



Shops at Ventana Lakes

23030 Stockdick Road
Katy, Texas 77449





Rentable SF	Building A - 11,025 SF Building B - 4,025 SF
Rental Rate	\$30.00-\$32.00 PSF
NNN	\$7.00 PSF
Total Sq. Ft.:	18,000 SF

Property Highlights

- Excellent Visibility
- Average income for the area is over \$100,000 with over 12,000 total single-family homes to be developed in the greater Katy market over the next 10 yearsNew Development with ample parking
- Located near the corporate headquarters of Academy Sports & Outdoors, plus the new UH - Katy campus



SITE PLAN

SHOPS AT VENTANA LAKES

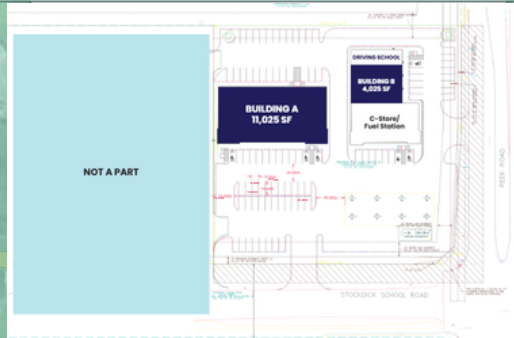


RAFAEL MELARA
713.237.0000
rafael@romcp.com

AHMED ZAHRI
713.237.0000
ahmed@romcp.com

CLOSE AERIAL

SITE



Population				Households				Income			
	2 mile	5 mile	10 mile		2 mile	5 mile	10 mile		2 mile	5 mile	10 mile
2010 Population	20,879	214,081	674,812	2010 Households	6,188	66,151	217,320	Avg Household Income	\$110,496	\$95,686	\$119,327
2023 Population	21,271	216,614	699,949	2023 Households	6,269	66,556	224,216	Median Household Income	\$104,279	\$84,187	\$96,249
2028 Population Projection	21,834	222,217	744,143	2028 Household Projection	6,428	68,212	238,040	< \$25,000	439	5,833	18,712
Annual Growth 2010-2023	0.1%	0.1%	0.3%	Annual Growth 2010-2023	0.5%	0.5%	0.6%	\$25,000 - 50,000	1,043	11,204	33,396
Annual Growth 2023-2028	0.5%	0.5%	1.3%	Annual Growth 2023-2028	0.5%	0.5%	1.2%	\$50,000 - 75,000	704	11,992	33,867
Median Age	32.7	34.1	36	Owner Occupied Households	5,437	47,227	167,558	\$75,000 - 100,000	726	11,565	30,745
Bachelor's Degree or Higher	38%	30%	42%	Renter Occupied Households	991	20,984	70,482	\$100,000 - 125,000	1,297	10,381	28,650
U.S. Armed Forces	29	125	164	Avg Household Size	3.3	3.2	3.1	\$125,000 - 150,000	710	6,178	20,572
				Avg Household Vehicles	2	2	2	\$150,000 - 200,000	866	6,005	27,230
				Total Specified Consumer Spen...	\$238.1M	\$2.3B	\$8.4B	\$200,000+	483	3,400	31,044



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 our counter-offer from the client;
- 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:
 - ◊ 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

ROM, LLC	9001771	info@romcp.com	713.237.0000				
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Rafael Melara	496309	rafael@romcp.com	713.237.0000				
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
				<small>Buyer/Tenant/Seller/Landlord Initials</small>	<small>Date</small>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0



RAFAEL MELARA | 713.237.0000 | rafael@romcp.com