

0 WESTHEIMER PARKWAY

21.69 ACRES OF COMMERCIAL LAND
IN KATY, TX 77494

WH GP

COMMERCIAL



0 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)



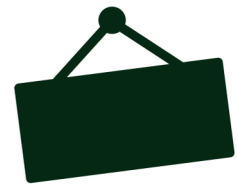
ADDITIONAL HIGHLIGHTS

- *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



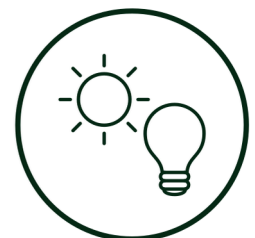
Street Frontage
Prominent Signage
Options



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

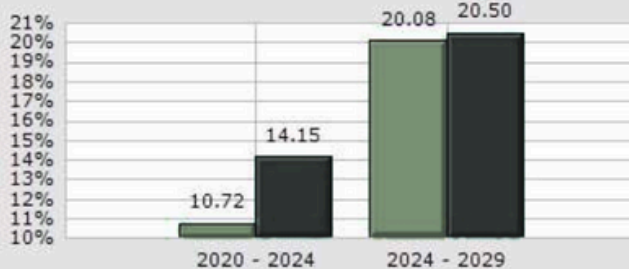
POPULATION

26855 Westheimer Pky, Katy, TX 77494

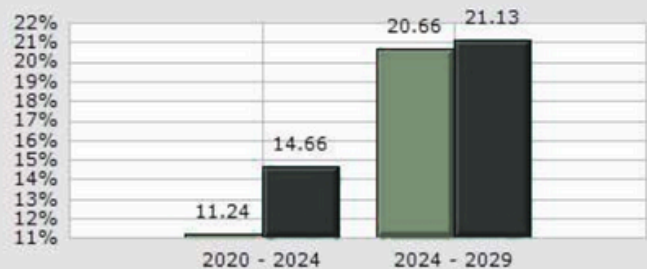
Type: **Land**
County: **Fort Bend**

1 Mile
County

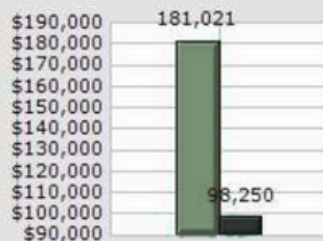
Population Growth



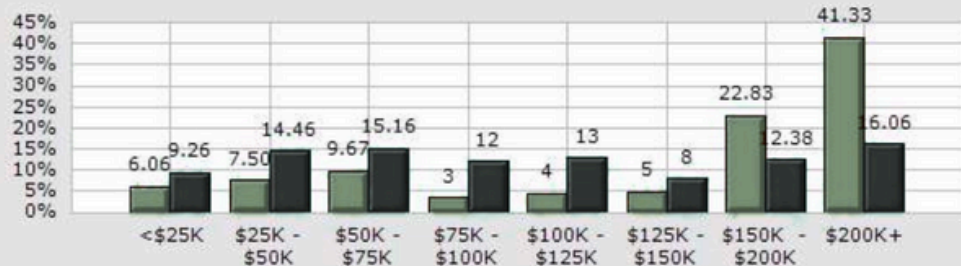
Household Growth



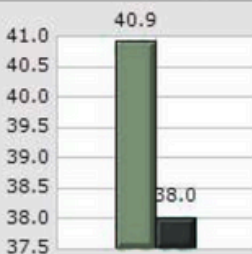
2024 Med Household Inc



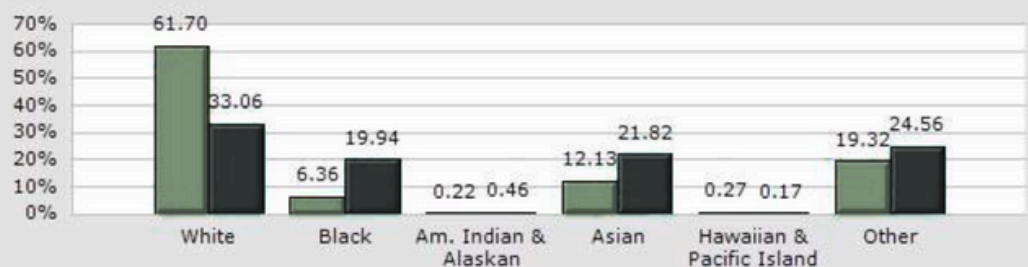
2024 Households by Household Income



2024 Median Age



2024 Population by Race



GENERAL MARKET DATA

POPULATION

Radius	1 Mile		2 Mile		10 Mile	
Population						
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

26855 Westheimer Pky, Katy, TX 77494

Building Type: **Land**

Class: -

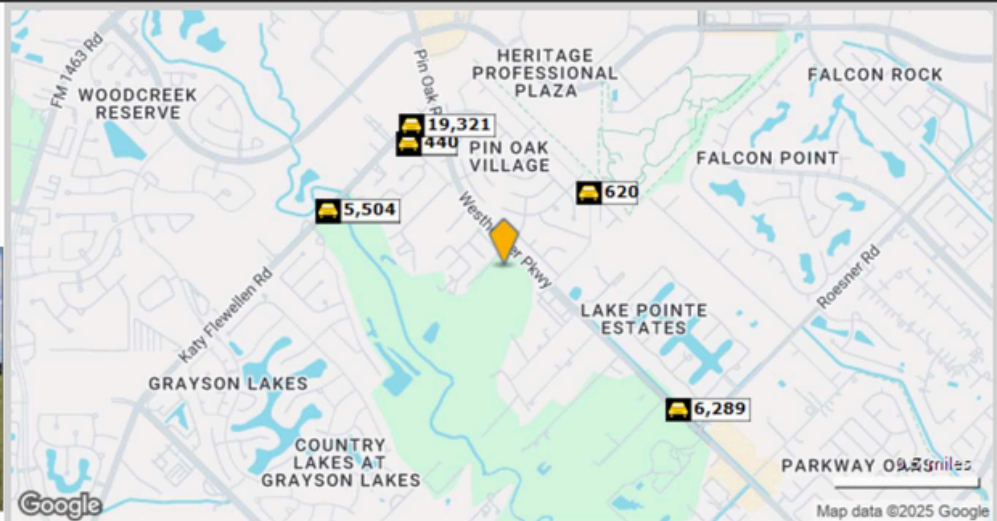
RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Breezy Bend Dr	Valleylight Dr	0.06 NW	2025	628	MPSI	.40
2	Breezy Bend Dr	Valleylight Dr	0.06 NW	2024	620	MPSI	.40
3	Greenbusch Rd	Katy Flewellen Rd	0.04 NW	2025	443	MPSI	.55
4	Greenbusch Rd	Katy Flewellen Rd	0.04 NW	2024	440	MPSI	.55
5	Katy Flewellen Rd	Greenbusch Rd	0.06 SW	2024	19,160	MPSI	.60
6	Katy Flewellen Rd	Greenbusch Rd	0.06 SW	2025	19,321	MPSI	.60
7	Katy Flewellen Rd	Greenbusch Rd	0.37 NE	2024	5,459	MPSI	.65
8	Katy Flewellen Rd	Greenbusch Rd	0.37 NE	2025	5,504	MPSI	.65
9	Greenbusch Rd	Green Busch Farm Rd	0.05 NW	2024	6,237	MPSI	.79
10	Greenbusch Rd	Green Busch Farm Rd	0.05 NW	2025	6,289	MPSI	.79

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%
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%
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\$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

MEET THE SALES TEAM



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