

## Navidad Retail

- Target Shadow-Anchored Retail Space Available for Lease
- Directly off of Grand Parkway
- Close proximity to multiple large communities including Elyson, Bridgeland, Canyon Lakes and Town Lake
- Easy access to US 290 & I-10
- Please call for pricing & more info

### Elyson Stats:

- Over 6,000 homes anticipated at build out
- Approximately 1,422 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

#### LOCATION

22225 Elyson Falls Drive  
Katy, Texas, 77493

#### AVAILABLE

- Up to 9,746 SF Retail Space

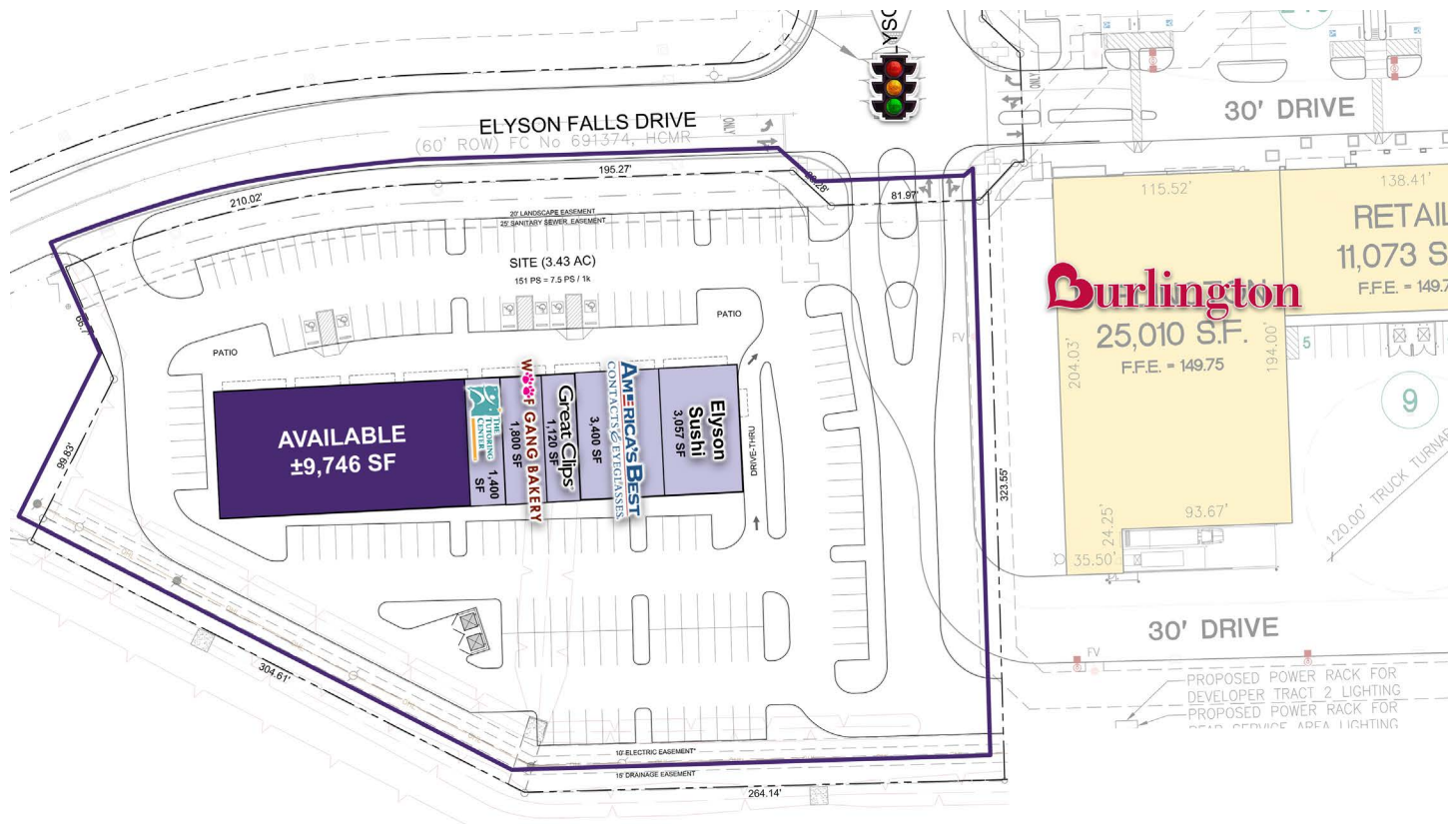
### Contact Dana Thompson

713.523.2929  
dthompson@newregionalplanning.com

### Parker Frede

713.523.2929  
pfrede@newregionalplanning.com

# Navidad Retail Space for Lease



*Subject to Change*

## Traffic Counts



### FM 529/FREEMAN RD.

West of Grand Parkway

15,374 VPD ('21)

East of Grand Parkway

20,252 VPD ('21)



### GRAND PARKWAY

South of FM 529

52,645 VPD ('21)

## Demographics



### POPULATION

231,930 (5 mi)



### HOUSEHOLDS

68,705 (5 mi)



### AVERAGE HH INCOME

\$118,447 (5 mi)

FOR MORE INFORMATION, PLEASE CONTACT

DANA THOMPSON | [dthompson@newregionalplanning.com](mailto:dthompson@newregionalplanning.com) | 713.523.2929

PARKER FREDE | [pfrede@newregionalplanning.com](mailto:pfrede@newregionalplanning.com) | 713.523.2929

[newregionalplanning.com](http://newregionalplanning.com) | 1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.





FOR MORE INFORMATION, PLEASE CONTACT

DANA THOMPSON | [dthompson@newregionalplanning.com](mailto:dthompson@newregionalplanning.com) | 713.523.2929

PARKER FREDE | [pfrede@newregionalplanning.com](mailto:pfrede@newregionalplanning.com) | 713.523.2929

[newregionalplanning.com](http://newregionalplanning.com) | 1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.





FOR MORE INFORMATION, PLEASE CONTACT

DANA THOMPSON | [dthompson@newregionalplanning.com](mailto:dthompson@newregionalplanning.com) | 713.523.2929

PARKER FREDE | [pfrede@newregionalplanning.com](mailto:pfrede@newregionalplanning.com) | 713.523.2929

[newregionalplanning.com](http://newregionalplanning.com) | 1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.





FOR MORE INFORMATION, PLEASE CONTACT

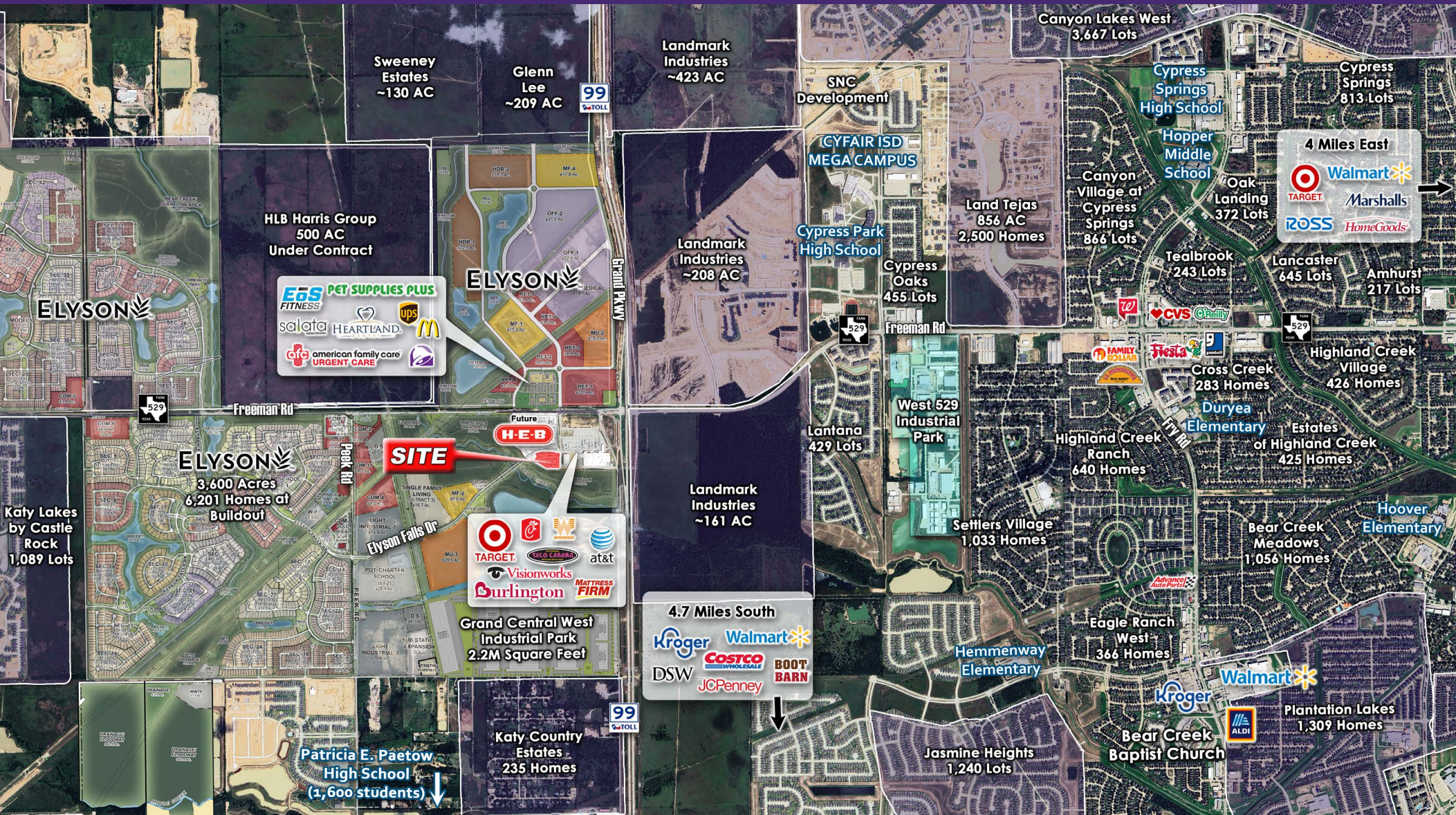
DANA THOMPSON | [dthompson@newregionalplanning.com](mailto:dthompson@newregionalplanning.com) | 713.523.2929

PARKER FREDE | [pfrede@newregionalplanning.com](mailto:pfrede@newregionalplanning.com) | 713.523.2929

[newregionalplanning.com](http://newregionalplanning.com) | 1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.





FOR MORE INFORMATION, PLEASE CONTACT

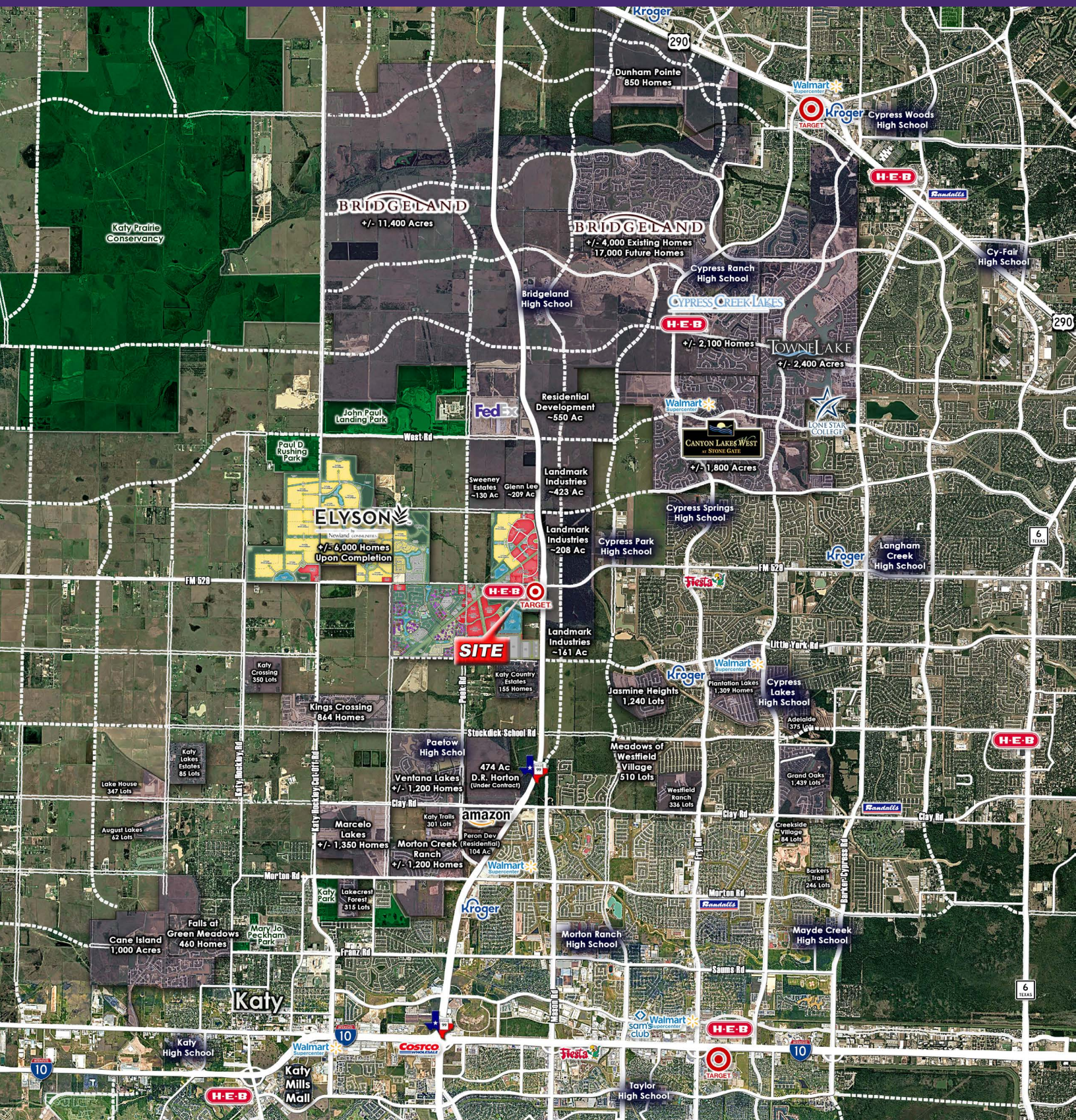
DANA THOMPSON | [dthompson@newregionalplanning.com](mailto:dthompson@newregionalplanning.com) | 713.523.2929

PARKER FREDE | [pfrede@newregionalplanning.com](mailto:pfrede@newregionalplanning.com) | 713.523.2929

[newregionalplanning.com](http://newregionalplanning.com) | 1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.





FOR MORE INFORMATION, PLEASE CONTACT

DANA THOMPSON | [dthompson@newregionalplanning.com](mailto:dthompson@newregionalplanning.com) | 713.523.2929

PARKER FREDE | [pfrede@newregionalplanning.com](mailto:pfrede@newregionalplanning.com) | 713.523.2929

[newregionalplanning.com](http://newregionalplanning.com) | 1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	27	25,009	112,997
2020 Total Population	460	49,504	196,074
2020 Group Quarters	0	0	85
2023 Total Population	730	61,262	231,930
2023 Group Quarters	0	0	94
2028 Total Population	968	70,405	251,299
2023-2028 Annual Rate	5.81%	2.82%	1.62%
2023 Total Daytime Population	537	37,501	149,664
Workers	155	6,624	32,989
Residents	382	30,877	116,675
<b>Household Summary</b>			
2010 Households	9	7,052	32,354
2010 Average Household Size	3.00	3.55	3.49
2020 Total Households	141	14,368	57,580
2020 Average Household Size	3.26	3.45	3.40
2023 Households	222	18,028	68,705
2023 Average Household Size	3.29	3.40	3.37
2028 Households	297	21,009	75,203
2028 Average Household Size	3.26	3.35	3.34
2023-2028 Annual Rate	5.99%	3.11%	1.82%
2010 Families	7	5,984	27,390
2010 Average Family Size	3.57	3.83	3.78
2023 Families	189	15,181	57,756
2023 Average Family Size	3.56	3.70	3.68
2028 Families	253	17,725	63,348
2028 Average Family Size	3.52	3.64	3.64
2023-2028 Annual Rate	6.01%	3.15%	1.87%
<b>Median Home Value</b>			
2023	\$283,462	\$236,475	\$248,167
2028	\$336,979	\$299,594	\$299,865
<b>Median Age</b>			
2010	32.5	28.4	29.2
2023	32.0	31.6	32.1
2028	30.9	30.7	31.5
<b>2023 Households by Income</b>			
Household Income Base	222	18,028	68,705
<\$15,000	2.3%	3.7%	3.9%
\$15,000 - \$24,999	4.1%	2.1%	3.0%
\$25,000 - \$34,999	7.2%	8.4%	6.0%
\$35,000 - \$49,999	4.1%	7.7%	8.0%
\$50,000 - \$74,999	9.5%	17.5%	15.2%
\$75,000 - \$99,999	12.2%	18.5%	16.1%
\$100,000 - \$149,999	33.3%	25.8%	25.8%
\$150,000 - \$199,999	16.2%	9.1%	11.2%
\$200,000+	10.8%	7.2%	10.7%
Average Household Income	\$128,201	\$106,866	\$118,447

## KEY FACTS

61,262

Population



3.4

Average  
Household Size

31.6

Median Age

\$87,431

Median Household  
Income

5.3%

Unemployment  
Rate

11%

No High School  
Diploma

25%

High School  
Graduate

33%

Some College



31%

Bachelor's/Grad/Pr  
of Degree

## EDUCATION

FOR MORE INFORMATION, PLEASE CONTACT

DANA THOMPSON | dthompson@newregionalplanning.com | 713.523.2929

PARKER FREDE | pfrede@newregionalplanning.com | 713.523.2929

newregionalplanning.com | 1600 West Loop South, Suite 600 | Houston, TX 77027

This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this property packet, while based on and supplied by sources deemed reliable, is not, in any way, warranted or guaranteed, either expressed or implied by New Regional Planning, Inc. All information contained herein should be verified to the satisfaction of the person(s) replying thereon. This property packet is solely for informational purposes and under no circumstances whatsoever should be deemed a contract, note, memorandum or any other form of binding commitment.





# 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	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1