



# SUNTERRA



## PAD SITES AVAILABLE AT SUNTERRA COMMERCIAL RESERVES

For More Information, Contact:

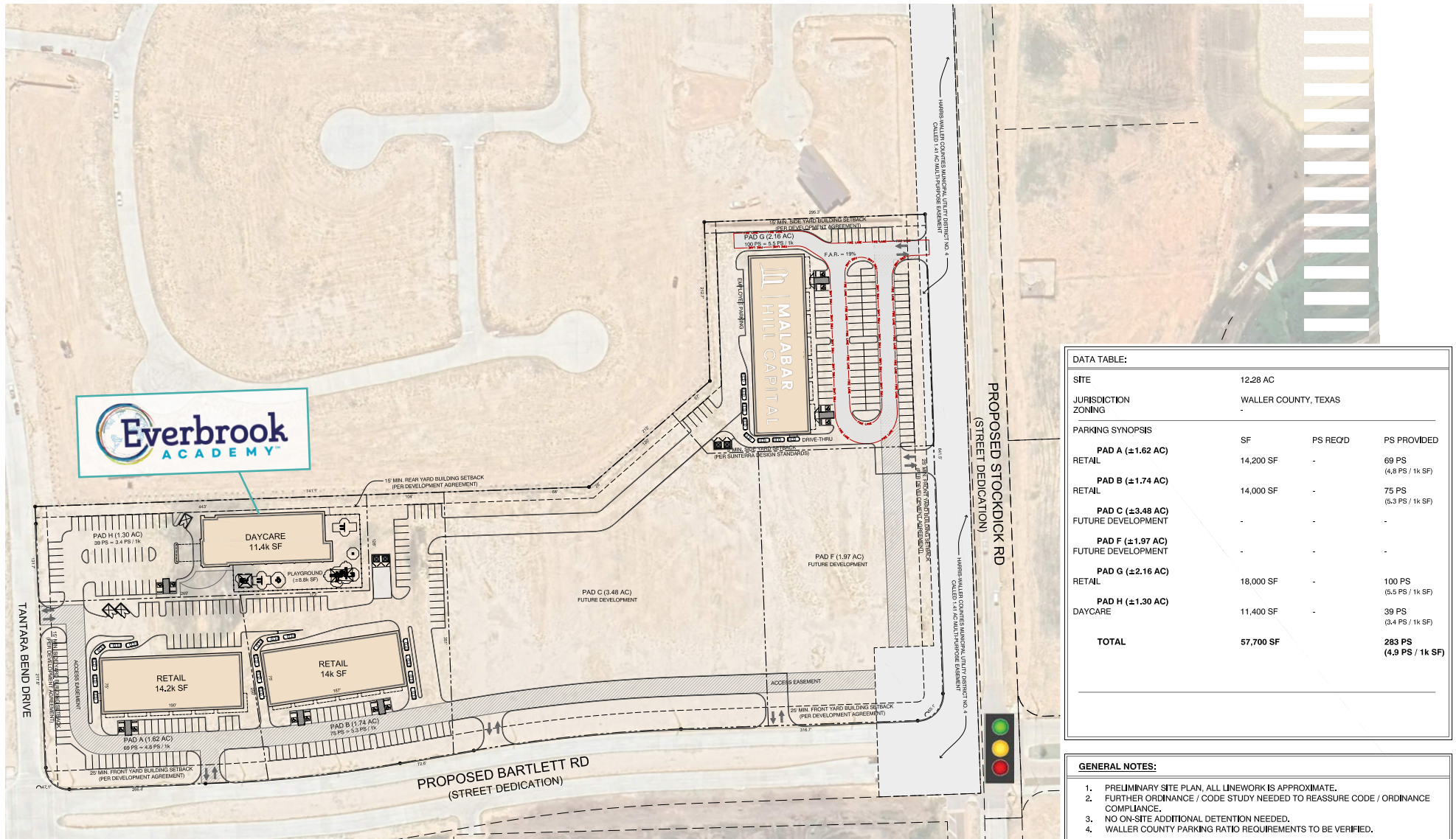
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Jones Lang LaSalle Brokerage, Inc.

# Site Plan



DATA TABLE:			
SITE	12.28 AC		
JURISDICTION	WALLER COUNTY, TEXAS		
ZONING			
PARKING SYNOPSIS			
	SF	PS REQ'D	PS PROVIDED
<b>PAD A (±1.62 AC)</b>			
RETAIL	14,200 SF	-	69 PS (4.8 PS / 1k SF)
<b>PAD B (±1.74 AC)</b>			
RETAIL	14,000 SF	-	75 PS (5.3 PS / 1k SF)
<b>PAD C (±3.48 AC)</b>			
FUTURE DEVELOPMENT	-	-	-
<b>PAD F (±1.97 AC)</b>			
FUTURE DEVELOPMENT	-	-	-
<b>PAD G (±2.16 AC)</b>			
RETAIL	18,000 SF	-	100 PS (5.5 PS / 1k SF)
<b>PAD H (±1.30 AC)</b>			
DAYCARE	11,400 SF	-	39 PS (3.4 PS / 1k SF)
<b>TOTAL</b>	<b>57,700 SF</b>		<b>283 PS</b> <b>(4.9 PS / 1k SF)</b>

- GENERAL NOTES:**
1. PRELIMINARY SITE PLAN, ALL LINEWORK IS APPROXIMATE.
  2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.
  3. NO ON-SITE ADDITIONAL DETENTION NEEDED.
  4. WALLER COUNTY PARKING RATIO REQUIREMENTS TO BE VERIFIED.

Layout show is for illustrative purpose only , site plan subject to change based on proposed users and sizes \*

*Aerial*





## Location

Located in the heart of a premier master planned community at the NEQ of Bartlett Road and Stockdick School Road.



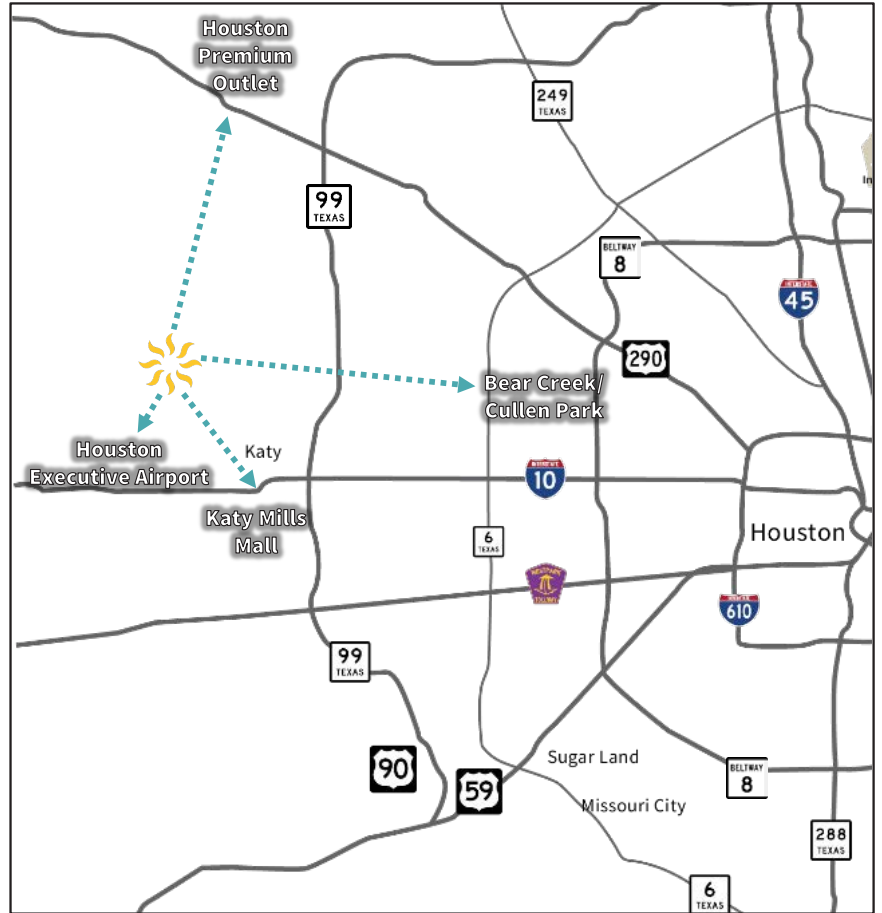
## Traffic Counts

Grand Parkway, North of Clay Road  
**45,778 VPD**

Grand Parkway, South of Clay Road  
**59,959 VPD**

Clay Road, East of Grand Parkway  
**21,891 VPD**

I-10, West of Katy Hockley Cut Off  
**137,587 VPD**



**\$105,283**  
Average Household Income  
(1-Mile Radius)



**\$334K**  
Average Home Value  
(1-Mile Radius)



**5.44%**  
Projected Annual Population Growth  
(1-Mile Radius)

Source: Esri, 2022










## Demographics


World class schools, affordable housing, and extensive recreational facilities have attracted families with impressive demographic profiles.

Current average household income is \$107,194 in the area within a 5 mile radius, compared to \$79,900 for all U.S. households.

**SUNTERRA WILL BE APPROXIMATLY 7,000 HOMES WHEN FULLY BUILT OUT.**

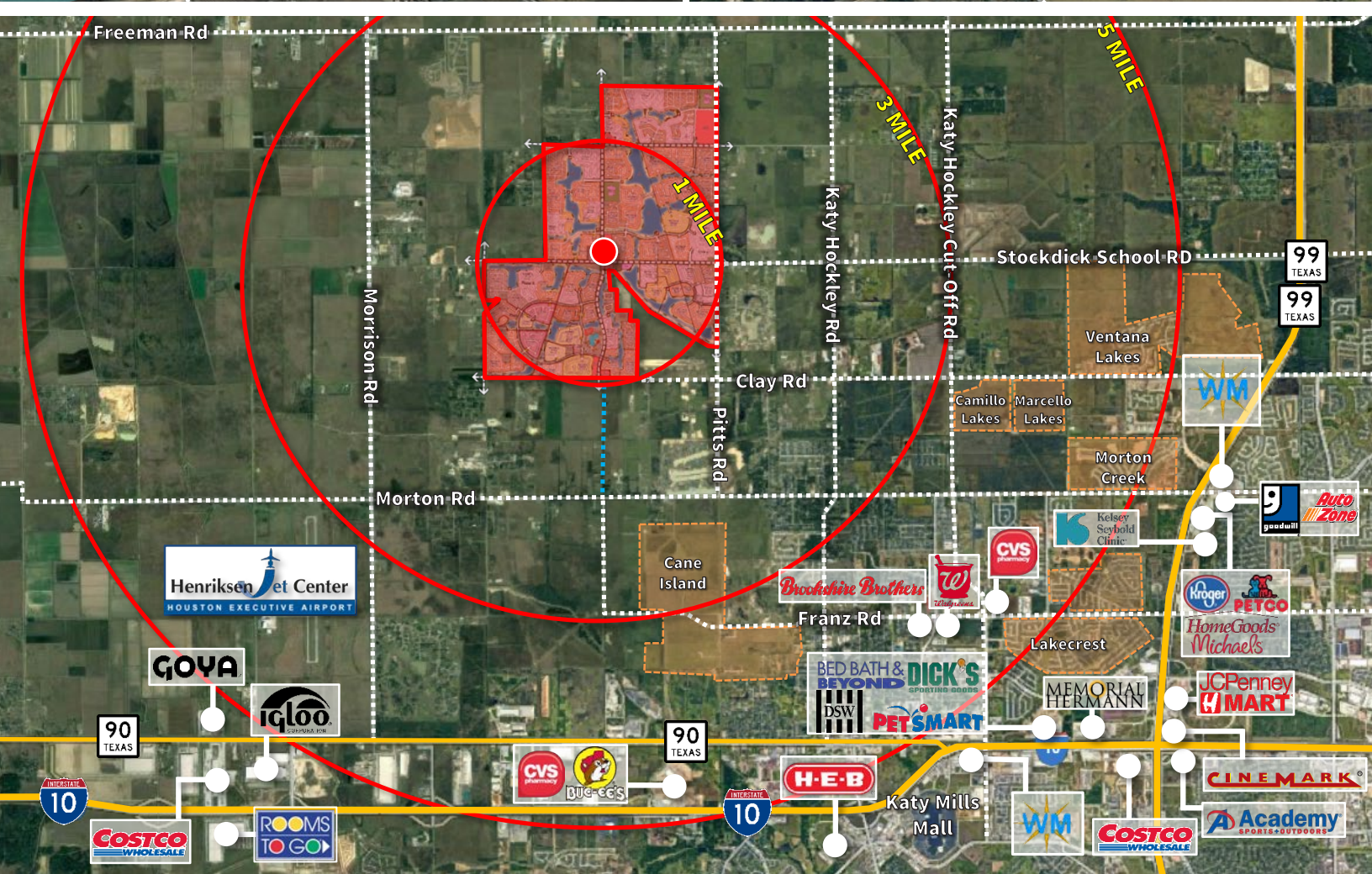
**AMENITIES INCLUDE 3.5-ACRE CRYSTAL LAGOONS, LAKES, PARKS, PLAYGROUNDS AND AN EXPANSIVE AMENITY VILLAGE WITH A CLUBHOUSE AND A POOL OVERLOOKING THE LAGOON.**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	458	14,076	54,231
 Median Age	32.0	34.3	33.3
 Average Home Value	\$334,780	\$324,981	\$308,213
 Average Household Income	\$105,283	\$114,309	\$107,194
 Education - College Degree or Higher	27.9%	23.2%	23.7%

DRIVE TIMES	MINUTES
 Houston Executive Airport	15
Katy Mills Mall	20

## A Thriving Suburb

Katy provides the highest quality of life for its residents. Beautiful neighborhoods, master-planned communities and abundant green space for parks and recreation. Katy ISD ranks among the top school districts in the country, offering students excellent education. Many large, mid-size and small businesses call Katy home, and the City of Katy is proactive in economic development to create a businessfriendly environment.



# Welcome to Sunterra

## Premier Suburban Lifestyle

Houston Executive Airport: 7 Miles, <15 minutes: operates as one of the premier destinations for travelers flying into Texas and the Houston Area

Katy Mills Mall: 12 Miles, <20 minutes: located south of development, anchored by Cinemark Movie theaters, redevelopment of mall

Houston Premium Outlet: 12 Miles, <25 minutes: located north of development, offers convenient access to multiple dining and shopping options

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## Education

The quality of public education and the availability of good schools add value to every community. Katy Independent School District is a flourishing suburban school district that encompasses 181 square miles in southeast Texas. Its eastern boundaries stretch to Houston's energy corridor approximately 16 miles west of downtown Houston and extend along Interstate 10 to a few miles west of the city of Katy.

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## Proximity to Houston's Major Employers

Excellent schools, affordable housing, and extensive recreational facilities have attracted families with impressive demographic profiles. This results in a local employment base that provides relocating companies with a diverse mix of professional, technical skilled, and unskilled labor with the highest educational attainment levels in the region.



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