



FOR GROUND LEASE | ±28,025 SF | KATY, TX 77494

444 KATY VILLAGE PARKWAY



PROPERTY OVERVIEW



28,025 SF OF LAND
AVAILABLE FOR
GROUND LEASE

AT THE CORNER OF
INTERSTATE 10/KATY
FREEWAY (**113,454 VPD**)
AND KATY VILLAGE
PARKWAY.

LOCATED IN THE DENSELY
POPULATED SUBURB
OF KATY, WITH A TOTAL
POPULATION OF **274,402**
WITHIN A 5-MILE RADIUS.

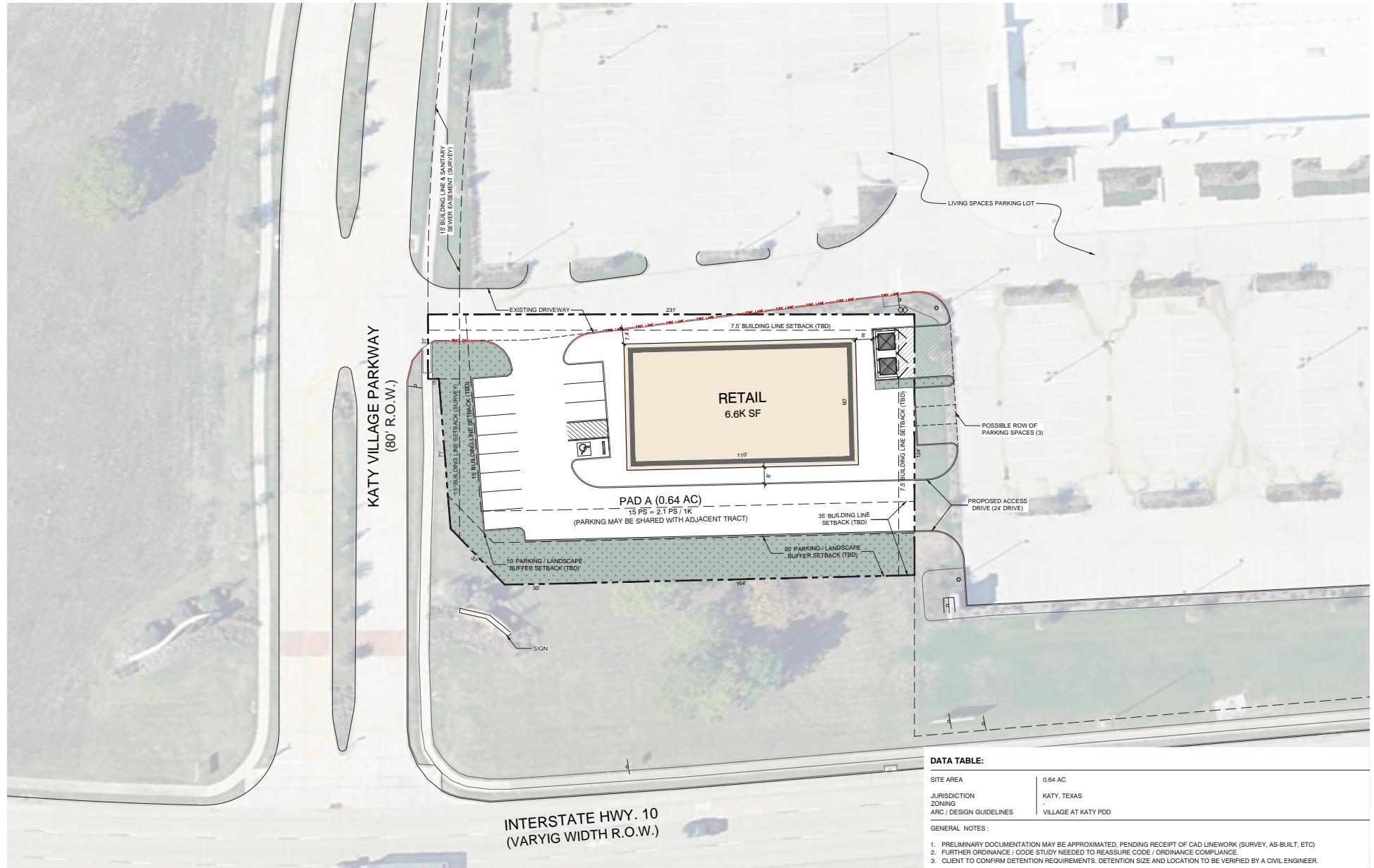
ACROSS FROM **KATY MILLS**
MALL, A MAJOR RETAIL HUB
SPANNING 1.3 MILLION SQUARE
FEET THAT ATTRACTS
COUNTLESS VISITORS ANNUALLY.

FOR MORE
INFORMATION ON
LEASING INQUIRIES,
PLEASE CONTACT
BROKERS.

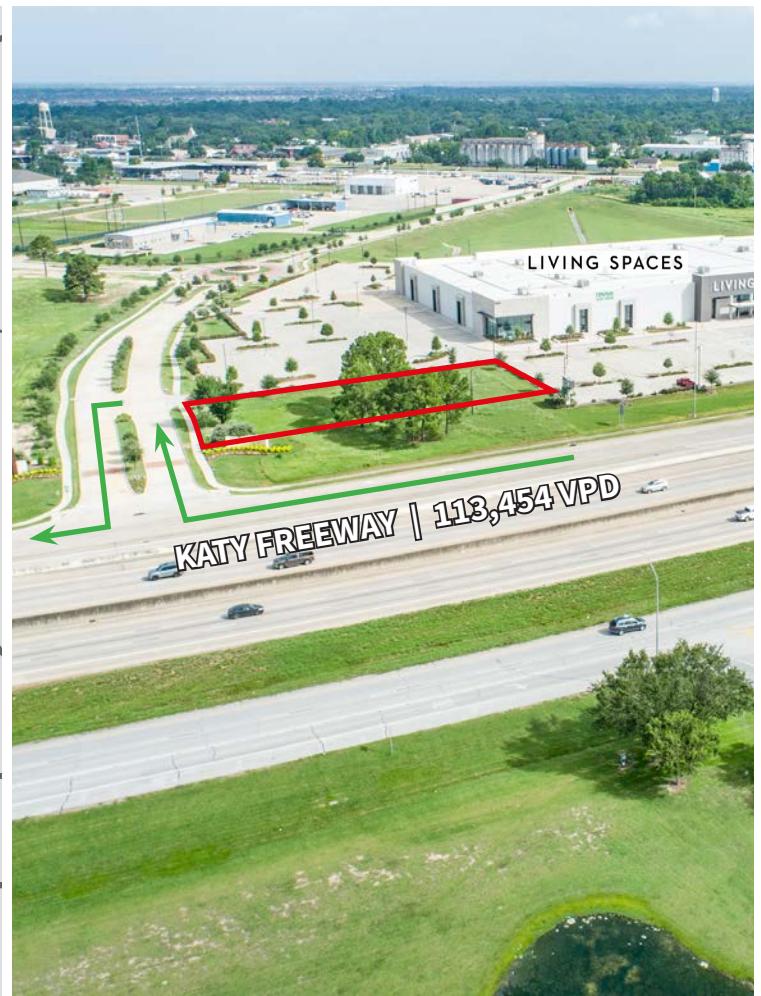
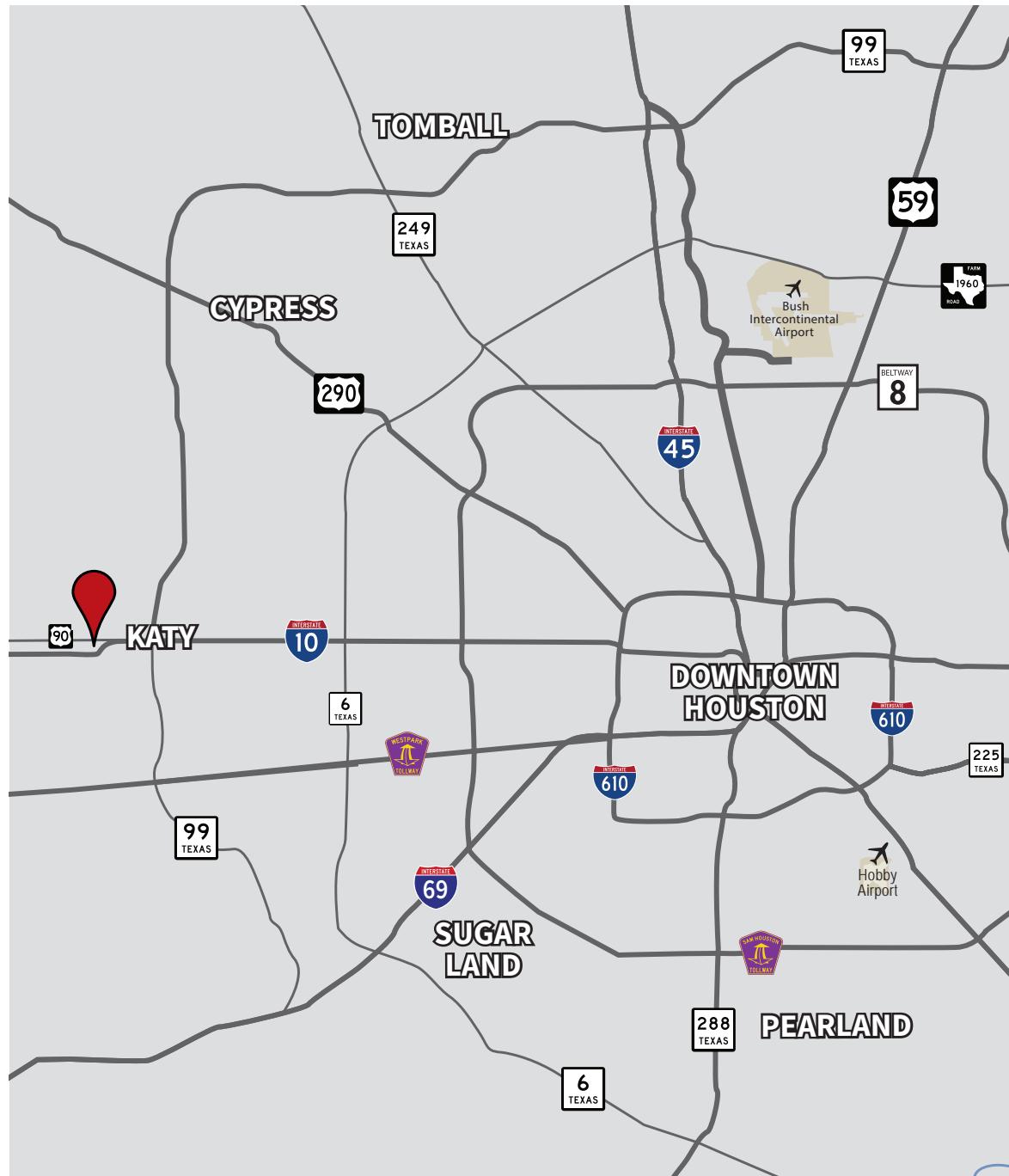
Katy is renowned for excellent schools, master-planned communities, and diverse housing options, while offering residents a high quality of life with abundant amenities and recreational facilities. Strategically located along I-10 with easy access to downtown Houston, the area has experienced robust economic growth driven by the energy sector and significant retail development, anchored by Katy Mills Mall.



SITE PLAN



LOCATION OVERVIEW



| Demographics | 1 mile | 3 miles | 5 miles |
|--------------------------|-----------|-----------|-----------|
| 2025 Total Population | 5,118 | 93,706 | 274,402 |
| Total Daytime Population | 9,909 | 39,528 | 91,789 |
| Median Age | 39.1 | 36.1 | 36.1 |
| Avg. Household Income | \$145,846 | \$144,348 | \$154,487 |
| Average Home Value | \$450,624 | \$453,812 | \$467,367 |

| The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.



The Houston Story



LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



FAVORABLE TAX CLIMATE

0% State & Local income tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1st in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



CRITICAL MASS OF HQS AND REGIONAL OFFICES

50+ corporate headquarters relocations since 2017



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

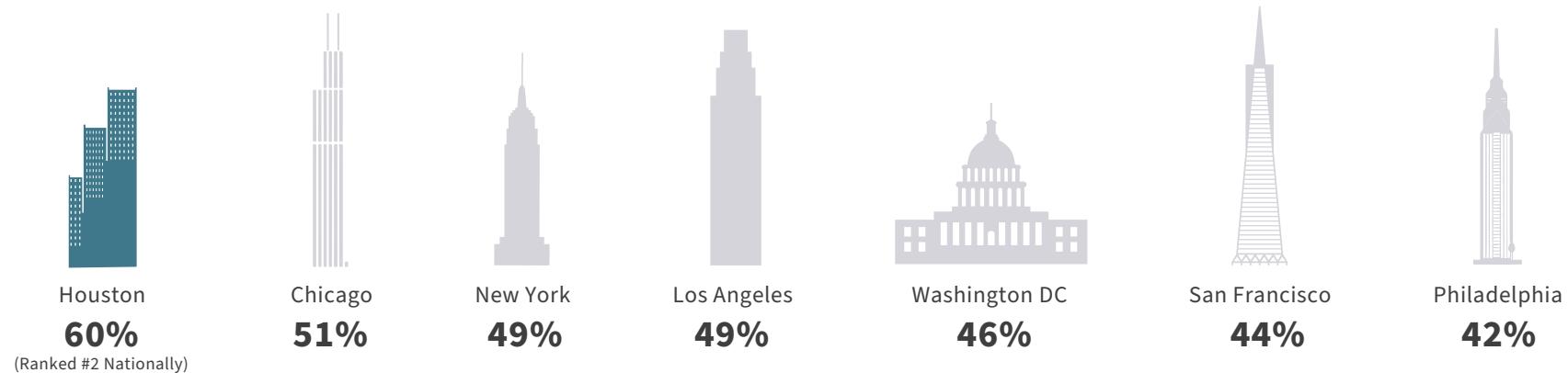


LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

Employment

BACK TO WORK % ACROSS MAJOR METROS

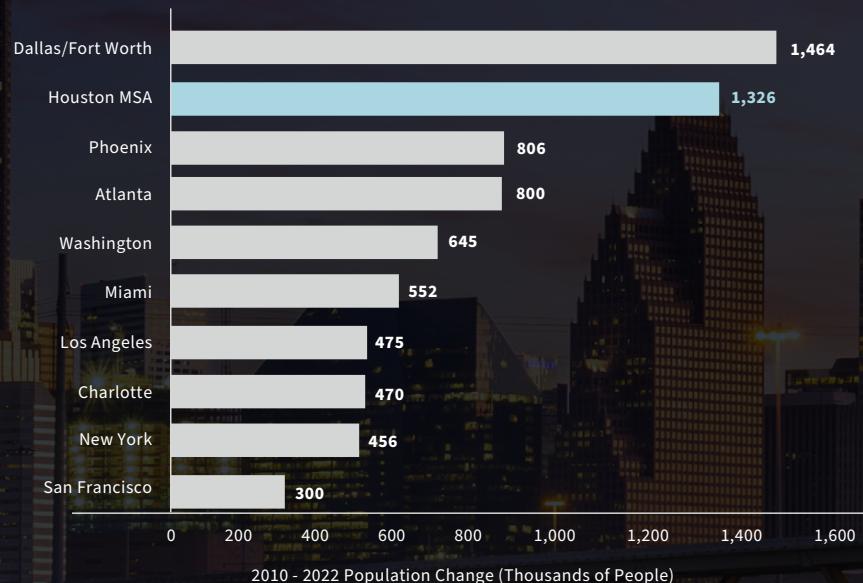


HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



#2 METRO FOR POPULATION GROWTH



Top-Ranked Population Growth



257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau

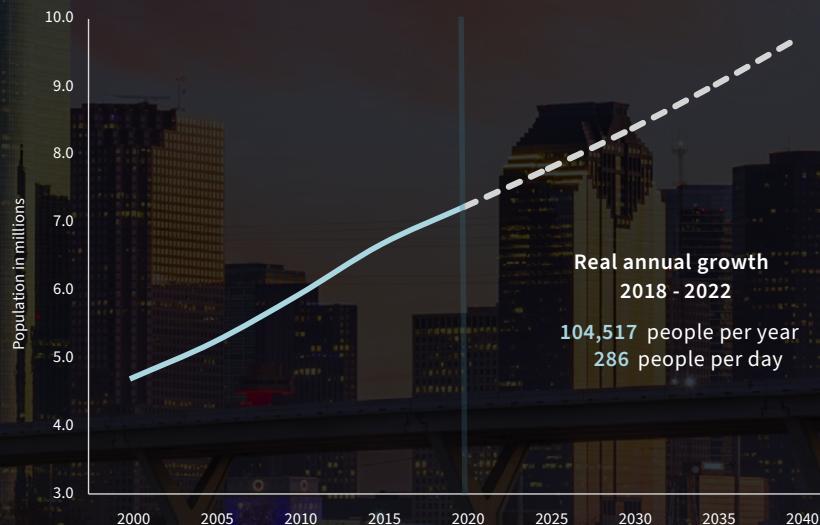


TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

HOUSTON'S ROBUST POPULATION GROWTH RATES



NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH



Nation-Leading Employment Growth



179,000

New jobs added in 2022



+152,900

Net change in total
non-farm employment

(From Jan 2022 to Jan 2023)



3,500,000

Person workforce, nearing all
time high for Houston



79%

Of Houston's higher education
graduates stay and work in the region

The sixth highest retention rate in the U.S.



#2

In the country for
percent job growth

(6.1% in 2022)



#2

In the nation in office
re-entry levels in the country after
the pandemic

Nation-Leading Employment Growth

#2 MSA

For Projected Population Growth

Houston is Home to

25 Fortune 500 Companies &
44 Fortune 1000 Companies

50+

Corporate Headquarters Relocations
to Houston Since 2017

5

New Fortune 500 Relocations
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,
Academy Sports & Outdoors, Exxon Mobil

Leading

Pro Business Environment



CONTACTS

LEASING

MARK RAINES

Executive Vice President - Managing Director

+1 713 888 4037

mark.raines@jll.com

MEREDITH BRETTING

Associate

+1 713 425 1850

meredith.bretting@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027

us.jll.com

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2025. Jones Lang LaSalle IP, Inc. All rights reserved.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$18.0 billion, operations in over 80 countries and a global workforce of more than 94,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.