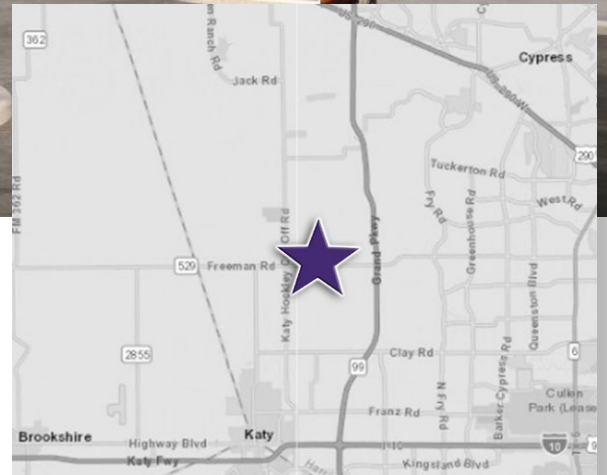


MERCANTILE

AT

ELYSON

A PROJECT OF
NAVIDAD HOLDINGS



LOCATION

23927 FM-529 Rd., Katy, TX 77493

AVAILABLE

- ±2,990 Square Feet of Retail Space
- Pad Site Available (Pad 2)
- 25,200 SF of Warehouse/Office Condo Available

Retail Space Available at Elyson

- Frontage to FM-529, the main corridor through Elyson (6-lane expansion begins 2023)
- Within Elyson, anchored by 6,000+ homes
- Interior end-cap with patio available
- Close to the new Target/HEB development located at the intersection of FM-529/Grand Pkwy

Elyson Stats:

- Over 6,000 homes anticipated at build out
- Approximately 2,200 plus occupied homes to date
- 750+ acres preserved for open space, parks, trails, lakes, waterways, amenities, etc.
- 30 miles of planned trails
- 13 active home builders

Contact Dana Thompson

713.523.2929

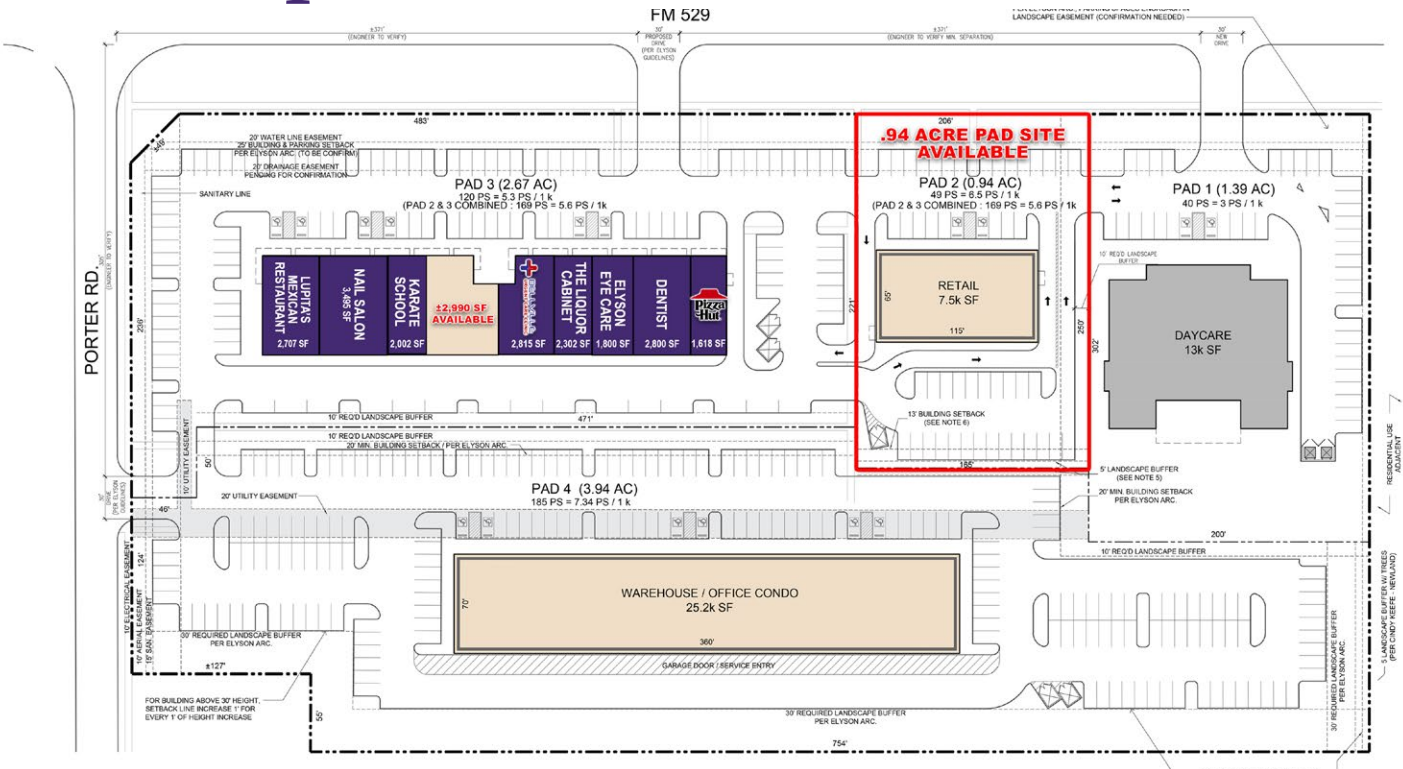
dthompson@newregionalplanning.com

Contact Blake Tartt III

713.523.2929



btartt@newregionalplanning.com

Retail Space Available






Subject to Change

Traffic Counts

- 
FM 529/FREEMAN RD.
 West of Porter Rd
 8,549 VPD (*19)
 East of Grand Parkway
 15,074 VPD (*16)
- 
GRAND PARKWAY
 South of FM 529
 53,856 VPD (*19)

Demographics

- 
POPULATION
 101,261 (5 mi)
- 
HOUSEHOLDS
 29,049 (5 mi)
- 
AVERAGE HH INCOME
 \$107,951 (1 mi)

FOR MORE INFORMATION, PLEASE CONTACT

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BLAKE TARTT III | btartt@newregionalplanning.com | newregionalplanning.com | 713.523.2929

1600 West Loop South, Suite 600 | Houston, TX 77027

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- 497 home sales last year (goal was 344, so we exceeded home sales goal by 17%)
- Goal for 2021 – 438 home sales but will exceed 500. Will just depend on supply chain for builders.
- Prices start in the \$220s and go up over \$700k
- All homes currently are single family traditional product types.
- Lot sizes start at 40' and go up to 70' in width.

FOR MORE INFORMATION, PLEASE CONTACT

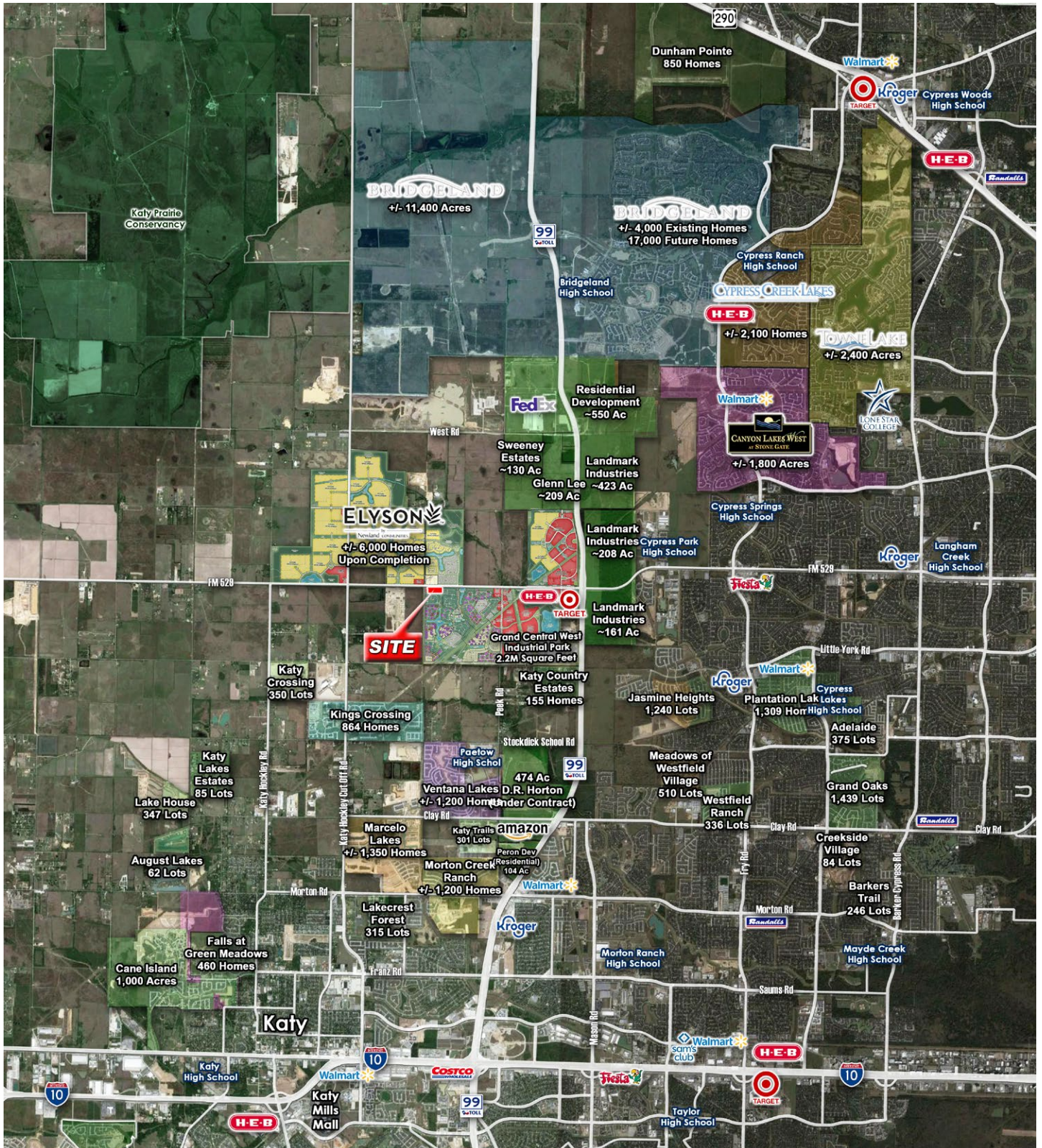
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**Site plan subject to change*

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	1 mile	3 miles	5 miles
Population Summary			
2020 Total Population	4,773	12,795	101,261
2020 Group Quarters	0	1	11
2025 Total Population	8,183	18,549	125,206
2020-2025 Annual Rate	11.38%	7.71%	4.34%
2020 Total Daytime Population	3,550	10,341	77,767
Workers	889	3,512	25,919
Residents	2,661	6,829	51,848
Household Summary			
2020 Households	1,246	4,071	29,049
2020 Average Household Size	3.83	3.14	3.49
2025 Households	2,126	6,002	35,925
2025 Average Household Size	3.85	3.09	3.48
2020-2025 Annual Rate	11.28%	8.07%	4.34%
2020 Families	1,048	3,453	24,702
2020 Average Family Size	4.15	3.38	3.76
2025 Families	1,789	5,082	30,539
2025 Average Family Size	4.16	3.33	3.76
2020-2025 Annual Rate	11.29%	8.04%	4.33%
Housing Unit Summary			
2020 Housing Units	1,344	4,404	30,474
Owner Occupied Housing Units	90.3%	87.6%	85.7%
Renter Occupied Housing Units	2.5%	4.8%	9.6%
Vacant Housing Units	7.3%	7.6%	4.7%
2025 Housing Units	2,130	6,184	36,872
Owner Occupied Housing Units	92.7%	89.6%	86.3%
Renter Occupied Housing Units	7.1%	7.5%	11.2%
Vacant Housing Units	0.2%	2.9%	2.6%
Median Home Value			
2020	\$259,662	\$223,283	\$208,868
2025	\$325,370	\$278,773	\$256,623
Median Age			
2020	31.7	31.1	31.3
2025	30.9	30.6	31.0
2020 Households by Income			
Household Income Base	1,256	7,111	42,409
<\$15,000	4.6%	5.2%	4.9%
\$15,000 - \$24,999	9.1%	5.4%	5.6%
\$25,000 - \$34,999	3.7%	5.3%	6.0%
\$35,000 - \$49,999	7.2%	9.4%	10.8%
\$50,000 - \$74,999	15.0%	16.7%	17.0%
\$75,000 - \$99,999	16.7%	17.2%	16.0%
\$100,000 - \$149,999	26.3%	26.7%	23.6%
\$150,000 - \$199,999	6.1%	6.8%	8.1%
\$200,000+	11.1%	7.4%	7.9%
Average Household Income	\$107,799	\$99,417	\$99,902

KEY FACTS

EDUCATION

101,261

Population



3.5

Average Household Size

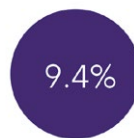


31.3

Median Age

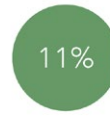
\$87,569

Median Household Income



9.4%

Unemployment Rate



11%

No High School Diploma



23%

High School Graduate



31%

Some College



35%

Bachelor's/Grad/Pr of Degree

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0