Merchants Way Professional Plaza

I-10 & Merchant's Way | Katy, Texas

Vista

Proposed Rendering

PROPERTY OVERVIEW

- Proposed medical/office building development with a GLA of 13,800 SF
- Site is located in the business-centricEnergy Corridor, which is home to some of the world's largest corporations such as BP, Shell, Citgo and ConocoPhillips, near the I-10 and Mason Rd intersection.
- Strategically located in Mason Creek along I-10 close to the Grand Parkway interchange allowing access to Cypress, West Katy, Cinco Ranch, and Houston within less than 10 minutes drive time.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	11,645	137,662	283,791
DAYTIME EMPLOMENT	9,674	44,093	83,722
AVERAGE HOUSEHOLD INCOME	$71,605	$103,736	$109,985

FOR LEASE

7,800 SF and 6,000 SF Medical Office Space

COURTNEY LAVENDER
courtney@vistahouston.com
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TAYLOR MANN
tmann@vistahouston.com
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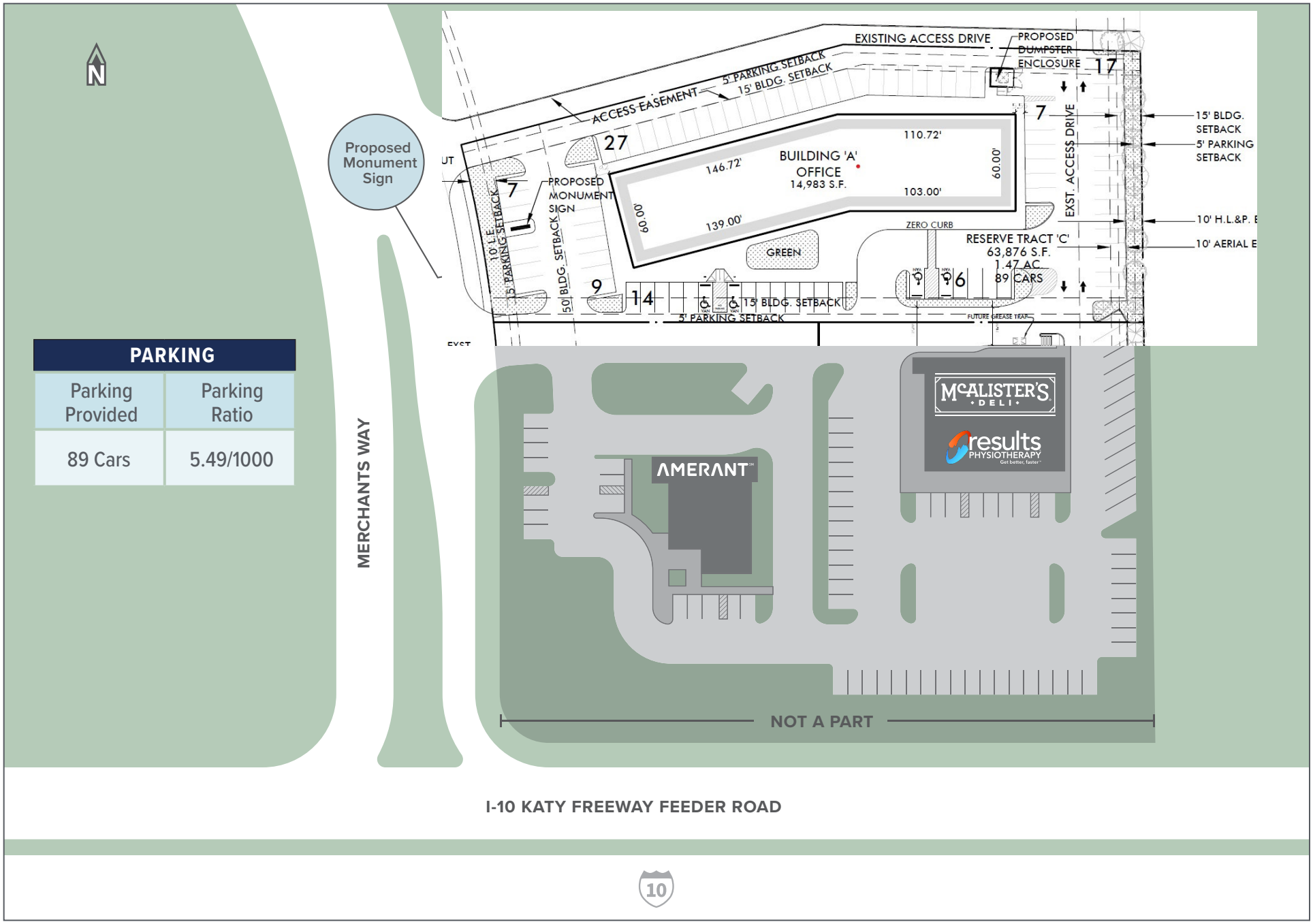
SITE PLAN



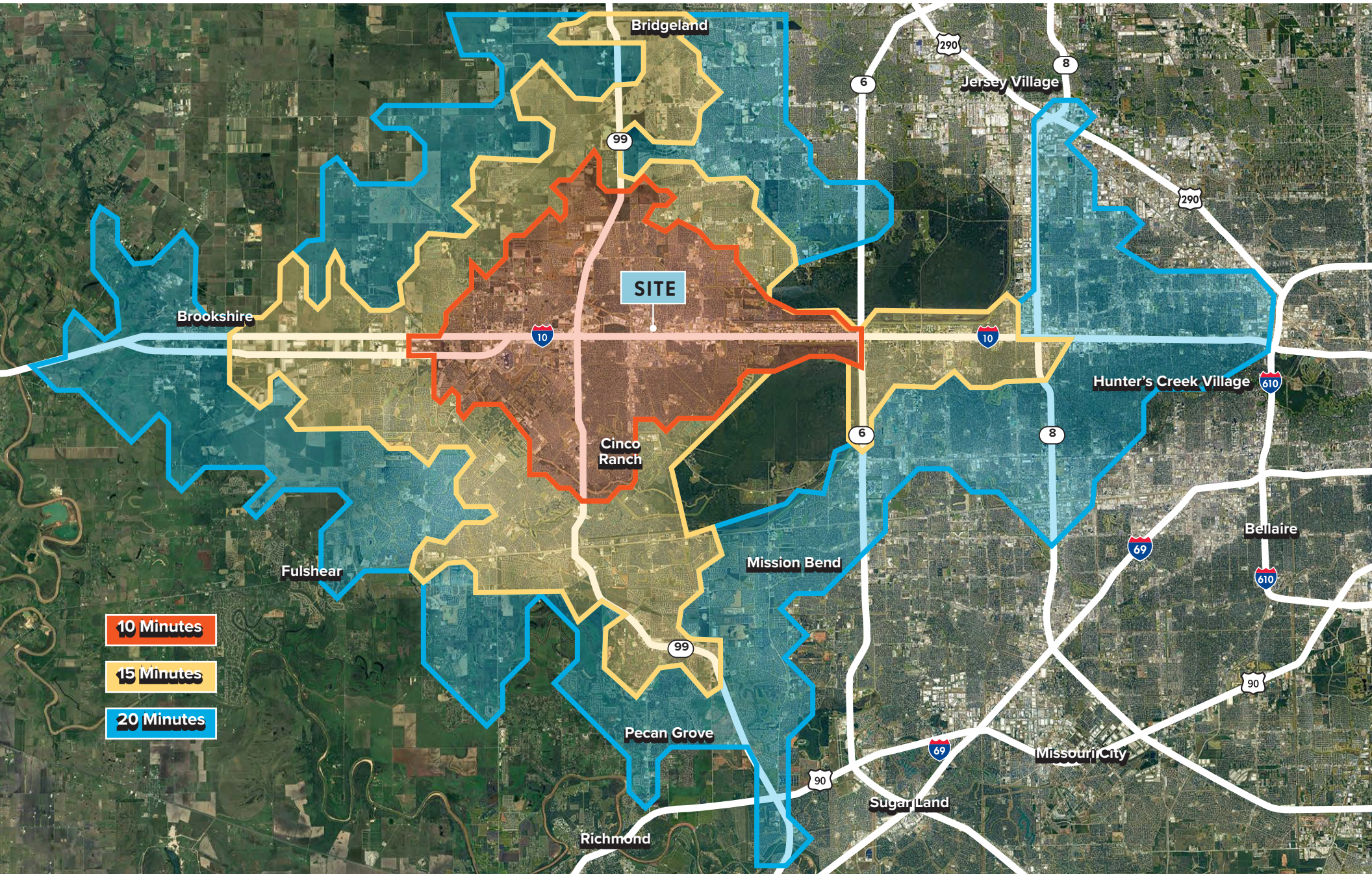
PARKING	
Parking Provided	Parking Ratio
89 Cars	5.49/1000

Vista

LOCATION

Williamsburg Settlement
MASON RD
Academy SPORTS+OUTDOORS
Corporate HQ
Prime West
Castle Rock
Westgreen
WESTGREEN BLVD
PARK ROW BLVD
PRIMEWEST PKWY
MERCHANTS WAY
KENDALL HOMES
GEICO Corporate Office
TRAFFIC COUNTS
I-10 – 246,038 VPD (2023)
Mason Rd – 35,866 VPD (2021)
SITE
10 & MERCHANTS WAY
Village Medical
HCA Houston Healthcare
CARMAX
Chuy's
Olive Garden
10
I°10 KATY FREEWAY
Rudy's REAL TEXAS BAR-B-Q
West Memorial
Fiesta

DRIVE TIMES


Bridgeland
Jersey Village
SITE
Brookshire
Hunter's Creek Village
Cinco Ranch
Bellaire
Fulshear
Mission Bend
10 Minutes
15 Minutes
20 Minutes
Pecan Grove
Missouri City
Sugar Land
Richmond
290
8
6
99
10
610
69
90

LEASING INFORMATION

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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.

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 th e 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:
  - 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.

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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Woody Mann, Jr.	203603	woody @vistahouston.com	281.531.5300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Courtney Lavendar	531773	courtney @vistahouston.com	281.560.7320
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials _____ Date _____