

# NewQuest

±0.64 ACRES - FRANZ ROAD

NWC of Franz Road and Mason Road  
Fast Food or Restaurant Pad Site Available for Sale

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# Project Highlights

## ±0.64 Acres Available for Sale in Katy, Texas

- ±0.64-acre site containing a 27,800-SF pad.
- Ideal destination for quick dining or fine dining establishments.
- Developed with comprehensive utility infrastructure.
- Sufficient parking spaces provided.
- Situated on Mason Road, the primary thoroughfare leading into Katy with 30,002 vehicles per day.

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Approximate Size:	±0.64 acres
Price:	\$484,000
School District:	Katy ISD
Utilities:	All available
Traffic Counts:	Approx. 30,002 VPD on Mason Rd. Approx. 13,616 VPD on Franz Rd.



**15% POPULATION GROWTH**  
within 5 miles from 2020 to 2023

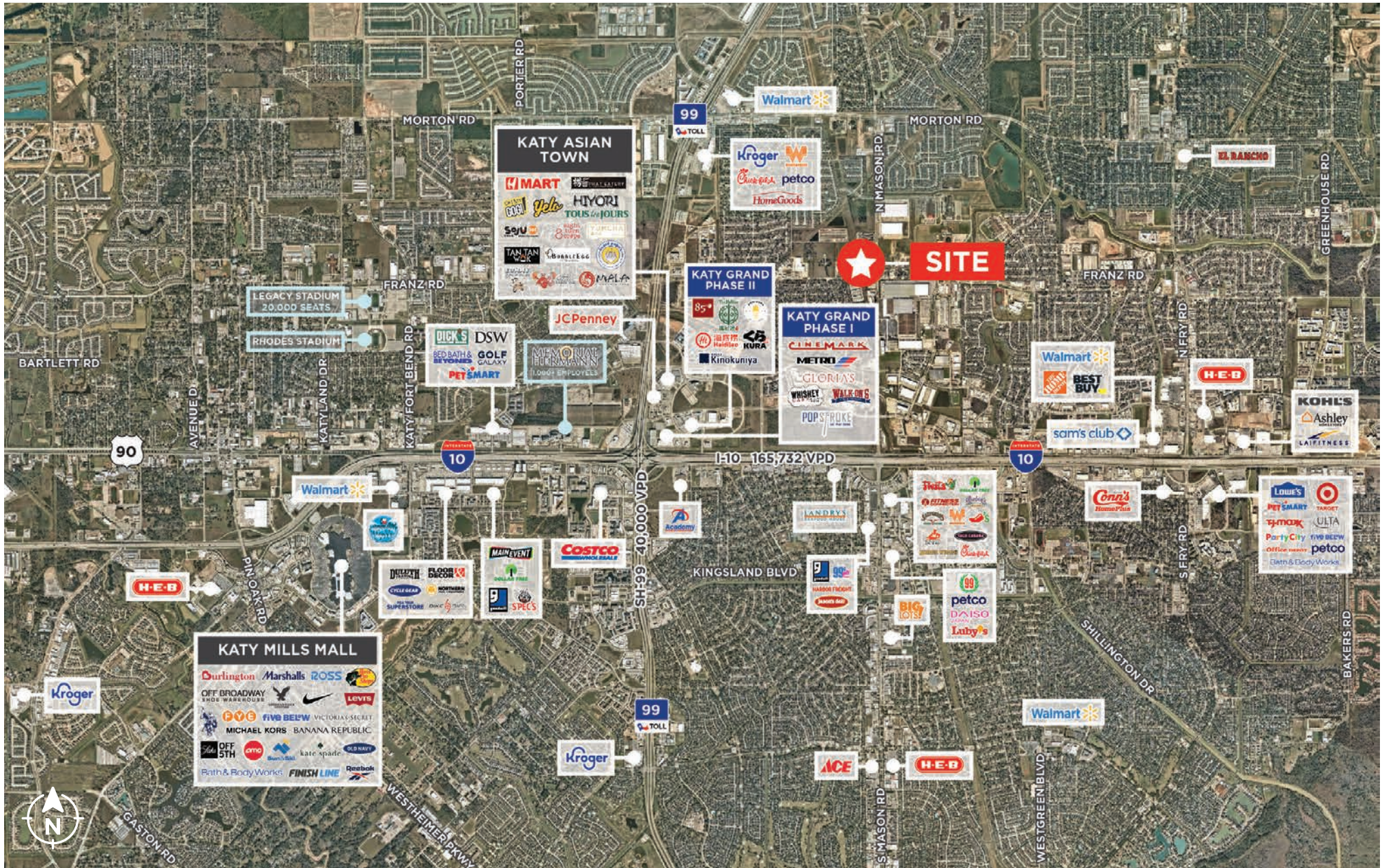


**\$124K AVERAGE HOUSEHOLD INCOME**  
within 5 miles



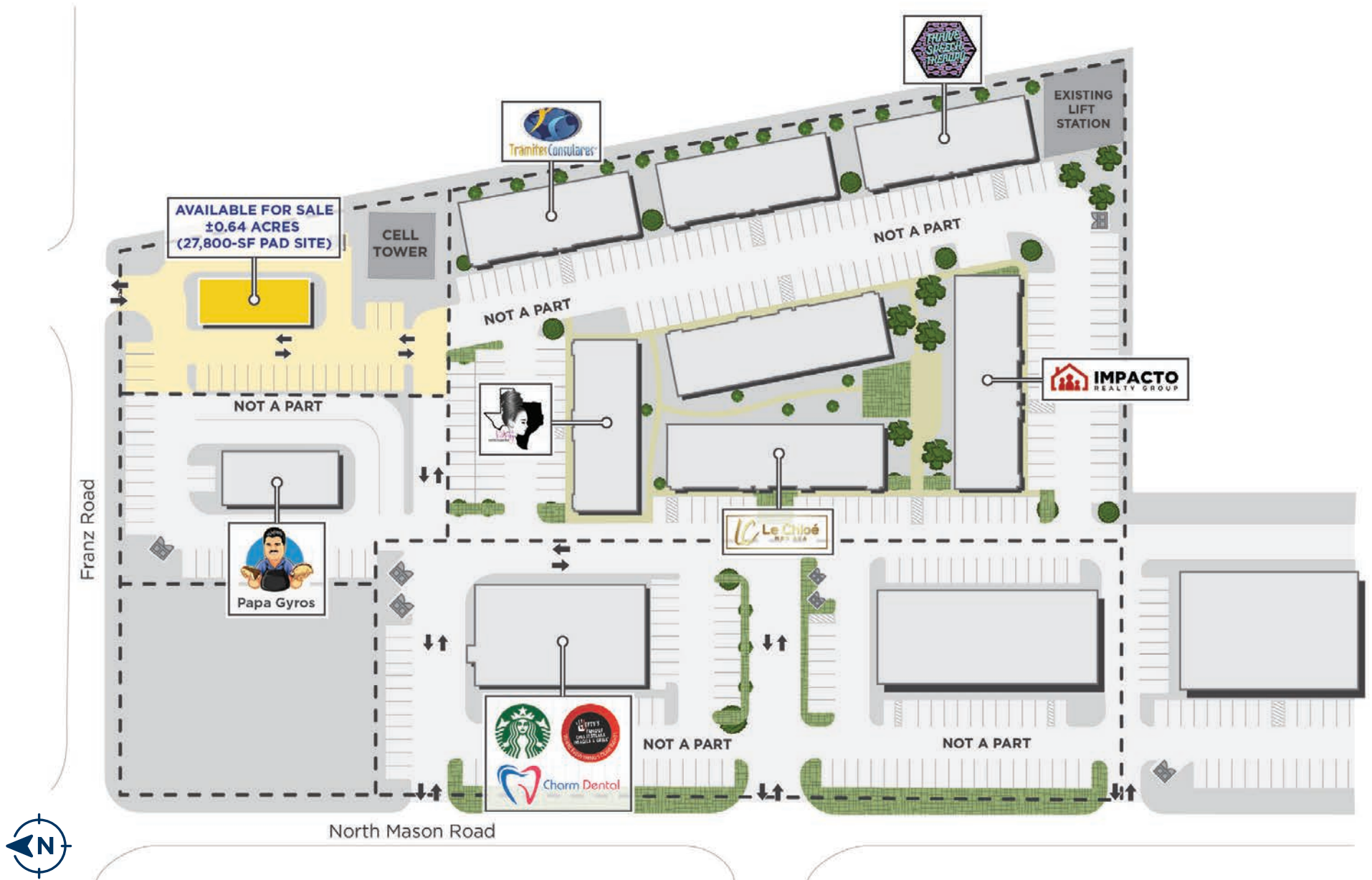
**342,174 POPULATION**  
within 5 miles





06.23 | 06.23

# Site Plan





# CITY HIGHLIGHTS



NICHE™

**KATY ISD  
NAMED #1  
SCHOOL DISTRICT  
IN HOUSTON AREA**

## LIFESTYLE INDEX

Cinco Ranch ranked #1 Best Suburban Community in Texas



\$115K average household income in 2021 (42% higher than state average)

### SPENDING



## EDUCATION INDEX

46.7% of the population holds a Bachelor's or graduate degree

Home to 4 satellite college campuses:



UNIVERSITY of HOUSTON



## ECONOMY INDEX

55,000+ tech employees within a 30-minute drive

32K+ total businesses in Katy with 11 major corporate headquarters

- |                         |                   |
|-------------------------|-------------------|
| Academy Sports          | BP North America  |
| GEICO                   | Katy EDC          |
| Schlumberger            | Shell Exploration |
| Wood                    | Houston Methodist |
| IGLOO                   | Memorial Hermann  |
| Expro Americas          | DNV-GL            |
| Aecom                   | Salata            |
| Gulf Island Fabrication |                   |

## TOP INDUSTRIES

-  **Health Care & Social**  
31,564 Jobs
-  **Retail Trade**  
50,518 Jobs
-  **Professional, Scientific, & Technical**  
32,927 Jobs
-  **Accommodation & Food**  
35,778 Jobs

# Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	3,926	48,138	111,297
Current Population	11,809	146,077	342,174
2020 Census Average Persons per Household	3.01	3.03	3.07
2020 Census Population	12,558	133,367	296,576
Population Growth 2020 to 2023	-5.97%	9.53%	15.37%
<b>CENSUS HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
1 Person Households	18.28%	17.53%	16.07%
2 Person Households	30.10%	28.21%	28.02%
3+ Person Households	51.62%	54.26%	55.91%
Owner-Occupied Housing Units	59.70%	64.27%	67.36%
Renter-Occupied Housing Units	40.30%	35.73%	32.64%
<b>RACE AND ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
White	40.84%	40.99%	41.71%
Black or African American	18.67%	17.35%	17.01%
Asian or Pacific Islander	6.82%	7.42%	9.74%
Other Races	32.52%	33.26%	30.68%
Hispanic	40.50%	41.56%	37.92%
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Average Household Income	\$119,429	\$104,933	\$123,765
Median Household Income	\$84,665	\$82,862	\$98,264
Per Capita Income	\$40,156	\$34,909	\$40,711
<b>EDUCATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Estimated High School Graduate	20.47%	22.02%	20.12%
Estimated Bachelor's Degree	32.35%	25.27%	26.87%
Estimated Graduate Degree	11.52%	12.69%	14.86%
<b>AGE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Median Age	35.0	33.6	33.9

# 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 or counter-offer from the client; and
- 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 provided to you, when payment will be made and how the payment will be calculated.

**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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Andre Azizi</b>	<b>717220</b>	<b>aazizi@newquest.com</b>	<b>281.955.3888</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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