



# 25445 Westheimer Pkwy

25445 Westheimer Pkwy, Katy, TX 77494

3.82 AC LOT



GREATLAND LIVING  
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## PROPERTY LOCATION

25445 Westheimer Pkwy, Katy, TX 77494

## LOT SIZE

3.82 AC

## ASKING PRICE

\$3,950,000

## PROPERTY INFO

Nestled in the heart of Katy, TX, this expansive land lot at 25445 Westheimer Parkway offers an incredible opportunity for commercial development. Spanning 3.82 AC, this prime location benefits from high visibility and traffic in one of the fastest-growing areas of Katy. Situated near major thoroughfares and surrounded by a thriving community of residential neighborhoods, retail centers, and schools, the lot provides easy access to I-10 and the Grand Parkway (99).

With its ideal positioning, the land is perfectly suited for a variety of uses, including retail centers or office complexes developments. Enjoy the convenience of nearby amenities such as LaCenterra at Cinco Ranch, parks, and recreational facilities, making it a desirable investment in a vibrant and well-established area.



	1 MI RADIUS	5 MI RADIUS	10 MI RADIUS
2024 HOUSEHOLDS	3,901	98,690	232,512
2029 HOUSEHOLD PROJECTION	4,648	112,159	260,433
2024 POPULATION	12,793	307,033	733,860
2029 POPULATION PROJECTION	15,166	349,637	822,517
AVG HOUSEHOLD INCOME	\$129,451	\$137,608	\$119,670
MEDIAN HOUSEHOLD INCOME	\$112,061	\$113,610	\$96,556
MEDIAN HOME VALUE	\$302,454	\$348,960	\$297,993
TOTAL SPECIFIED CONSUMER SPENDING	\$154.4M	\$4B	\$8.8B
MEDIAN AGE	36.9	37.1	36.3
2021 HOUSEHOLDS	7,439	217,907	564,086
BACHELOR'S DEGREE OR HIGHER	57%	56%	45%
OWNER OCCUPIED HOUSEHOLDS	3,278	80,778	188,849
HOUSEHOLDS ANNUAL GROWTH 2024-2029	3.8%	2.7%	2.4%