



Available
+/- 2300 SF



Phase II
Available
+/- 11,040 SF

AVAILABLE Phase I

- +/- 2,300 SF Endcap – Dark Shell
- \$30 PSF Endcap + \$9/ PSF. NNN Est.
- Drive-Thru with large stacking ability

PHASE II

- 11,040 SF Phase II
- Dark Shell
- \$31 PSF + \$9 PSF. NNN Est.

PROPERTY HIGHLIGHTS

- Next to Katy Mills Mall and Katy Boardwalk
- Average HH income \$123,867 (within 1mi radius)
- TI allowance negotiable

TRAFFIC COUNT

- 12,646 (CoStar)

CALL FOR MORE INFORMATION

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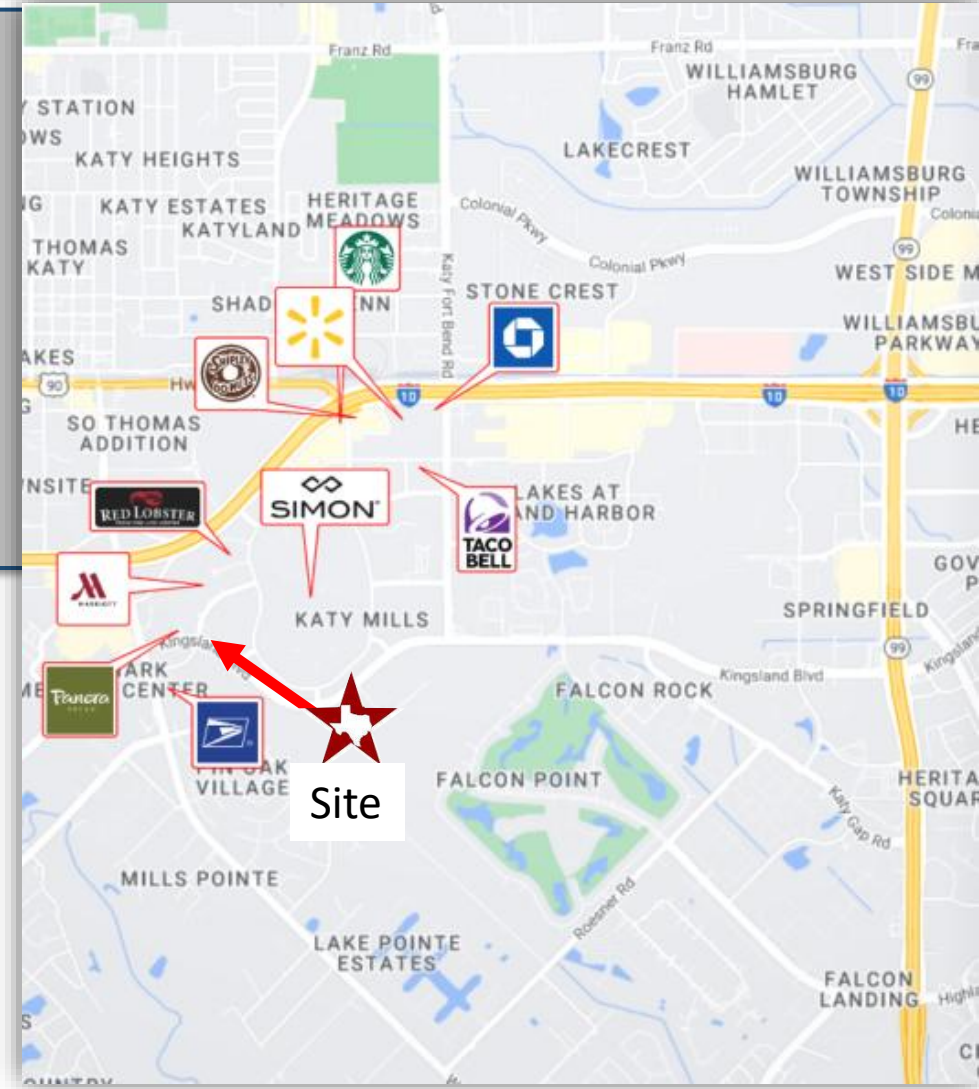


The information contained herein was obtained from sources believed reliable; however CRC makes no guarantees, warranties or representations as to the Completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to Sale, Lease, or withdrawal without notice.



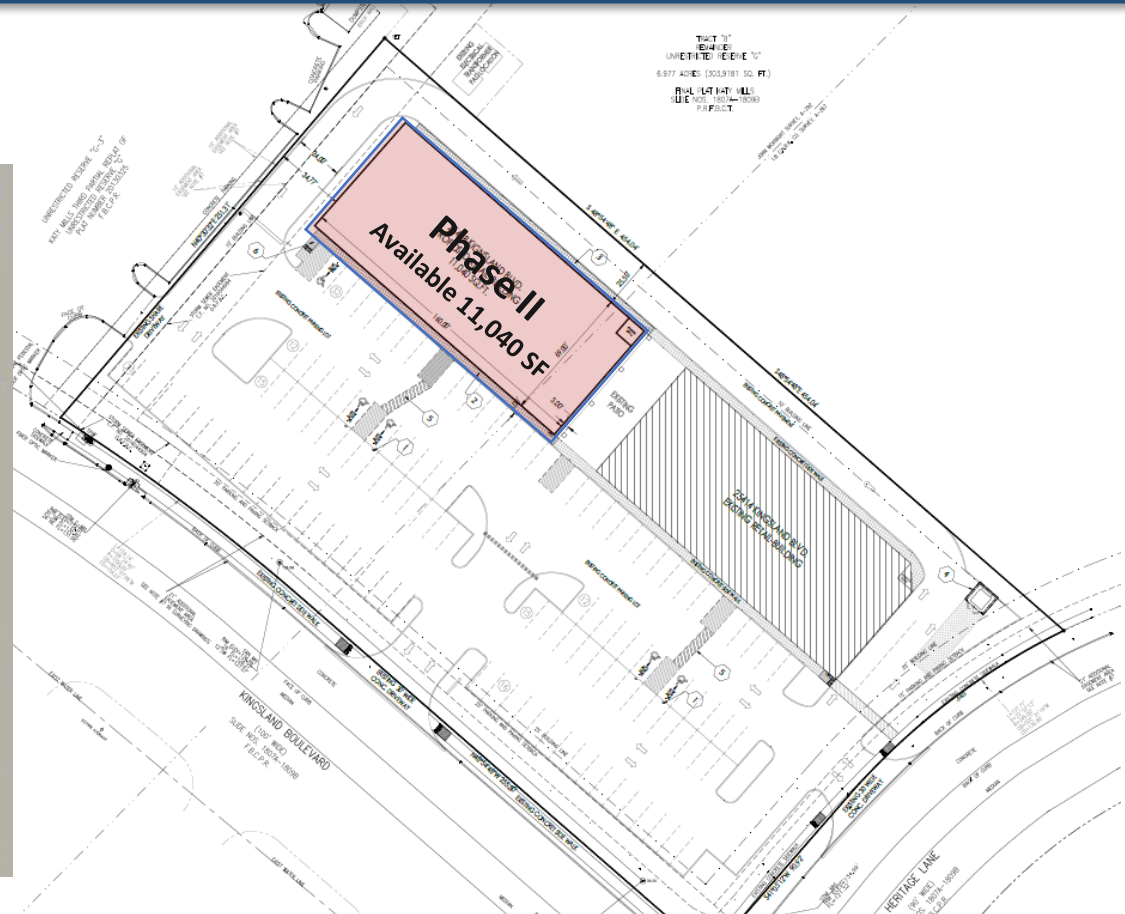
DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	7,310	113,294	290,605
2024 Estimate	6,421	100,177	257,651
2020 Census	5,616	88,368	234,610
Growth 2024 - 2029	13.85%	13.09%	12.79%
Growth 2020 - 2024	14.33%	13.36%	9.82%
2024 Households by HH Income			
	2,358	32,825	82,750
Income: <\$25,000	246 10.43%	2,863 8.72%	6,591 7.96%
Income: \$25,000 - \$50,000	231 9.80%	3,869 11.79%	9,666 11.68%
Income: \$50,000 - \$75,000	399 16.92%	4,823 14.69%	10,262 12.40%
Income: \$75,000 - \$100,000	248 10.52%	3,624 11.04%	8,762 10.59%
Income: \$100,000 - \$125,000	238 10.09%	4,326 13.18%	10,907 13.18%
Income: \$125,000 - \$150,000	109 4.62%	2,884 8.79%	7,882 9.53%
Income: \$150,000 - \$200,000	384 16.28%	4,666 14.21%	12,864 15.55%
Income: \$200,000+	503 21.33%	5,770 17.58%	15,816 19.11%
2024 Avg Household Income	\$137,673	\$130,625	\$136,787
2024 Med Household Income	\$105,777	\$107,128	\$113,968





Phase II Rendering



Phase II Site Plan

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

1/1/2013

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Fred Ash	295776	fredash@crcompany.com	(281)568-7805
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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