

FOR SALE

± 3.6 ACRES OF COMMERCIAL LAND AVAILABLE



List Price \$999,999.00

ACRES:

± 3.6

SQUARE FEET:

± 156,816 SF

PARCEL ID:

5410-00-000-0072-914

SALE TYPE:

Investment

ADDRESS:

6001 Highway Blvd. Katy, TX 77494

LOCATION:

Located on Highway 90, past Katy High School and before Avenue D. This piece of land is in Fort Bend County. It is located directly between Midway BBQ and Midway Food Market.

SUMMARY:

3.6 acres of land for sale in the heart of Katy, TX, on Highway 90. The property is in Fort Bend County. The location would be the perfect place for commercial development. This is an amazing opportunity for investment buyers!

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For Info Contact:



Joe Rothchild

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OVERVIEW

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Currently accepting offers for 3.6 acres of land for sale in the heart of Katy, TX! The piece of land offers lies directly on Highway 90 and is only a stoplight from Katy High School. The location would be perfect for commercial development as it is located in a densely commercial area. However, the benefits of its location doesn't end there! This piece of land is surrounded by multiple prestigious Katy communities, bringing a great consumer market to the table.

HIGHLIGHTS:

- Located on Highway 90
- Close proximity to Katy High School
- Surrounded by multiple prestigious Katy communities

OFFERING SUMMARY:

- Asking Price: \$999,999.00
- Lot Size: ± 3.6 Acres
- Market: Katy
- Submarket: West Houston
- Traffic Count (Vehicles per Day: 11k (approx.))



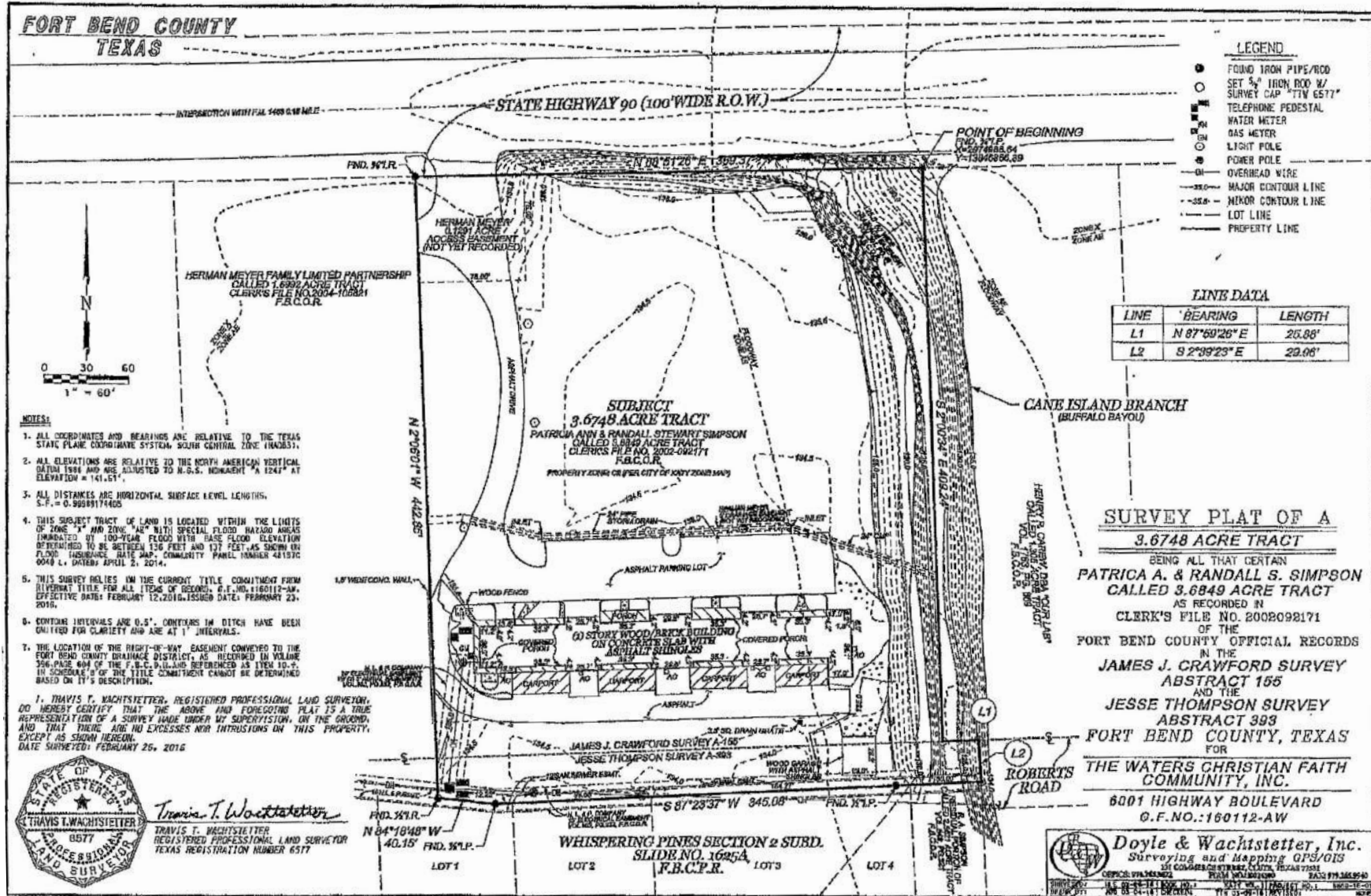
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AERIAL MAP

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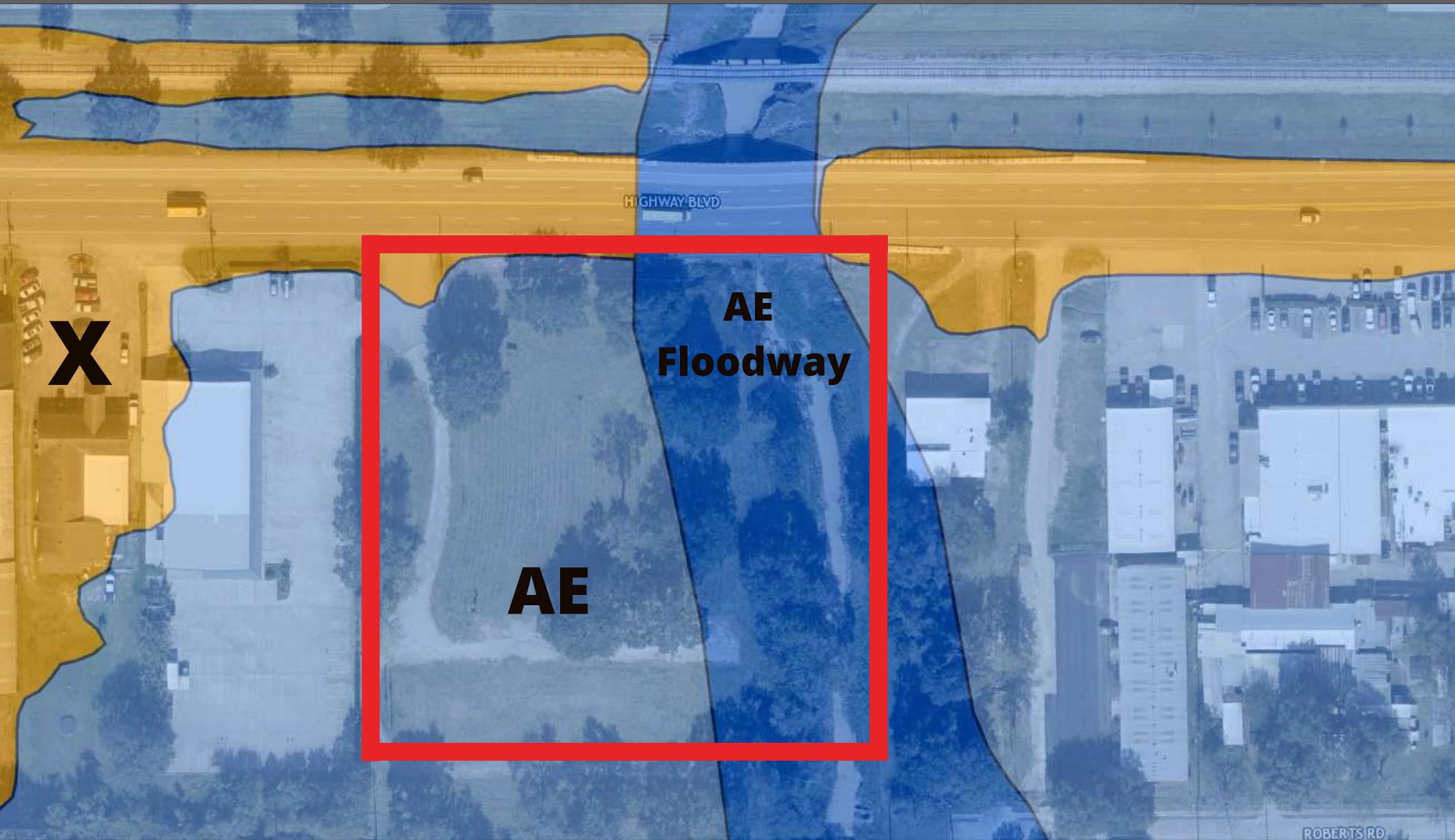


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FLOOD MAP

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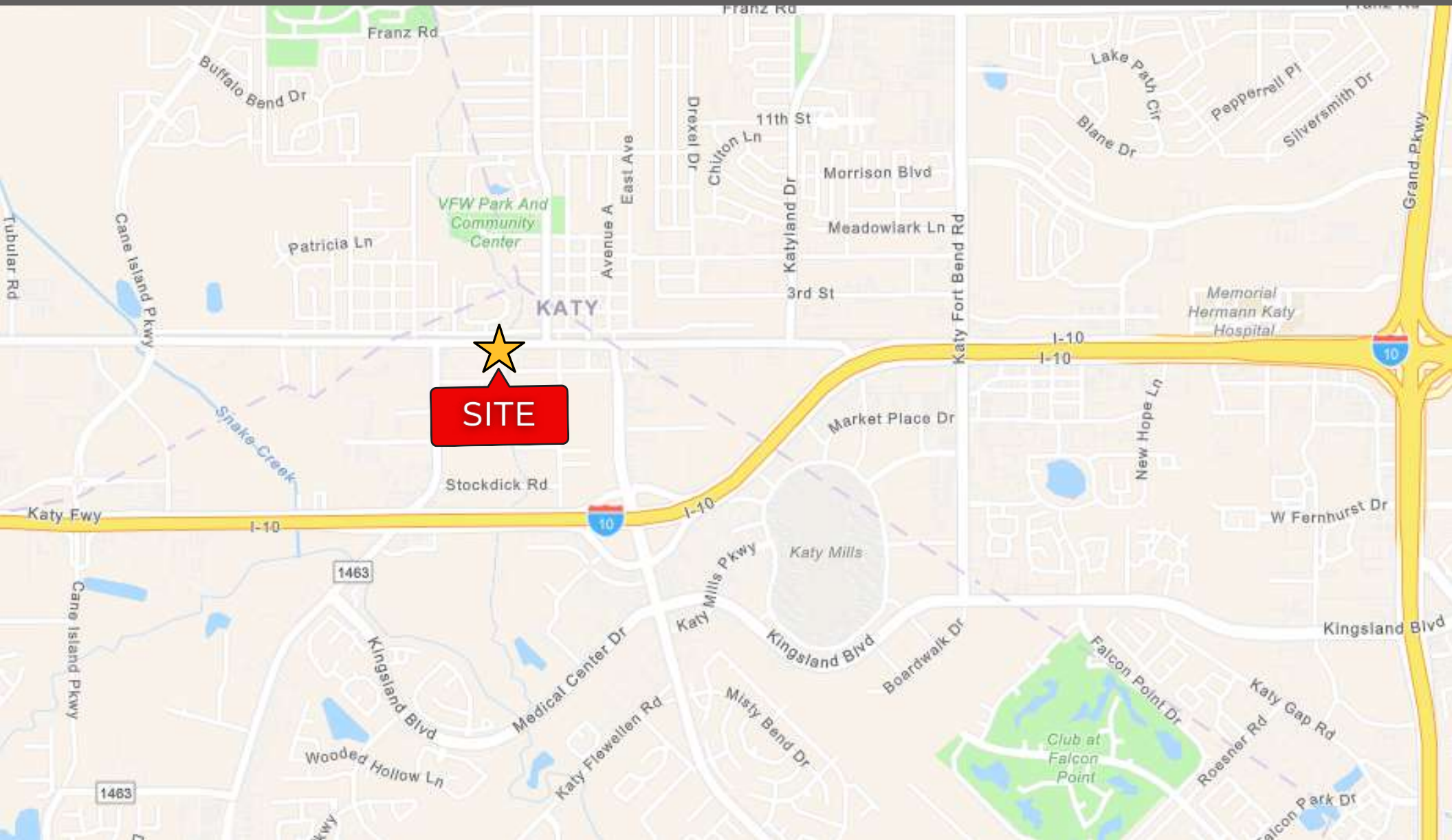


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STREET MAP

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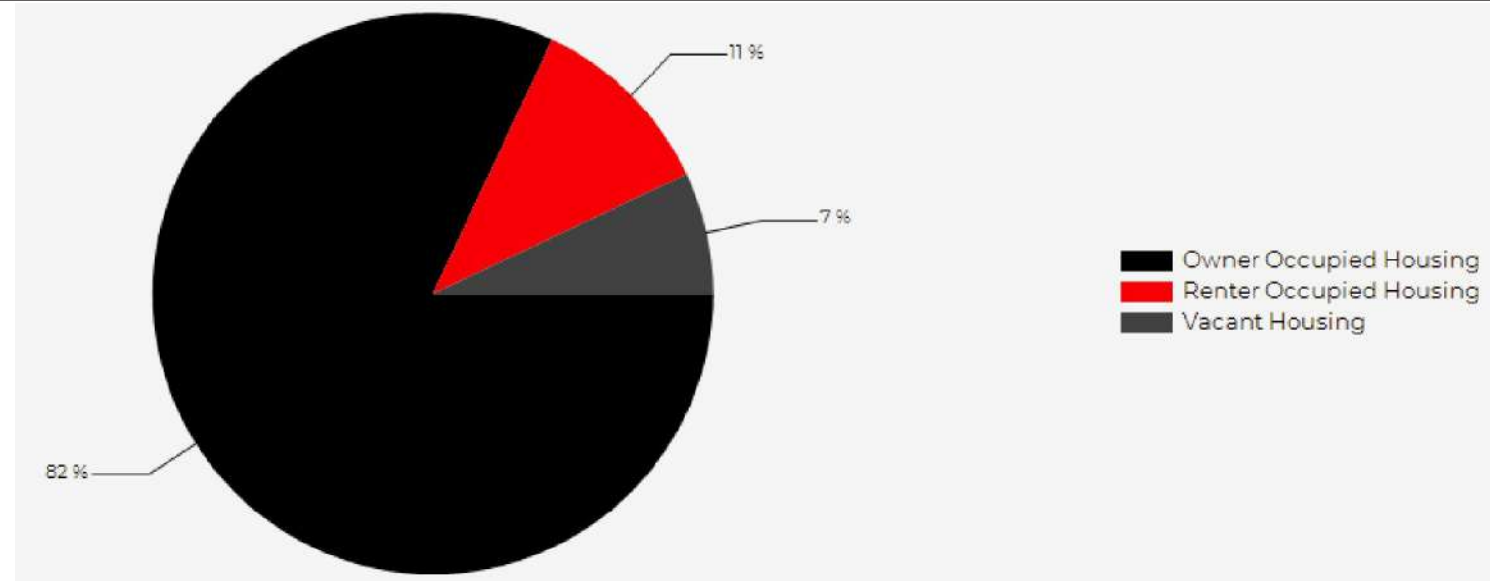
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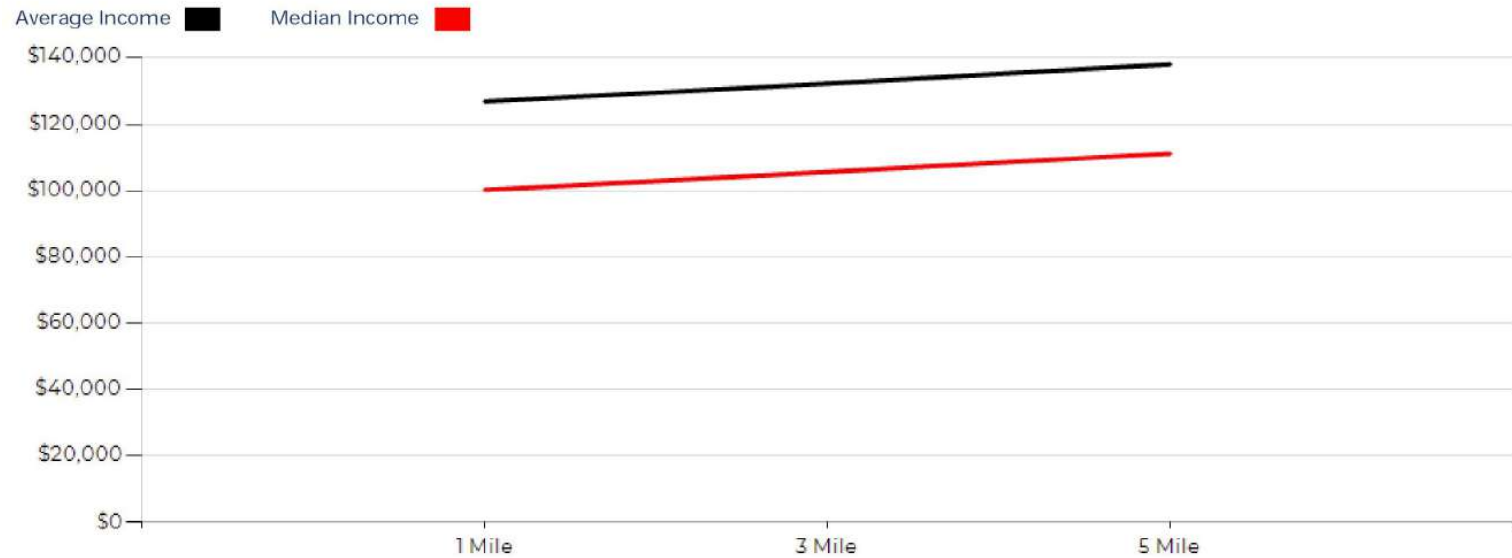
DEMOGRAPHIC VISUAL DATA

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2021 Household Occupancy
in 1-mile radius



2021 Household Income
Average and Median



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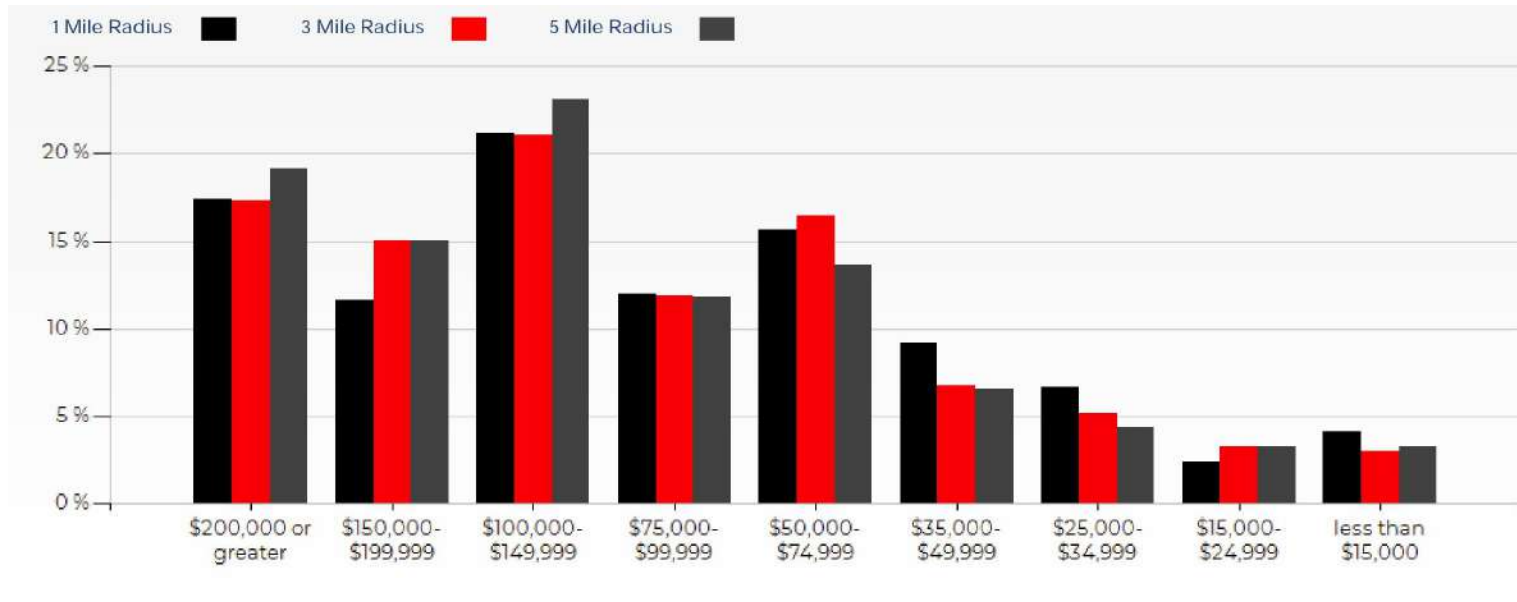
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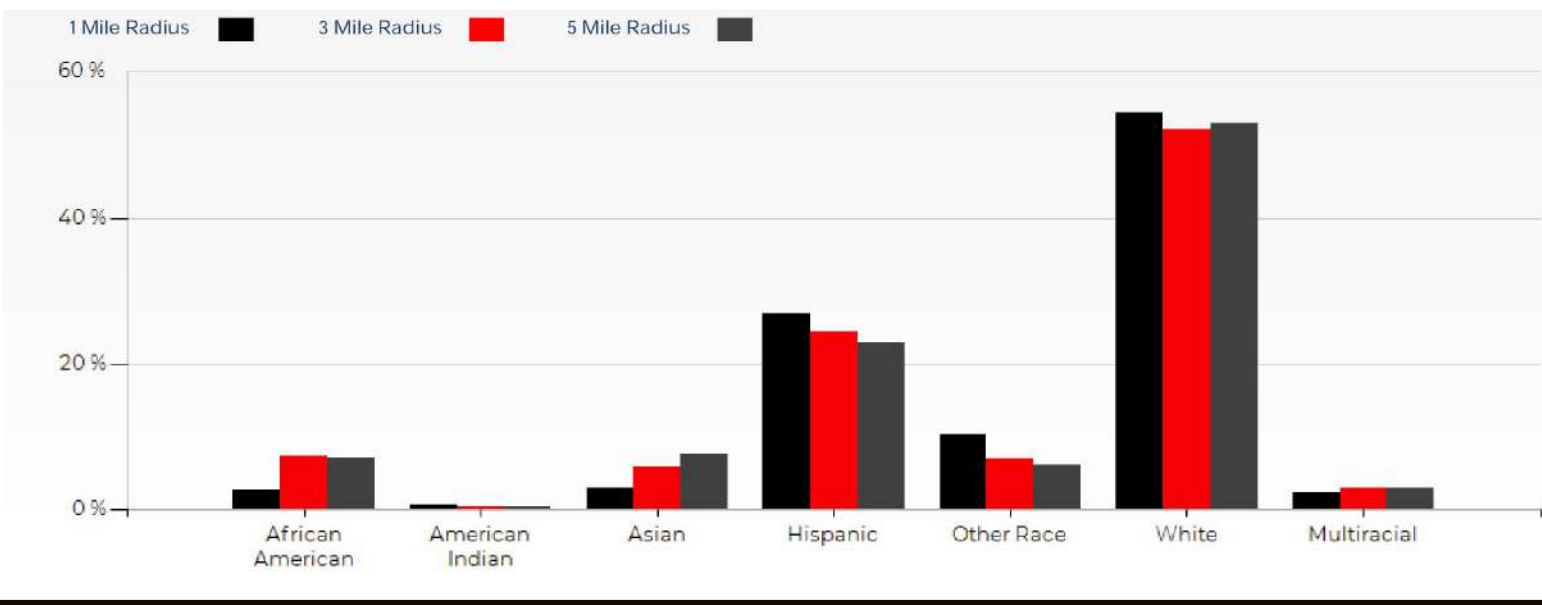
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2021 Household Income



2021 Population By Race



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DEMOGRAPHIC DATA

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2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	199	3,897	11,826
2021 Population Age 35-39	203	4,191	13,102
2021 Population Age 40-44	209	4,087	12,900
2021 Population Age 45-49	202	3,851	11,940
2021 Population Age 50-54	198	3,638	10,890
2021 Population Age 55-59	204	3,376	9,900
2021 Population Age 60-64	186	2,837	8,680
2021 Population Age 65-69	144	2,183	6,629
2021 Population Age 70-74	110	1,458	4,589
2021 Population Age 75-79	71	917	2,686
2021 Population Age 80-84	40	521	1,436
2021 Population Age 85+	31	458	1,205
2021 Population Age 18+	2,254	40,110	121,317
2021 Median Age	37	35	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,050	\$87,942	\$95,599
Average Household Income 25-34	\$111,683	\$110,430	\$115,339
Median Household Income 35-44	\$117,017	\$122,386	\$128,713
Average Household Income 35-44	\$145,310	\$145,841	\$150,951
Median Household Income 45-54	\$123,677	\$126,638	\$131,350
Average Household Income 45-54	\$151,783	\$154,228	\$159,650
Median Household Income 55-64	\$101,599	\$110,318	\$117,189
Average Household Income 55-64	\$128,153	\$142,389	\$150,494
Median Household Income 65-74	\$80,385	\$87,009	\$89,952
Average Household Income 65-74	\$107,583	\$114,901	\$118,247
Average Household Income 75+	\$83,957	\$88,589	\$87,984

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	305	6,179	19,693
2026 Population Age 35-39	272	5,267	16,917
2026 Population Age 40-44	249	4,983	15,500
2026 Population Age 45-49	240	4,469	13,607
2026 Population Age 50-54	224	4,094	11,999
2026 Population Age 55-59	216	3,652	10,632
2026 Population Age 60-64	213	3,252	9,523
2026 Population Age 65-69	194	2,730	8,409
2026 Population Age 70-74	145	1,940	6,060
2026 Population Age 75-79	106	1,292	4,105
2026 Population Age 80-84	61	725	2,071
2026 Population Age 85+	43	560	1,504
2026 Population Age 18+	2,755	49,138	148,940
2026 Median Age	37	34	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,000	\$103,812	\$107,318
Average Household Income 25-34	\$131,138	\$127,823	\$132,625
Median Household Income 35-44	\$123,536	\$132,459	\$139,654
Average Household Income 35-44	\$156,706	\$159,270	\$164,992
Median Household Income 45-54	\$134,486	\$140,315	\$143,944
Average Household Income 45-54	\$166,959	\$170,950	\$176,200
Median Household Income 55-64	\$112,865	\$124,473	\$130,224
Average Household Income 55-64	\$145,789	\$161,924	\$169,380
Median Household Income 65-74	\$94,923	\$101,670	\$104,370
Average Household Income 65-74	\$121,819	\$130,739	\$135,940
Average Household Income 75+	\$96,979	\$102,633	\$101,552

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,525	16,389	45,064
2010 Population	2,492	30,853	83,885
2021 Population	3,032	55,637	170,113
2026 Population	3,705	68,481	209,582
2021 African American	109	5,443	15,751
2021 American Indian	21	282	878
2021 Asian	121	4,312	16,800
2021 Hispanic	1,114	17,816	50,667
2021 Other Race	429	5,086	13,345
2021 White	2,258	38,295	116,559
2021 Multiracial	94	2,160	6,620
2021-2026: Population: Growth Rate	20.45 %	21.20 %	21.30 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	51	547	1,782
\$15,000-\$24,999	29	593	1,776
\$25,000-\$34,999	82	949	2,407
\$35,000-\$49,999	114	1,242	3,607
\$50,000-\$74,999	194	3,017	7,546
\$75,000-\$99,999	149	2,191	6,506
\$100,000-\$149,999	263	3,869	12,770
\$150,000-\$199,999	144	2,770	8,306
\$200,000 or greater	216	3,179	10,576
Median HH Income	\$100,238	\$105,602	\$111,231
Average HH Income	\$126,815	\$132,237	\$138,021

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	580	5,445	14,926
2010 Total Households	883	10,189	27,255
2021 Total Households	1,242	18,359	55,274
2026 Total Households	1,532	22,482	67,664
2021 Average Household Size	2.44	3.02	3.07
2000 Owner Occupied Housing	404	4,268	12,114
2000 Renter Occupied Housing	142	971	2,292
2021 Owner Occupied Housing	1,097	13,373	43,492
2021 Renter Occupied Housing	145	4,986	11,783
2021 Vacant Housing	88	1,302	4,102
2021 Total Housing	1,330	19,661	59,376
2026 Owner Occupied Housing	1,387	15,863	52,451
2026 Renter Occupied Housing	144	6,619	15,213
2026 Vacant Housing	90	1,197	3,872
2026 Total Housing	1,622	23,679	71,536
2021-2026: Households: Growth Rate	21.45 %	20.70 %	20.65 %



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