

22171

INTERSTATE 10



KATY, TEXAS 77450

NEW | REGIONAL | PLANNING

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PROPERTY TYPE

Land – For Sale

SITE

0.69 Acres (30,152 SF) with Direct I-10 Frontage

DESCRIPTION

Rare 0.69-acre pad site with direct frontage on Interstate 10 (Katy Freeway) in one of the most densely developed retail corridors in the greater Houston market. Positioned adjacent to established national tenants and surrounded by strong residential density, this site offers exceptional visibility and access in the heart of West Memorial/Katy. With over 216,000 vehicles passing daily and a trade area boasting \$3.9B in buying power within 3 miles, this is a rare commercial opportunity.

HIGHLIGHTS



TRAFFIC

Interstate 10	Highway 99	Mason Road
216,834 VPD	331,190 VPD	35,869 VPD



HOUSEHOLDS

1 Mile	3 Miles	5 Miles
3,808	45,182	96,044



POPULATION

1 Mile	3 Miles	5 Miles
10,000	130,806	291,361



AVG HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$85,198	\$104,681	\$114,781





Park Row Blvd
Future
Mixed-Use Development

★
SITE



99
TOLL

MART
Gong cha

Manga Mangle

JCPenney

Cullen College of
Engineering at Katy

Red Robin

La Madeleine
FRENCH BAKERY & CAFE

SLIM CHICKENS

ANDRETTI

HOME RUN
Dugout

CAO CAO

GLORIAS
LATIN CUISINE

35C

KURA

PITCH 25

SOMSONI

POPSTROKE

CINEMARK

WALK-ONS

WHISKEY

OMG!
BURGER

CARMAX

ADRI'S

JINYA

MAJESTERS

Chuy's

Olive Garden

220,269 VPD (24)

10

10

FIRST WATCH

Academy
SPORTS+OUTDOORS

KIA

CHEVROLET

COSTCO
WHOLESALE

MATTRESS FIRM

121,121 VPD (24)

99
TOLL

FOGO DE CHAO

GRINGO'S

EL REY

BECK'S PREMIER

UPTOWN
CHEAPSKATT

Park Plaza Centre

BatteriesPlus+

HOUSTON
GARDEN CENTERS

SHERWIN
WILLIAMS

QER'S
GRILL

LUPA
CANTINA

MIA'S

FEDERAL
AMERICAN GRILL

Kingsland Blvd

43,560 VPD (24)

Once upon
a child

HARBOR
FREIGHT

Babi's

SAVY GRASS

Fiesta

FITNESS
CONNECTION

Luby's

petco

DAISO
JAPAN

99

PLATO'S
CLOSET

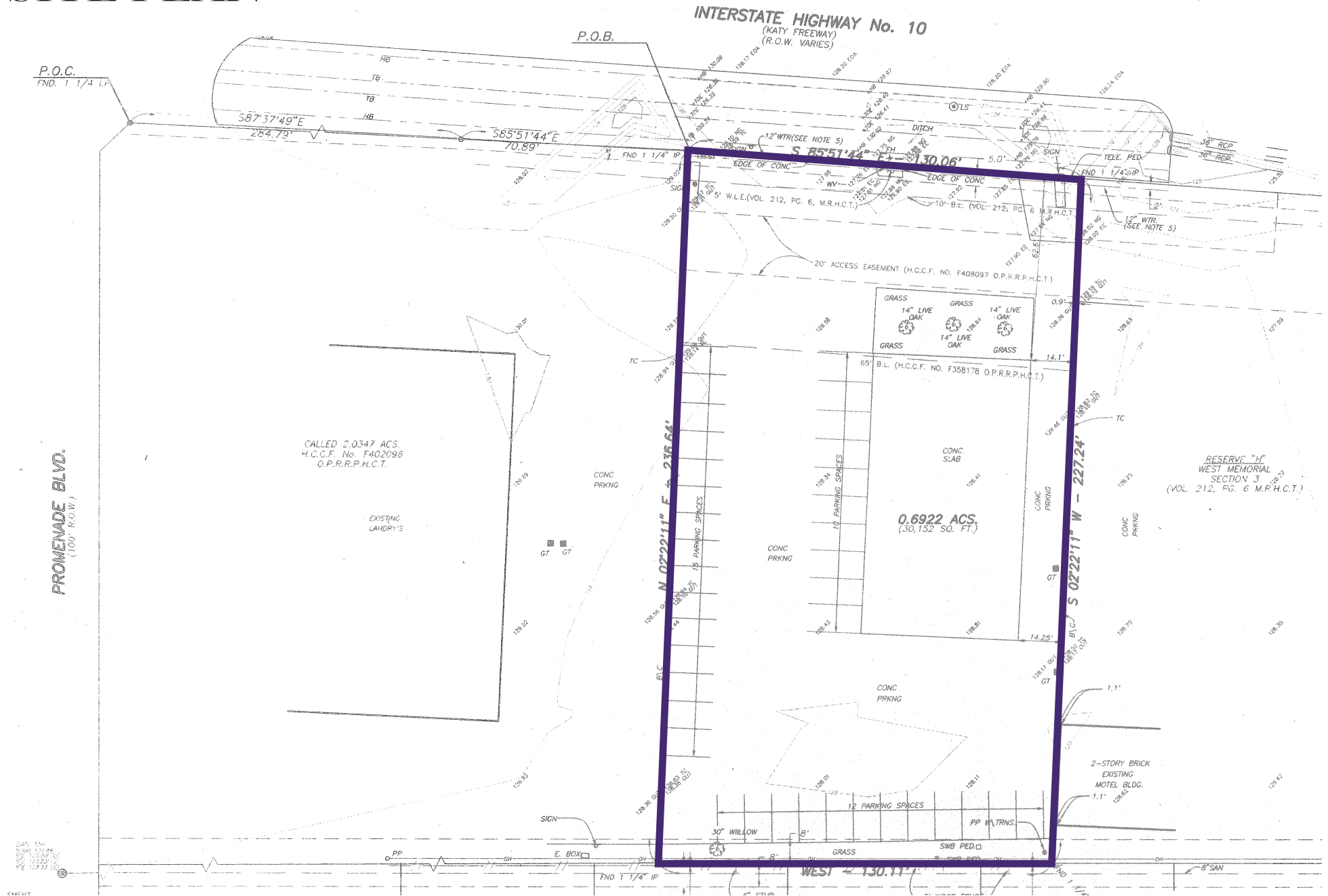
Gordon
FOOD SERVICE STORE

AutoNation

TOYOTA

16,644 VPD (24)

SITE PLAN



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN. DRIVE
POPULATION	10,000	130,805	291,361	925,558	213,073
5 YEAR GROWTH	0.8%	4.0%	6.9%	9.5%	4.9%
MEDIAN AGE	35	37	35	35	37
5 YEAR FORECAST	38	38	38	37	38
WHITE / BLACK / HISPANIC	50% / 11% / 35%	44% / 12% / 37%	41% / 12% / 36%	35% / 18% / 34%	43% / 12% / 36%
5 YEAR FORECAST	50% / 11% / 35%	44% / 12% / 37%	42% / 12% / 35%	35% / 18% / 33%	43% / 12% / 35%
EMPLOYMENT	8,758	45,355	85,768	230,604	111,778
BUYING POWER	\$263.7M	\$3.9B	\$8.98B	\$27B	\$6.6B
5 YEAR GROWTH	-0.2%	3.7%	6.9%	9.9%	5.5%
COLLEGE GRADUATES	38.3%	40.3%	42.0%	40.9%	54.8%
HOUSEHOLD					
HOUSEHOLDS	3,808	45,182	96,044	300,822	72,912
5 YEAR GROWTH	0.7%	3.9%	6.8%	9.2%	4.9%
MEDIAN HOUSEHOLD INCOME	\$69,245	\$85,477	\$92,329	\$589,765	\$90,548
5 YEAR FORECAST	\$68,605	\$85,276	\$92,399	\$90,347	\$91,042
AVERAGE HOUSEHOLD INCOME	\$85,198	\$104,681	\$114,781	\$112,724	\$112,590
5 YEAR FORECAST	\$84,590	\$104,944	\$115,121	\$113,233	\$113,219
% HIGH INCOME (>\$75K)	44%	56%	59%	58%	58%
HOUSING					
MEDIAN HOME VALUE	\$216,745	\$253,653	\$272,498	\$281,398	\$264,713
MEDIAN YEAR BUILT	1987	1999	2003	2004	2000
OWNER / RENTER OCCUPIED	44% / 55%	58% / 42%	65% / 34%	67% / 33%	60% / 40%

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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.

2-10-2025



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.

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