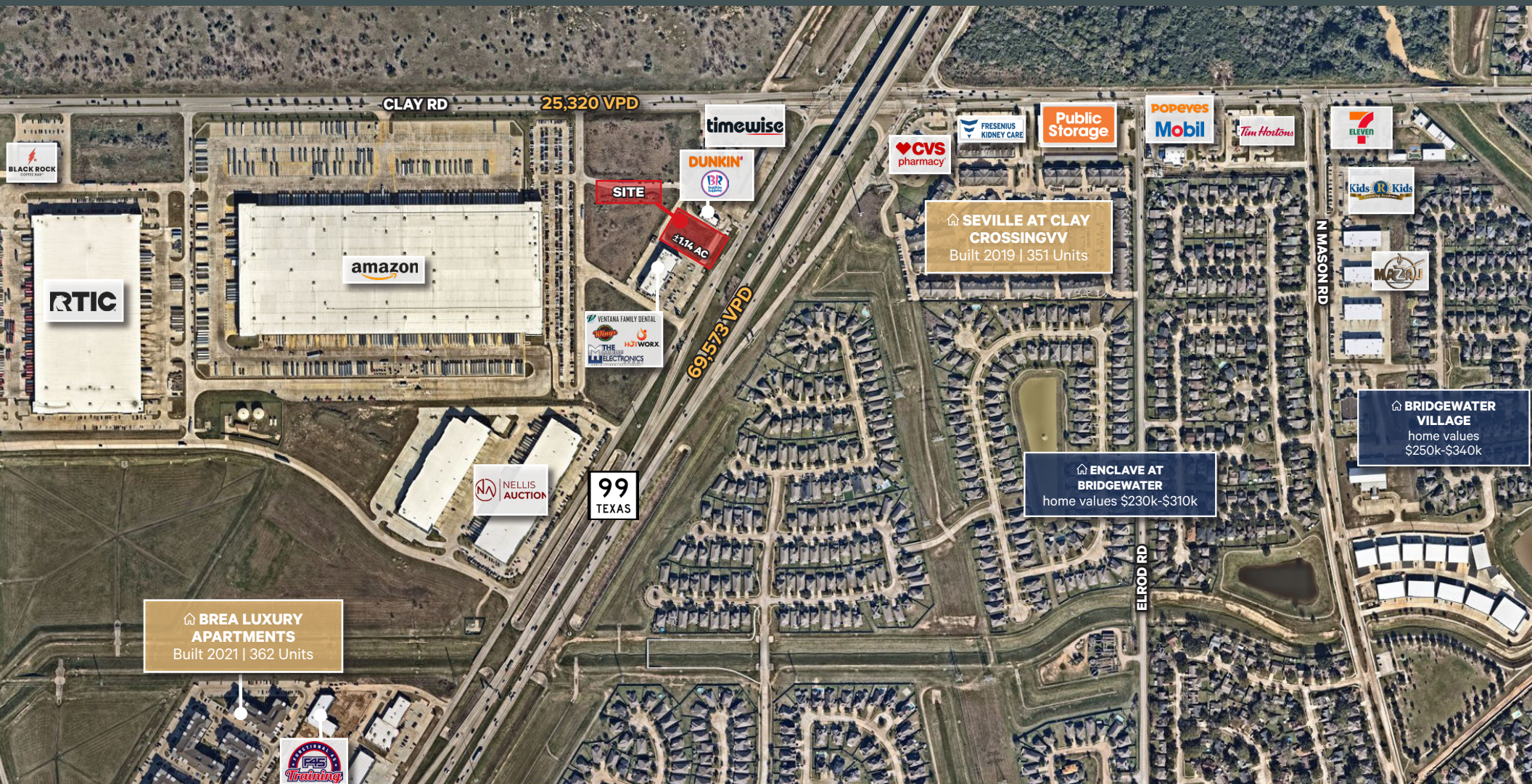


For Sale 0 W Grand Pkwy N

Katy, TX 77449

± 1.14 acres

EXECUTE CONFIDENTIALITY AGREEMENT



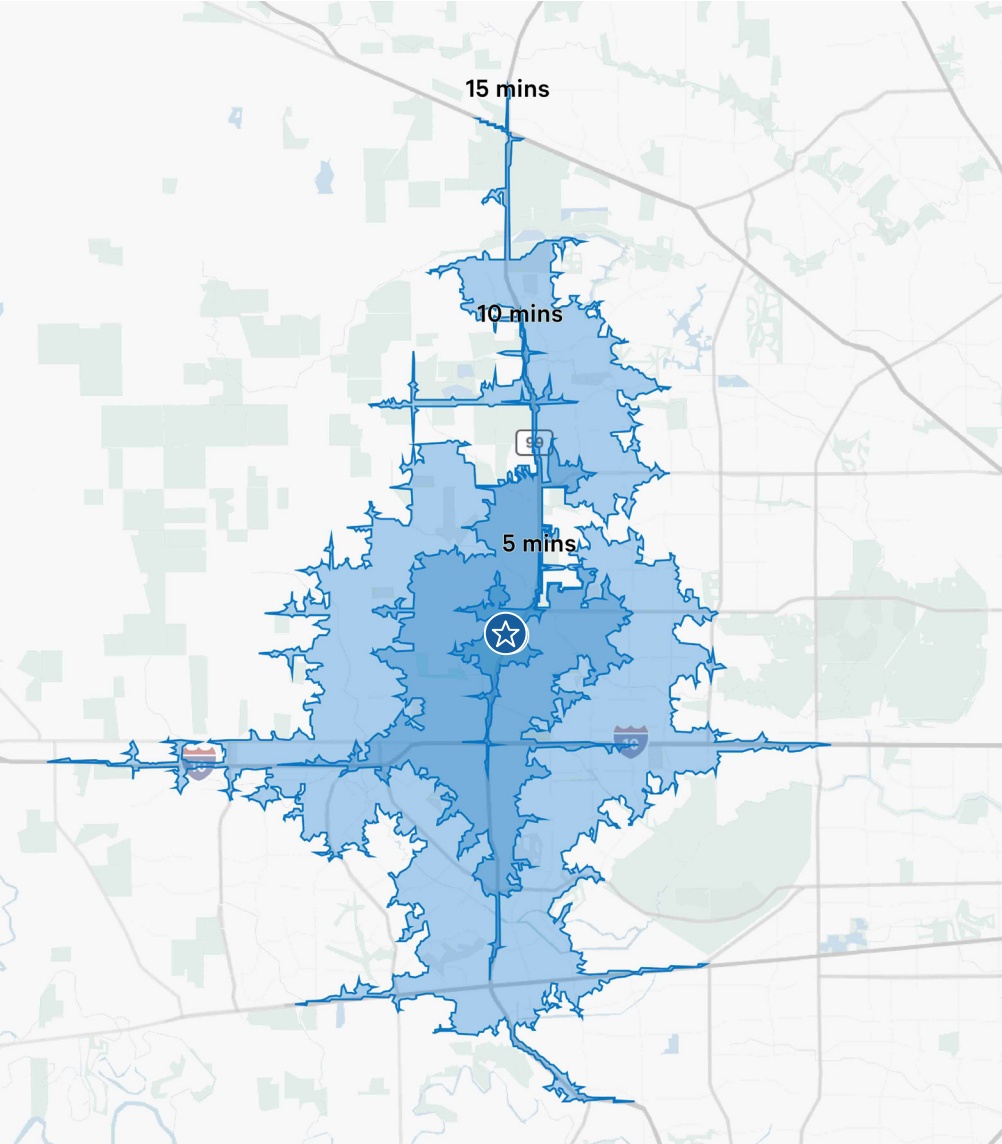
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CAPITAL MARKETS | LAND SERVICES

Commute & Demographics



Drive Times	Minutes
Katy	10 minutes
Cypress	20 minutes
Houston	30 minutes

Property Information

- Location**
- 0 W Grand Parkway N Katy, TX 77449
 - APN: 1380080010012
- Property Information**
- +/- 1.14 acres
 - Utilities via Harris County MUD 287
 - Cross-Access to Clay Road and adjacent retail
 - Outside of floodplain
 - Regional Detention Available
 - Total Tax Rate: \$2.766023
 - Katy ISD (Morton Ranch, Katy Junior High, TH McDonald High)

- Surrounding Area**
- The site benefits from direct frontage and visibility along the Grand Parkway (State Highway 99) and is surrounded by explosive residential growth, including numerous new master-planned communities and two new Katy ISD schools less than a mile away. This dynamic area boasts strong demographics, with a 2024 average household income of approximately \$121,359 within a 3-mile radius and a population growing at a rate of 4.72% annually in Katy. The median age in Katy is 37.6 years, indicating a vibrant, active consumer base.

- Price**
- Call Broker for Pricing

Commute

Traffic Counts	Vehicles Per Day
Grand Parkway (99)	69,573
Clay Rd	25,320
Peek Rd	16,759
Morton Ranch Rd	23,634

2024 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	3,594	119,953	294,321
Median Age	32.4	33.1	34.1
Average Household Income	\$92,068	\$121,359	\$119,559
Average Home Value	\$313,610	\$317,951	\$353,176
College Degree or Higher	44.6%	46%	50.9%

Property Aerial



SET 1/2" C.I.R. "TETRA" N 30° 08' 52" E 166.16'

DUMPSTER METAL GATE

12.1' CURB(NE)

2.2' CURB(NE)

GRASS

UNRESTRICTED RESERVE "A", BLOCK 1
WATERSTONE WEST SEC. 1
FILM CODE NO. 678139, H.C.M.R.

3.752 ACRE
KUALOA RANCH, INC.
H.C.C.F. NO. RP-2019-490601

1.137 ACRES
49,517 SQ. FT.

FIXED ACCESS EASEMENT
H.C.C.F. NO. RP-2021-385387

N 59° 51' 08" W 298.00'

12.4' CURB(NE)

FIXED ACCESS EASEMENT
H.C.C.F. NO. RP-2021-385387

25' BUILDING LINE
F.C. NO. 678139, H.C.M.R.

WATER LINE EASEMENT
H.C.C.F. NO. RP-2020-621700

S 30° 08' 52" W 166.16'

P.O.B.

SET 1/2" C.I.R. "TETRA"

CONCRETE

5 PARKING SPACES

FND. 3/4" I.P.

SET "X"

485.50'

S 30° 08' 52" W 538.00'

P. FNI

STATE HIGHWAY 99 (GRAND PARKWAY)

For Sale

0 W Grand Pkwy N Katy, TX 77449

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www.cbre.com

Contact Us

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