

FOR SALE

± 4.028 ACRES OF COMMERCIAL LAND AVAILABLE



ACRES:
± 4.028 Approximately

SQUARE FEET:
± 175,459 SF Approximately

PARCEL ID:
0369-00-010-0000-914

SALE TYPE:
Investment

ADDRESS:
Katy Freeway, Katy, TX 77494

LOCATION:
Located in close proximity to the West Ten Business Center, this piece of land has direct access to the I-10 frontage road and is in Fort Bend County. It is located directly adjacent to the *Adriatic Cafe* and conveniently shares the same exit as *Buc-ee's*.

SUMMARY:
±4.028 acres (*approx.*) of land for sale in Katy, TX, on Interstate 10 frontage. 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! Located in the Proposed TxDOT Expansion Zone - Please see TxDOT information attached for more details.

Asking Price: \$2,631,895.00

For Info Contact:

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COMMERCIAL
www.rothchildproperties.com/commercial

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OVERVIEW

± 4.028 ACRES OF COMMERCIAL LAND AVAILABLE

± 4.028 acres of land for sale in the heart of Katy, TX. The piece of land offers direct access to the I-10 frontage road, which is the same exit consumers take to get to *Buc-ee's*. The location would be perfect for commercial development as it shares Interstate 10 with multiple other commercial businesses. The locational benefits that come with this piece of land don't end there! This piece of land also happens to be surrounded by *multiple* prestigious Katy communities.

HIGHLIGHTS:

- Shares the same exit as Buc-ee's
- Direct access to I-10 Frontage Rd.
- Surrounded by multiple prestigious Katy communities
- Close proximity to the West Ten Business Center

OFFERING SUMMARY:

- Asking Price: \$2,631,895.00
- Lot Size: ± 4.028 Acres Approximately
- Market: Katy
- Submarket: West Houston
- Traffic Count (Vehicles per Day) 65k -99k (approx.)



Front View

Back View



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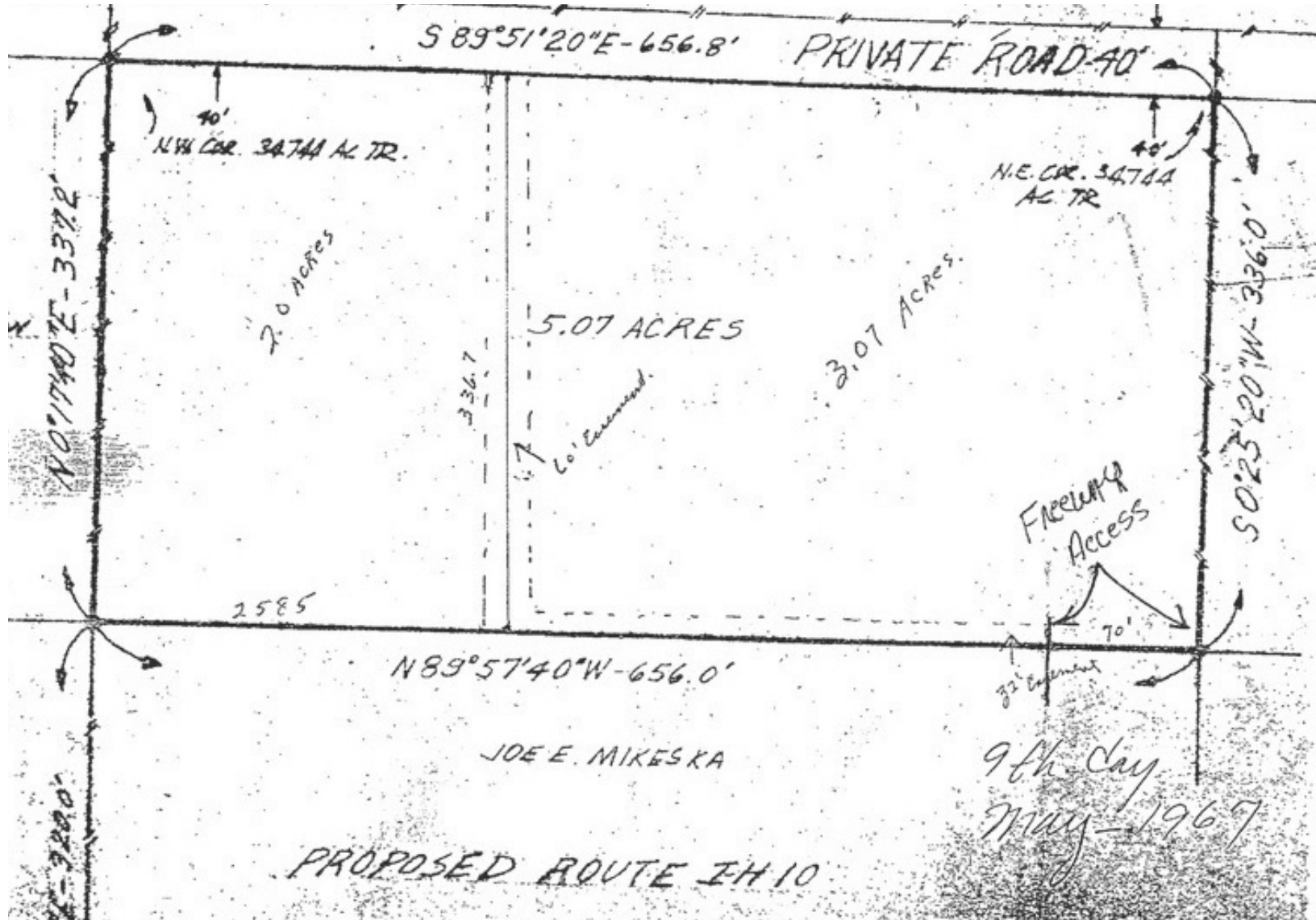
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SURVEY

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AERIAL MAP

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TXDOT MAP (5.07 ACRES LESS 1.4 ACRES = ± 4.028 ACRES AVAILABLE)

**± 4.028 ACRES OF COMMERCIAL
LAND AVAILABLE**



HOUSTON DISTRICT
PROJECT DEVELOPMENT

I-10

ROTHCHILD
PROPERTY



FLOOD MAP

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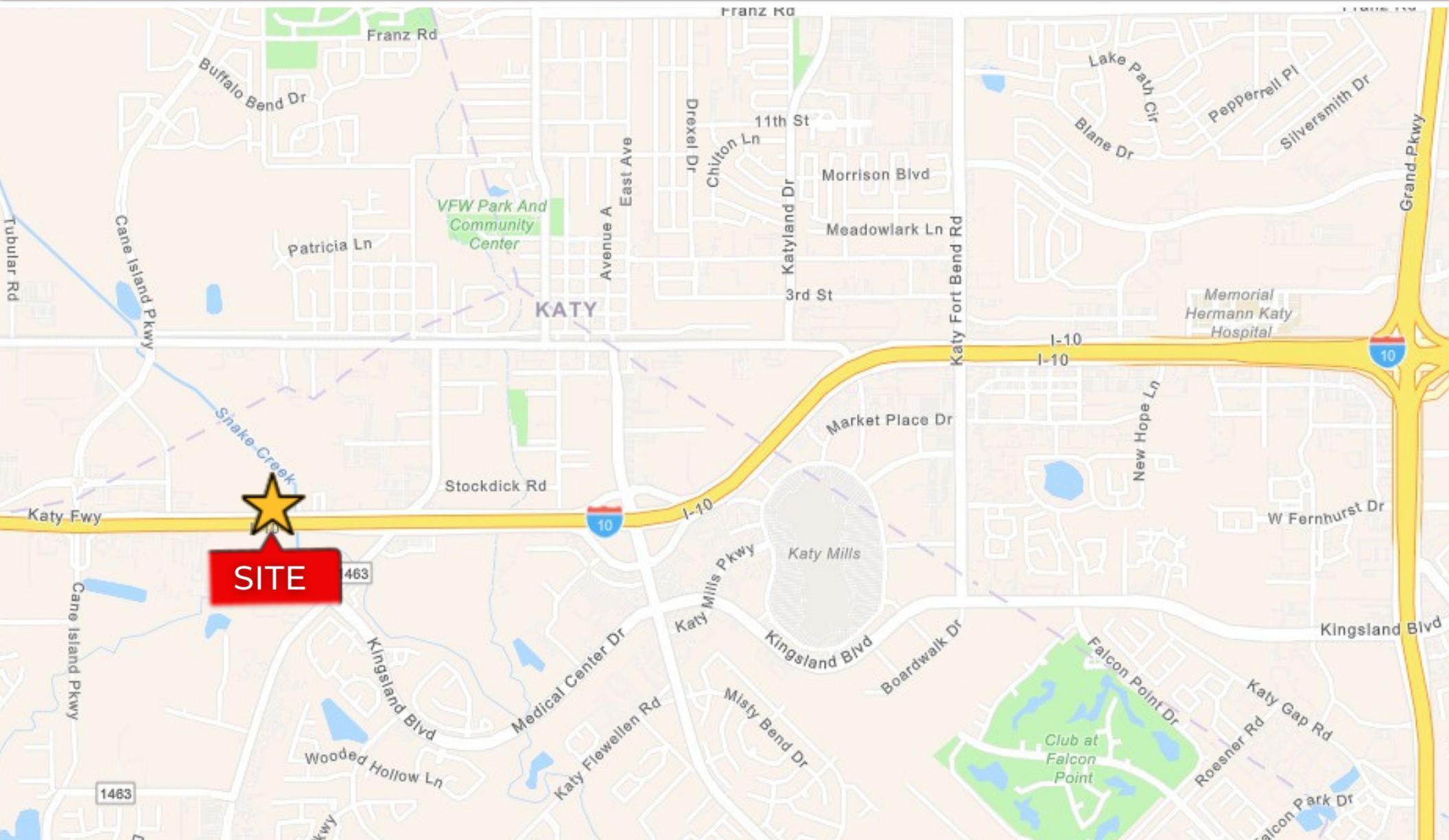
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STREET MAP

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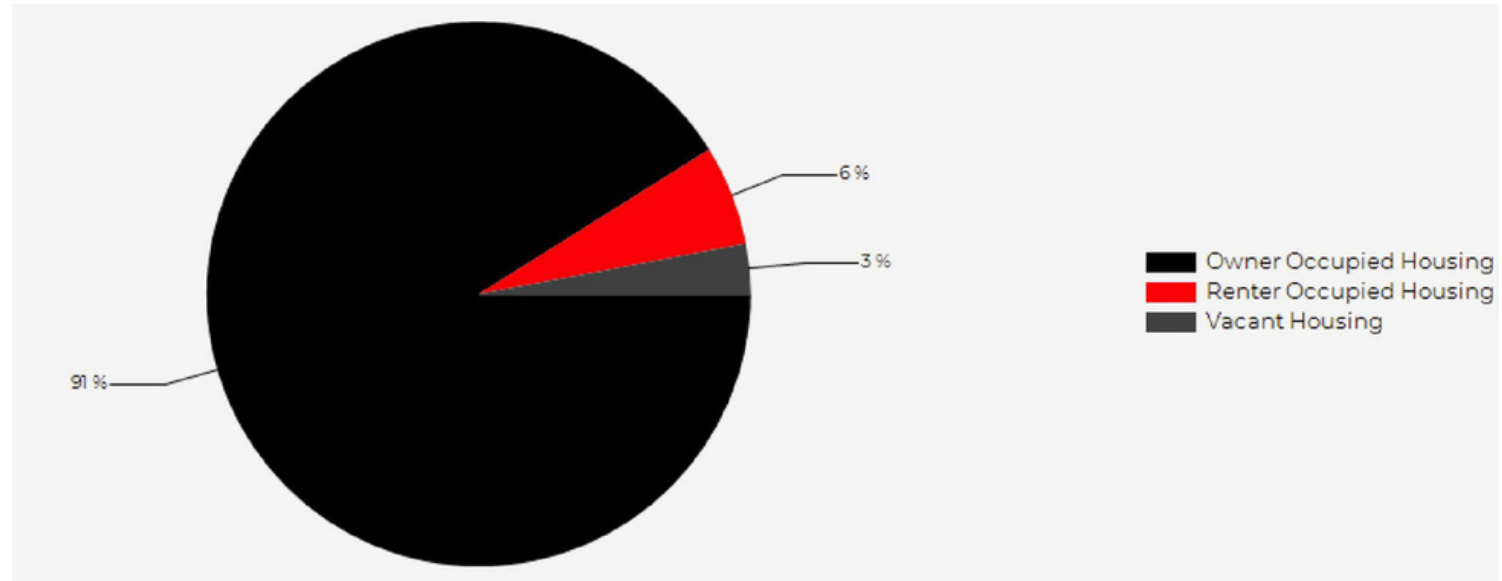
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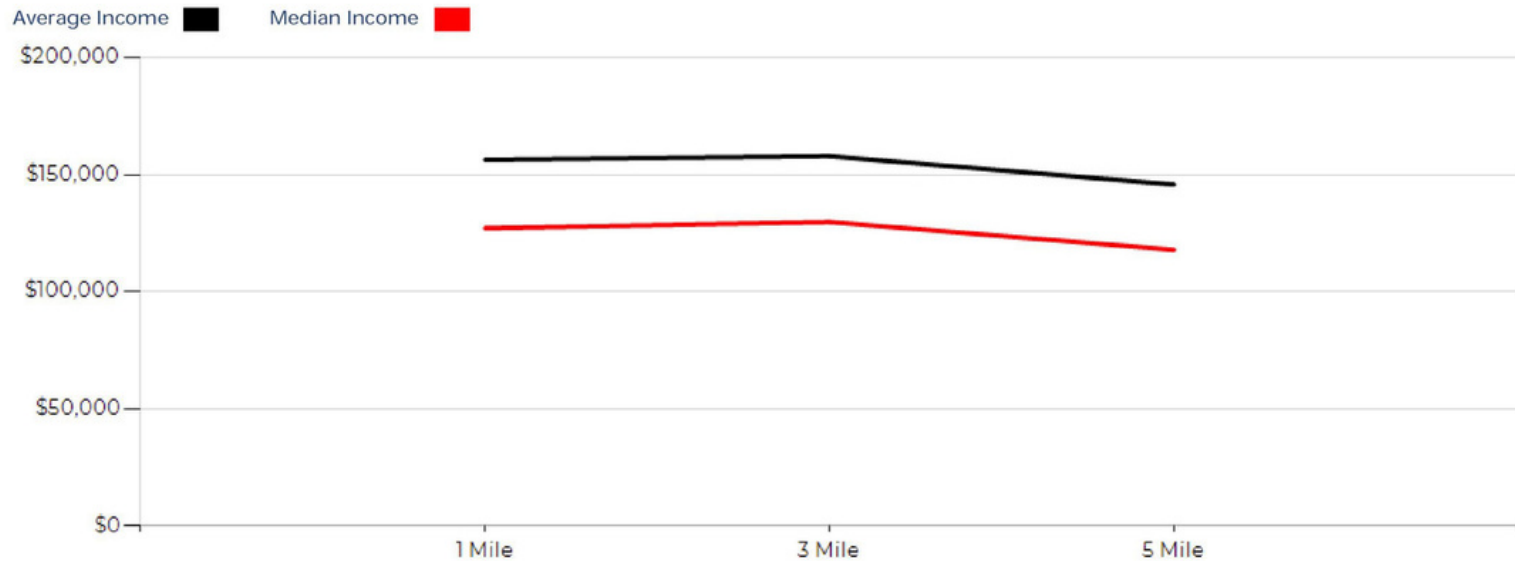
DEMOGRAPHIC VISUAL DATA

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2021 Household Occupancy
in 1-mile radius



2021 Household Income
Average and Median



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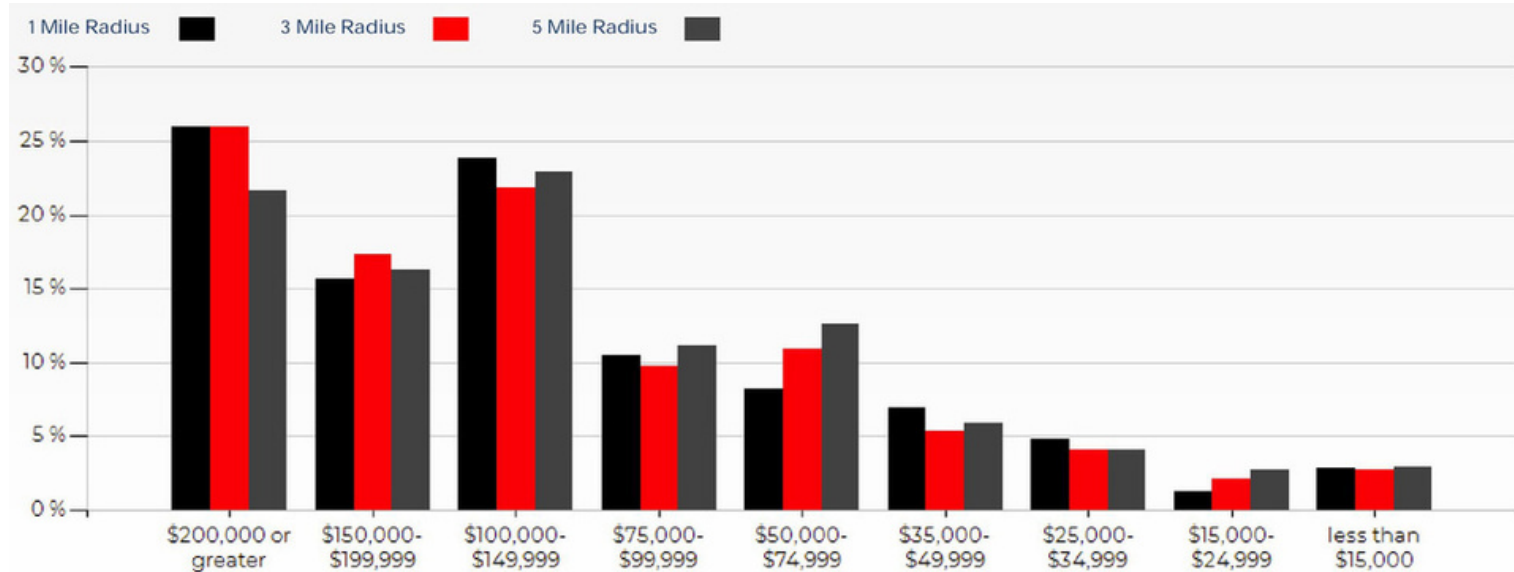
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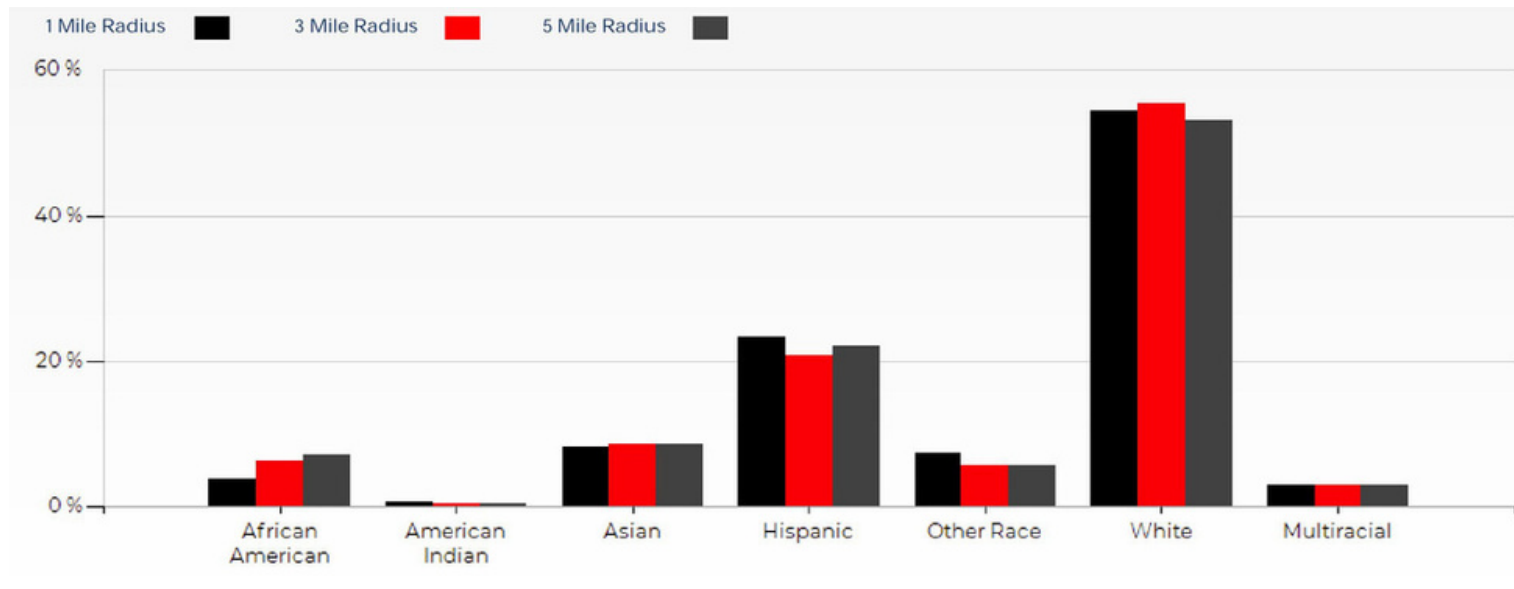
DEMOGRAPHIC VISUAL DATA

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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	85	3,411	11,336
2021 Population Age 35-39	112	4,137	13,119
2021 Population Age 40-44	124	4,355	13,174
2021 Population Age 45-49	120	4,116	12,206
2021 Population Age 50-54	108	3,679	10,925
2021 Population Age 55-59	93	3,218	9,640
2021 Population Age 60-64	79	2,591	8,225
2021 Population Age 65-69	58	1,951	6,205
2021 Population Age 70-74	42	1,349	4,267
2021 Population Age 75-79	25	829	2,562
2021 Population Age 80-84	14	460	1,357
2021 Population Age 85+	11	397	1,153
2021 Population Age 18+	1,079	37,892	118,789
2021 Median Age	36	35	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$109,037	\$105,899	\$100,552
Average Household Income 25-34	\$135,912	\$129,289	\$120,474
Median Household Income 35-44	\$151,137	\$154,507	\$140,030
Average Household Income 35-44	\$171,174	\$171,115	\$158,945
Median Household Income 45-54	\$150,707	\$155,434	\$140,693
Average Household Income 45-54	\$179,566	\$183,737	\$168,660
Median Household Income 55-64	\$128,220	\$136,212	\$124,643
Average Household Income 55-64	\$161,490	\$170,423	\$158,811
Median Household Income 65-74	\$109,141	\$106,099	\$99,035
Average Household Income 65-74	\$132,118	\$131,980	\$125,040
Average Household Income 75+	\$101,327	\$99,961	\$94,468

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	169	5,971	19,713
2026 Population Age 35-39	140	5,270	16,783
2026 Population Age 40-44	146	5,236	15,767
2026 Population Age 45-49	142	4,840	13,962
2026 Population Age 50-54	130	4,353	12,261
2026 Population Age 55-59	116	3,696	10,651
2026 Population Age 60-64	99	3,166	9,313
2026 Population Age 65-69	86	2,564	8,035
2026 Population Age 70-74	61	1,821	5,706
2026 Population Age 75-79	43	1,219	3,859
2026 Population Age 80-84	23	668	1,969
2026 Population Age 85+	17	508	1,437
2026 Population Age 18+	1,431	48,039	148,019
2026 Median Age	35	34	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$120,172	\$119,682	\$110,817
Average Household Income 25-34	\$151,412	\$149,766	\$138,069
Median Household Income 35-44	\$156,854	\$159,241	\$151,214
Average Household Income 35-44	\$185,938	\$184,882	\$172,964
Median Household Income 45-54	\$159,080	\$164,952	\$152,910
Average Household Income 45-54	\$193,475	\$201,066	\$185,419
Median Household Income 55-64	\$141,370	\$154,746	\$139,700
Average Household Income 55-64	\$177,928	\$191,936	\$178,263
Median Household Income 65-74	\$112,808	\$116,567	\$109,762
Average Household Income 65-74	\$145,186	\$149,176	\$142,412
Average Household Income 75+	\$113,466	\$115,427	\$108,788

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	438	12,673	34,173
2010 Population	1,212	24,025	75,294
2021 Population	1,546	54,543	168,780
2026 Population	2,029	69,222	210,710
2021 African American	75	4,324	15,506
2021 American Indian	10	276	814
2021 Asian	163	5,883	18,708
2021 Hispanic	468	14,324	47,701
2021 Other Race	146	3,809	12,244
2021 White	1,095	38,193	114,880
2021 Multiracial	57	2,000	6,462
2021-2026: Population: Growth Rate	27.95 %	24.40 %	22.70 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	16	480	1,573
\$15,000-\$24,999	7	362	1,438
\$25,000-\$34,999	27	711	2,177
\$35,000-\$49,999	39	942	3,150
\$50,000-\$74,999	46	1,900	6,750
\$75,000-\$99,999	59	1,706	5,918
\$100,000-\$149,999	134	3,826	12,212
\$150,000-\$199,999	88	3,038	8,666
\$200,000 or greater	146	4,530	11,550
Median HH Income	\$127,322	\$129,944	\$118,083
Average HH Income	\$156,600	\$158,092	\$145,993

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	188	4,318	11,345
2010 Total Households	438	7,961	23,997
2021 Total Households	563	17,495	53,433
2026 Total Households	737	22,112	66,274
2021 Average Household Size	2.74	3.11	3.15
2000 Owner Occupied Housing	132	3,294	9,097
2000 Renter Occupied Housing	48	859	1,762
2021 Owner Occupied Housing	529	15,115	42,632
2021 Renter Occupied Housing	34	2,379	10,801
2021 Vacant Housing	15	866	3,755
2021 Total Housing	578	18,361	57,188
2026 Owner Occupied Housing	697	19,119	52,341
2026 Renter Occupied Housing	39	2,993	13,933
2026 Vacant Housing	14	875	3,609
2026 Total Housing	751	22,987	69,883
2021-2026: Households: Growth Rate	27.65 %	24.00 %	22.00 %

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