

**FOR
SALE**



NewQuest

1425 FM 1463 - KATY, TEXAS

SEQ of FM 1463 and Kingsland Blvd | Katy, Texas
±7,000-SF 2nd-Gen Restaurant Available For Sale

Shireen Owlia

281.640.7693 | sowlia@newquest.com

Diandra Breen

281.477.4353 | dbreen@newquest.com

Project Highlights

± 7,000 SF Freestanding Restaurant on ±1.6 acres

- Prime location near H-E-B and Katy Mills Mall
- Fast-growing, affluent trade area
- Strong visibility and frontage on FM 1463
- Surrounded by major master-planned communities such as Cinco Ranch, Cross Creek Ranch, and Firethorne
- Established restaurant co-tenancy with strong fast-casual demand
- Easy access and ample parking
- Move-in ready with existing restaurant build-out
- Located in a top Houston retail submarket
- Minutes from I-10 for regional exposure

Shireen Owlia

sowlia@newquest.com
281.640.7693

Diandra Breen

dbreen@newquest.com
281.477.4353



40%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2025



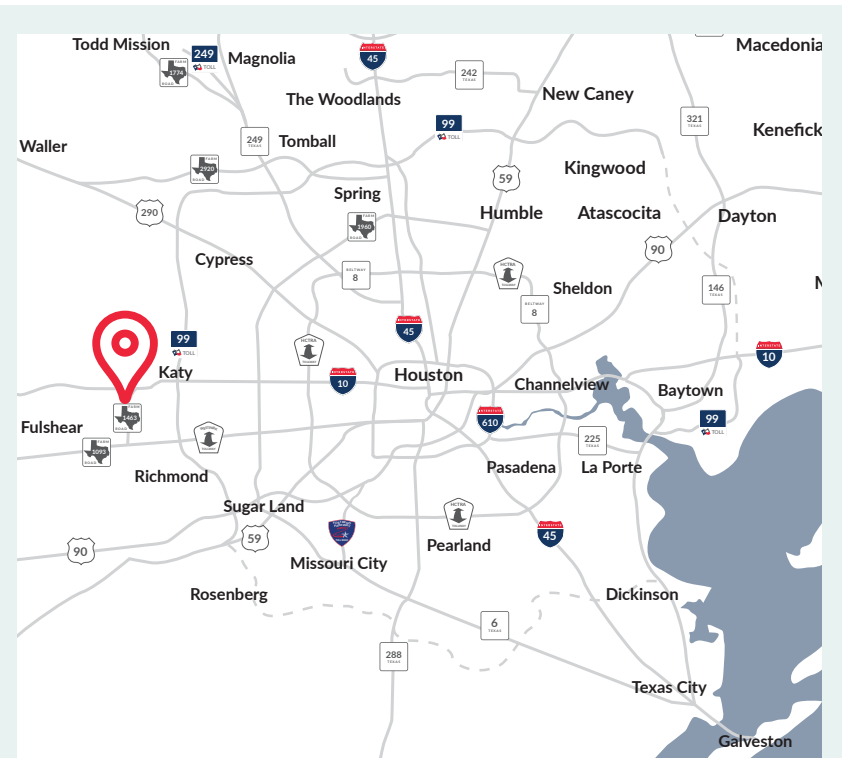
\$206K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



261K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

MAJOR AREA RETAILERS







TxDOT Traffic Counts as of 2025

12.25 | 12.25

Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,712	29,515	81,947
Current Population	4,852	92,327	260,994
2020 Census Population	4,287	65,972	189,920
Population Growth 2020 to 2025	13.19%	39.95%	37.42%
2025 Median Age	37.7	36.1	36.1

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	49.76%	46.81%	45.37%
Black or African American	12.84%	13.54%	13.10%
Asian or Pacific Islander	20.63%	18.85%	18.16%
Other Races	16.45%	20.43%	22.92%
Hispanic	19.40%	23.76%	27.06%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$206,149	\$181,692	\$170,632
Median Household Income	\$174,269	\$150,935	\$141,955
Per Capita Income	\$63,178	\$57,895	\$54,917

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	1.75%	10.78%	12.73%
2 Person Households	34.81%	29.39%	28.18%
3+ Person Households	63.44%	59.83%	59.09%
Owner-Occupied Housing Units	71.97%	77.75%	73.93%
Renter-Occupied Housing Units	28.03%	22.25%	26.07%

2020 Census, 2025 Estimates with Delivery Statistics as of 10/25

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. **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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Shireen Owlia	640710	sowlia@newquest.com	281.640.7693
Sales Agent/Associate's Name	License No.	Email	Phone
Diandra Breen	754307	dbreen@newquest.com	281.477.4353
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS25_1170_VC_01.20.25