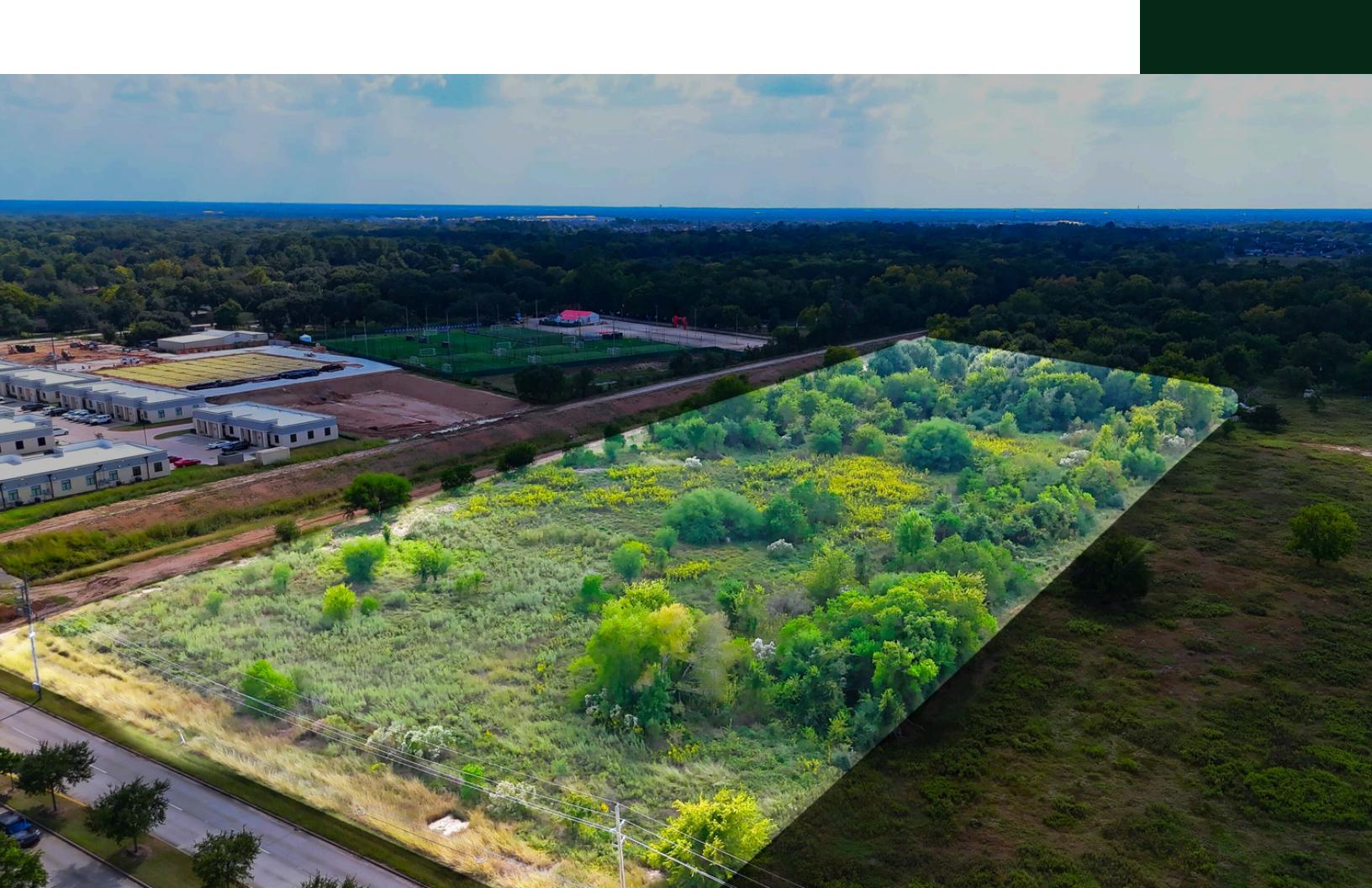


0 WESTHEIMER PARKWAY

21.69 ACRES OF COMMERCIAL LAND
IN KATY, TX 77494

WH GP

COMMERCIAL



Land for Sale on WESTHEIMER PKY KATY, TX 77494

Prime Land Near Katy Mills & Katy Boardwalk

Discover an outstanding opportunity to develop a premier single-family community with commercial frontage potential along Westheimer. Perfectly positioned in one of Greater Houston's fastest-growing areas, this property offers tremendous upside for builders and investors seeking a mixed-use project in a highly desirable location. Just minutes from Katy Mills Mall, the Katy Boardwalk, I-10, and Grand Parkway, the site provides easy access to top shopping, dining, and entertainment while maintaining a peaceful suburban feel. Within award-winning Katy ISD, it is ideal for a thoughtfully planned residential neighborhood with retail, office, or amenity space, offering exceptional visibility, accessibility, and long-term value in one of Texas's most sought-after markets.



PROPERTY INFORMATION



6 minutes away
from Katy Mills Mall



Lot dimensions are
370 by 2600 SF



Minutes from the
Katy Boardwalk



Frontage on
Westheimer
Parkway



Assigned to a fantastic,
highly rated school
district (Katy ISD)



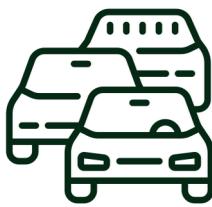
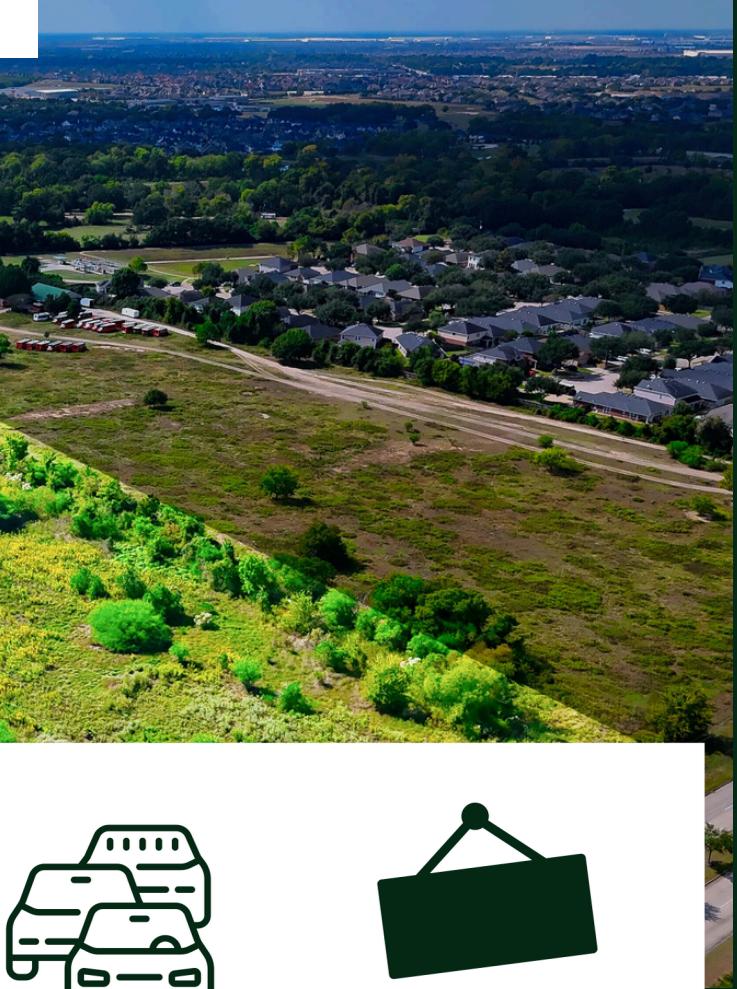
Convenient access
to I-10 & Grand
Parkway (99)



ADDITIONAL HIGHLIGHTS

- *Outside the City of Katy limits, allowing greater building flexibility*
- *MUD 37 has confirmed capacity to annex, providing access to water and sewer (see engineer's contact below)*
- *Ideal uses: Industrial, Warehouse Park, or Mixed-Use Development with Retail in front, and Residential in back*

HIGHLIGHTS



Heavy Daytime
Traffic



Street Frontage
Prominent Signage
Options



Ideal for single-family
residential or mixed-
use community



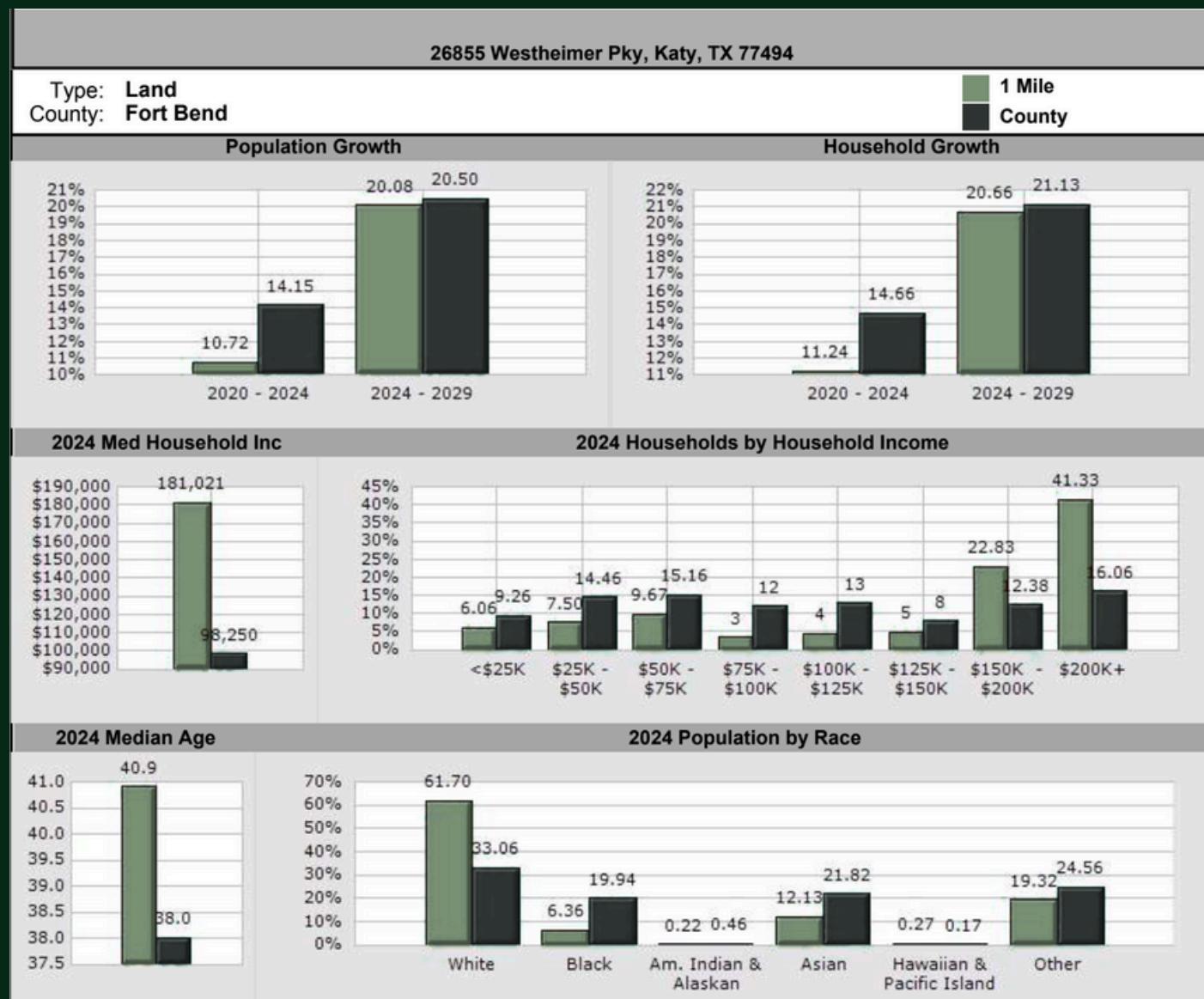
High-visibility Area
Easy Access to
Major Highways



Part of a Vibrant
Katy Community

GENERAL MARKET DATA

POPULATION



GENERAL MARKET DATA

POPULATION

Radius	1 Mile	2 Mile	10 Mile
Population			
2029 Projection			
2029 Projection	6,662	47,084	749,693
2024 Estimate	5,548	40,462	664,717
2020 Census	5,011	36,214	591,380
Growth 2024 - 2029	20.08%	16.37%	12.78%
Growth 2020 - 2024	10.72%	11.73%	12.40%
2024 Population by Hispanic Origin	950	11,077	213,022
2024 Population	5,548	40,462	664,717
White	3,423 61.70%	17,435 43.09%	251,854 37.89%
Black	353 6.36%	3,866 9.55%	106,797 16.07%
Am. Indian & Alaskan	12 0.22%	117 0.29%	5,178 0.78%
Asian	673 12.13%	7,675 18.97%	97,554 14.68%
Hawaiian & Pacific Island	15 0.27%	30 0.07%	752 0.11%
Other	1,072 19.32%	11,339 28.02%	202,583 30.48%
U.S. Armed Forces	0	0	204
Households			
2029 Projection	2,173	15,386	236,672
2024 Estimate	1,801	13,280	209,771
2020 Census	1,619	11,820	187,147
Growth 2024 - 2029	20.66%	15.86%	12.82%
Growth 2020 - 2024	11.24%	12.35%	12.09%
Owner Occupied	1,489 82.68%	7,705 58.02%	152,864 72.87%
Renter Occupied	312 17.32%	5,574 41.97%	56,907 27.13%

	1 Mile	County		
Population Growth				
Growth 2020 - 2024	10.72%		14.15%	
Growth 2024 - 2029	20.08%		20.50%	
Empl	2,709	97.52%	473,323	95.95%
Unempl	69	2.48%	19,958	4.05%
2024 Population by Race	5,548		939,169	
White	3,423	61.70%	310,471	33.06%
Black	353	6.36%	187,254	19.94%
Am. Indian & Alaskan	12	0.22%	4,296	0.46%
Asian	673	12.13%	204,949	21.82%
Hawaiian & Pacific Island	15	0.27%	1,570	0.17%
Other	1,072	19.32%	230,629	24.56%

GENERAL MARKET DATA

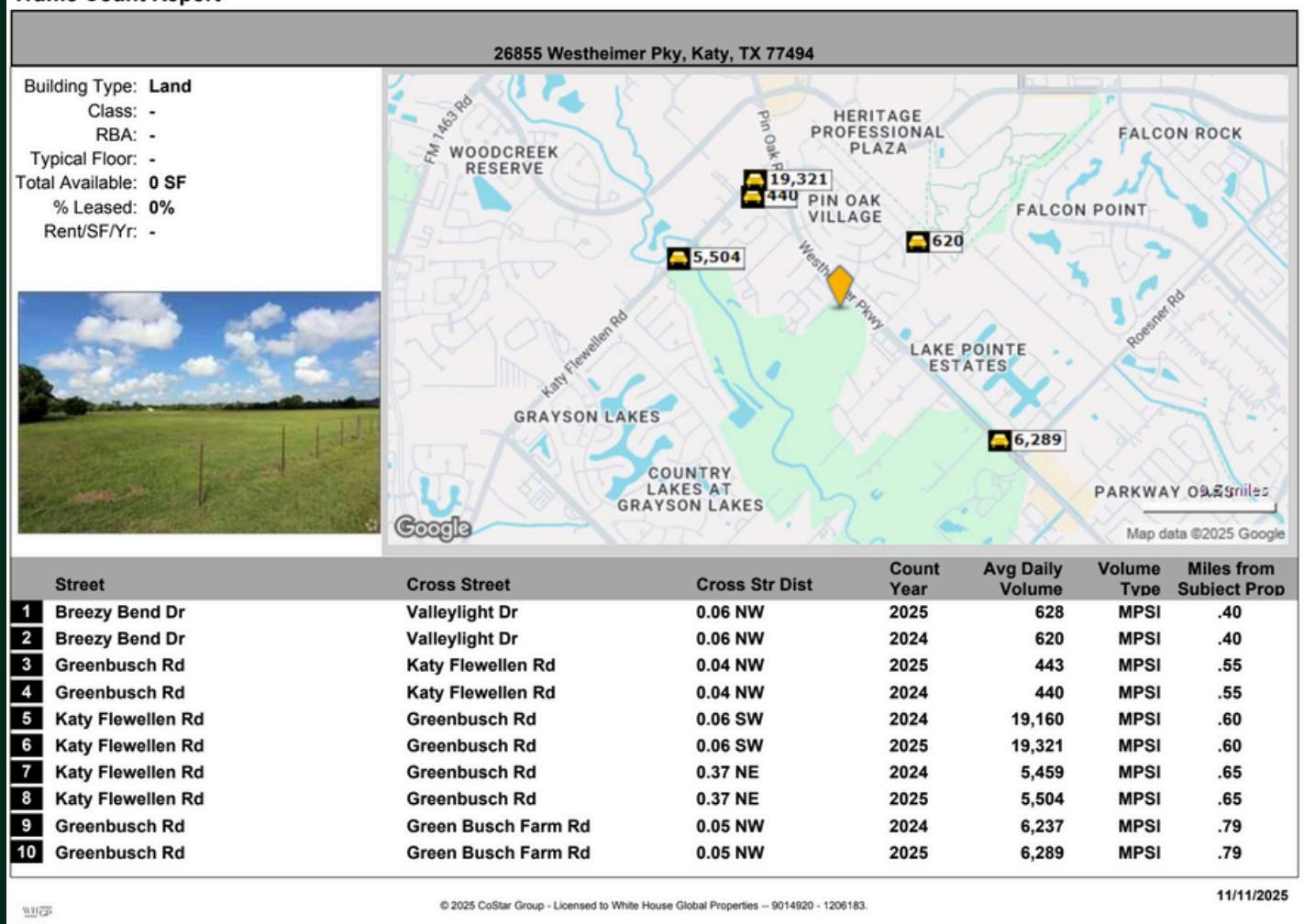
HOUSING

2024 Occupied Housing	1,801	13,279	209,771
Owner Occupied	1,489 82.68%	7,705 58.02%	152,864 72.87%
Renter Occupied	312 17.32%	5,574 41.98%	56,907 27.13%
2020 Housing Units	1,900	14,327	223,813
1 Unit	1,777 93.53%	10,007 69.85%	190,478 85.11%
2 - 4 Units	0 0.00%	555 3.87%	3,772 1.69%
5 - 19 Units	0 0.00%	1,542 10.76%	12,158 5.43%
20+ Units	123 6.47%	2,223 15.52%	17,405 7.78%
2024 Housing Value	1,488	7,705	152,864
<\$100,000	0 0.00%	4 0.05%	3,594 2.35%
\$100,000 - \$200,000	9 0.60%	216 2.80%	23,813 15.58%
\$200,000 - \$300,000	48 3.23%	1,479 19.20%	49,131 32.14%
\$300,000 - \$400,000	614 41.26%	1,990 25.83%	35,562 23.26%
\$400,000 - \$500,000	539 36.22%	2,055 26.67%	20,811 13.61%
\$500,000 - \$1,000,000	275 18.48%	1,861 24.15%	18,138 11.87%
\$1,000,000+	3 0.20%	100 1.30%	1,815 1.19%
2024 Median Home Value	\$413,543	\$407,956	\$299,783
2024 Housing Units by Yr Built	1,902	14,331	227,019
Built 2010+	635 33.39%	8,474 59.13%	102,243 45.04%
Built 2000 - 2010	465 24.45%	3,544 24.73%	60,487 26.64%
Built 1990 - 1999	669 35.17%	1,618 11.29%	28,746 12.66%
Built 1980 - 1989	78 4.10%	275 1.92%	20,092 8.85%
Built 1970 - 1979	0 0.00%	155 1.08%	11,344 5.00%
Built 1960 - 1969	0 0.00%	103 0.72%	1,742 0.77%
Built 1950 - 1959	53 2.79%	155 1.08%	1,300 0.57%
Built <1949	2 0.11%	7 0.05%	1,065 0.47%
2024 Median Year Built	2003	2010	2008

GENERAL MARKET DATA

TRAFFIC

Traffic Count Report



GENERAL MARKET DATA

INCOME

26855 Westheimer Pky, Katy, TX 77494

Radius	1 Mile	2 Mile	10 Mile
2024 Households by HH Income	1,800	13,279	209,770
<\$25,000	109 6.06%	1,414 10.65%	17,837 8.50%
\$25,000 - \$50,000	135 7.50%	1,535 11.56%	29,451 14.04%
\$50,000 - \$75,000	174 9.67%	1,859 14.00%	30,389 14.49%
\$75,000 - \$100,000	61 3.39%	944 7.11%	27,973 13.34%
\$100,000 - \$125,000	77 4.28%	1,832 13.80%	28,249 13.47%
\$125,000 - \$150,000	89 4.94%	946 7.12%	19,486 9.29%
\$150,000 - \$200,000	411 22.83%	1,786 13.45%	25,606 12.21%
\$200,000+	744 41.33%	2,963 22.31%	30,779 14.67%
2024 Avg Household Income	\$192,901	\$138,590	\$121,867
2024 Med Household Income	\$181,021	\$112,111	\$99,315
2024 Occupied Housing	1,801	13,279	209,771
Owner Occupied	1,489 82.68%	7,705 58.02%	152,864 72.87%
Renter Occupied	312 17.32%	5,574 41.98%	56,907 27.13%
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2024 Median Home Value	\$413,543	\$407,956	\$299,783

MEET THE SALES TEAM



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