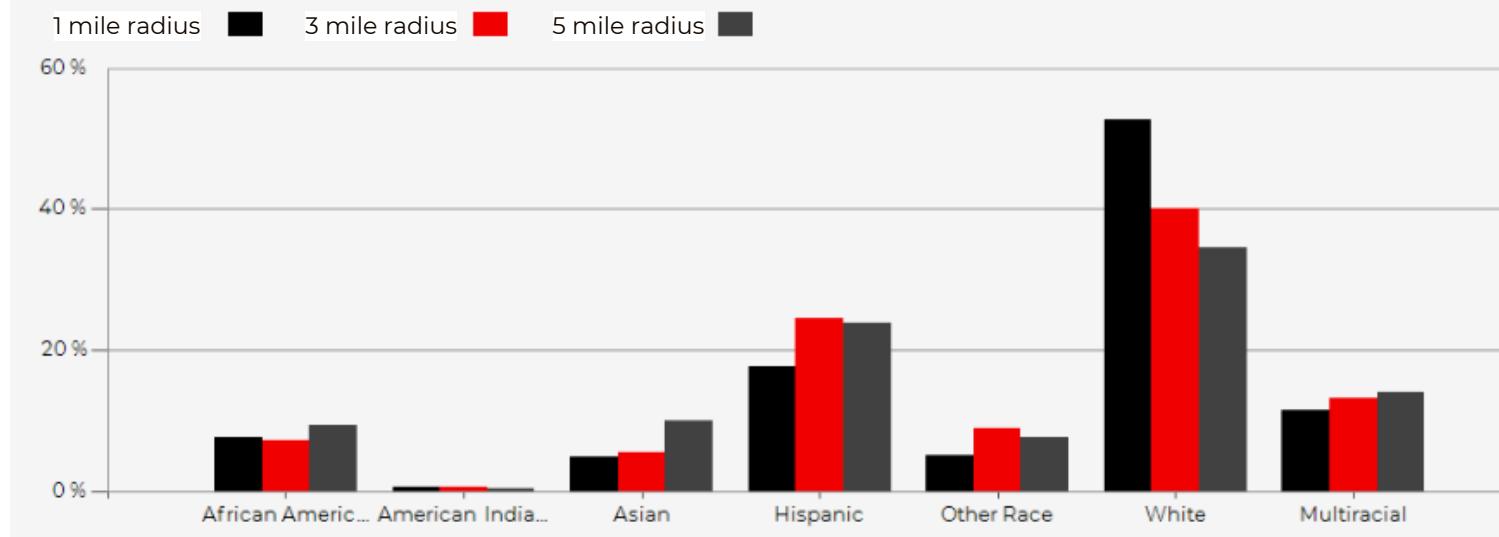
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2023 Household Income



2023 Population By Race



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DEMOGRAPHIC DATA

777 CANE ISLAND PARKWAY

| 2023 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2023 Population Age 30-34 | 396 | 2,927 | 12,053 |
| 2023 Population Age 35-39 | 575 | 3,462 | 14,580 |
| 2023 Population Age 40-44 | 586 | 3,716 | 16,002 |
| 2023 Population Age 45-49 | 508 | 3,168 | 13,601 |
| 2023 Population Age 50-54 | 425 | 2,934 | 11,834 |
| 2023 Population Age 55-59 | 306 | 2,298 | 8,601 |
| 2023 Population Age 60-64 | 271 | 2,246 | 7,700 |
| 2023 Population Age 65-69 | 234 | 1,830 | 6,193 |
| 2023 Population Age 70-74 | 178 | 1,403 | 4,630 |
| 2023 Population Age 75-79 | 132 | 960 | 3,287 |
| 2023 Population Age 80-84 | 73 | 561 | 1,797 |
| 2023 Population Age 85+ | 57 | 536 | 1,479 |
| 2023 Population Age 18+ | 4,495 | 32,352 | 126,733 |
| 2023 Median Age | 36 | 36 | 35 |

| 2023 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$133,350 | \$113,025 | \$105,449 |
| Average Household Income 25-34 | \$160,298 | \$139,596 | \$127,903 |
| Median Household Income 35-44 | \$157,071 | \$150,124 | \$137,536 |
| Average Household Income 35-44 | \$179,770 | \$169,075 | \$162,420 |
| Median Household Income 45-54 | \$160,695 | \$152,836 | \$149,742 |
| Average Household Income 45-54 | \$185,362 | \$179,407 | \$177,421 |
| Median Household Income 55-64 | \$151,150 | \$137,950 | \$136,215 |
| Average Household Income 55-64 | \$174,347 | \$167,531 | \$168,937 |
| Median Household Income 65-74 | \$112,998 | \$100,280 | \$94,427 |
| Average Household Income 65-74 | \$139,230 | \$131,591 | \$126,809 |
| Average Household Income 75+ | \$103,281 | \$88,391 | \$90,038 |

| 2028 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|---------|
| 2028 Population Age 30-34 | 355 | 3,198 | 12,967 |
| 2028 Population Age 35-39 | 456 | 3,556 | 15,851 |
| 2028 Population Age 40-44 | 607 | 3,880 | 17,846 |
| 2028 Population Age 45-49 | 583 | 3,989 | 17,369 |
| 2028 Population Age 50-54 | 515 | 3,328 | 13,916 |
| 2028 Population Age 55-59 | 417 | 3,103 | 11,651 |
| 2028 Population Age 60-64 | 307 | 2,507 | 8,890 |
| 2028 Population Age 65-69 | 255 | 2,342 | 7,854 |
| 2028 Population Age 70-74 | 220 | 1,865 | 6,227 |
| 2028 Population Age 75-79 | 160 | 1,309 | 4,499 |
| 2028 Population Age 80-84 | 104 | 837 | 2,818 |
| 2028 Population Age 85+ | 72 | 680 | 2,015 |
| 2028 Population Age 18+ | 5,149 | 38,894 | 154,329 |
| 2028 Median Age | 35 | 37 | 36 |

| 2028 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$154,341 | \$130,250 | \$120,243 |
| Average Household Income 25-34 | \$184,000 | \$161,926 | \$149,756 |
| Median Household Income 35-44 | \$166,626 | \$155,047 | \$151,929 |
| Average Household Income 35-44 | \$200,650 | \$182,041 | \$177,506 |
| Median Household Income 45-54 | \$170,834 | \$162,796 | \$160,342 |
| Average Household Income 45-54 | \$207,432 | \$199,820 | \$197,324 |
| Median Household Income 55-64 | \$166,631 | \$157,030 | \$155,289 |
| Average Household Income 55-64 | \$199,949 | \$190,881 | \$190,269 |
| Median Household Income 65-74 | \$131,009 | \$111,221 | \$108,882 |
| Average Household Income 65-74 | \$164,743 | \$152,196 | \$147,184 |
| Average Household Income 75+ | \$125,217 | \$104,142 | \$108,843 |

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DEMOGRAPHIC DATA

777 CANE ISLAND PARKWAY

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|-----------|-----------|-----------|
| 2000 Population | 703 | 12,709 | 30,739 |
| 2010 Population | 1,125 | 19,331 | 56,534 |
| 2023 Population | 6,547 | 44,855 | 178,686 |
| 2028 Population | 7,349 | 52,586 | 212,708 |
| 2023 African American | 603 | 4,284 | 21,864 |
| 2023 American Indian | 43 | 347 | 1,133 |
| 2023 Asian | 391 | 3,313 | 23,479 |
| 2023 Hispanic | 1,404 | 14,555 | 55,690 |
| 2023 Other Race | 410 | 5,237 | 18,122 |
| 2023 White | 4,182 | 23,751 | 80,954 |
| 2023 Multiracial | 915 | 7,889 | 33,040 |
| 2023-2028: Population: Growth Rate | 11.70 % | 16.15 % | 17.75 % |
| 2023 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
| less than \$15,000 | 60 | 481 | 2,038 |
| \$15,000-\$24,999 | 61 | 398 | 1,509 |
| \$25,000-\$34,999 | 4 | 485 | 2,450 |
| \$35,000-\$49,999 | 138 | 1,008 | 2,939 |
| \$50,000-\$74,999 | 203 | 1,737 | 7,037 |
| \$75,000-\$99,999 | 125 | 1,544 | 6,034 |
| \$100,000-\$149,999 | 501 | 2,903 | 12,648 |
| \$150,000-\$199,999 | 456 | 2,866 | 10,494 |
| \$200,000 or greater | 546 | 3,249 | 12,339 |
| Median HH Income | \$143,553 | \$124,052 | \$121,372 |
| Average HH Income | \$166,234 | \$154,078 | \$152,050 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|---------|---------|---------|
| 2000 Total Housing | 267 | 4,354 | 10,232 |
| 2010 Total Households | 398 | 6,337 | 18,473 |
| 2023 Total Households | 2,094 | 14,671 | 57,488 |
| 2028 Total Households | 2,340 | 17,484 | 69,260 |
| 2023 Average Household Size | 3.10 | 3.03 | 3.10 |
| 2000 Owner Occupied Housing | 183 | 3,121 | 8,181 |
| 2000 Renter Occupied Housing | 68 | 1,047 | 1,692 |
| 2023 Owner Occupied Housing | 1,955 | 11,071 | 41,641 |
| 2023 Renter Occupied Housing | 139 | 3,600 | 15,847 |
| 2023 Vacant Housing | 149 | 901 | 4,472 |
| 2023 Total Housing | 2,243 | 15,572 | 61,960 |
| 2028 Owner Occupied Housing | 1,960 | 13,030 | 48,954 |
| 2028 Renter Occupied Housing | 380 | 4,455 | 20,306 |
| 2028 Vacant Housing | 158 | 1,016 | 4,455 |
| 2028 Total Housing | 2,498 | 18,500 | 73,715 |
| 2023-2028: Households: Growth Rate | 11.25 % | 17.85 % | 19.00 % |



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ROTHCHILD
COMMERCIAL



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.

11-2-2015



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.

| | | | |
|--|-------------|-------------------|--------------|
| Keller Williams Signature | 9004054 | klrw17@kw.com | 281-599-7600 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Andrea St. Jean | 508095 | andistjean@kw.com | 281-599-7600 |
| Designated Broker of Firm | License No. | Email | Phone |
| Joe Rothchild | 303477 | joer@kw.com | 281-599-6500 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Joe Rothchild | 303477 | joer@kw.com | 281-599-6500 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date