



**NOW
OPEN:**



KIZUKI
Ramen & Izakaya

**UNDER
CONSTRUCTION:**

TIGER WOODS' POPSTROKE

KATY GRAND

Katy's Newest Prime Destination for Dining and Entertainment

NEC of I-10 and The Grand Parkway (Highway 99) | Katy, Texas

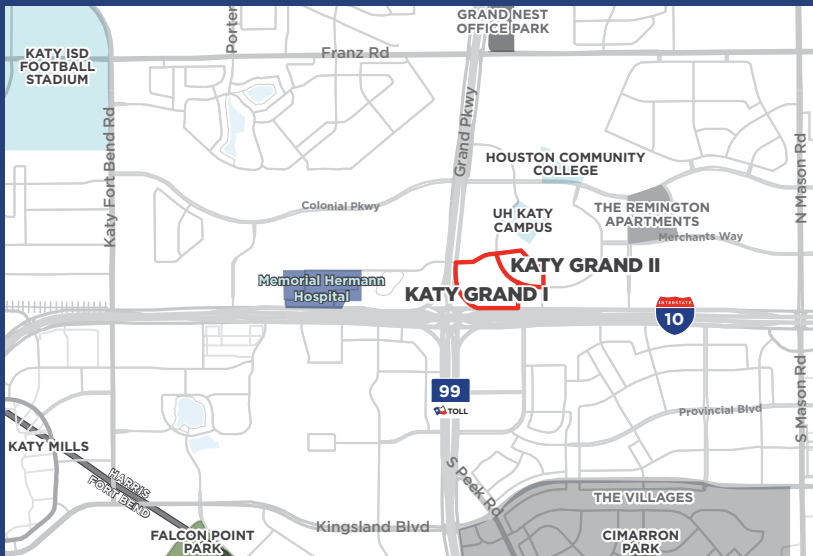
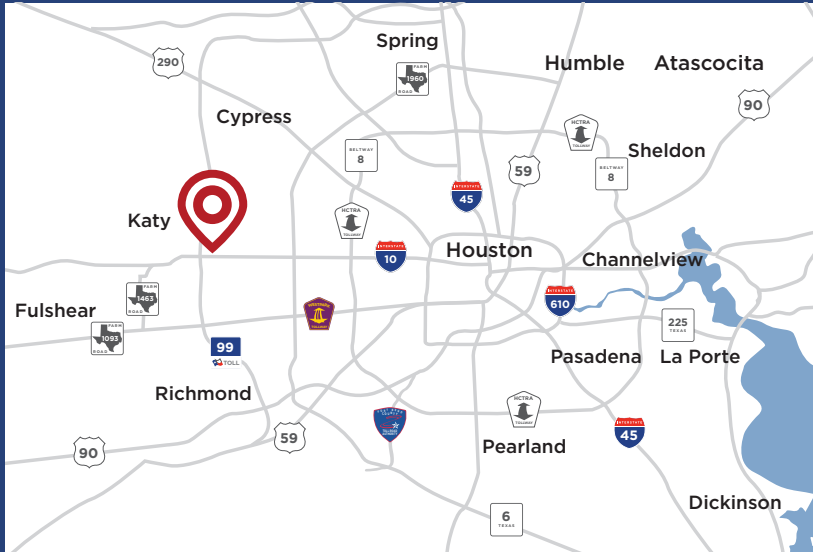
Rebecca Le | Heather Nguyen | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

KATY GRAND

PROJECT HIGHLIGHTS

KATY, TEXAS



317,975
CURRENT
POPULATION
WITHIN 5 MILES

2010 Census, 2021 Estimates with
Delivery Statistics as of 12/21



\$121K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



103,465
HOUSEHOLDS
WITHIN 5 MILES

EXPLOSIVE RESIDENTIAL GROWTH

3,969 FUTURE HOMES | 5-MILE RADIUS

1,844 ANNUAL STARTS & 2,042 CLOSINGS | 5-MILE RADIUS

MetroStudy Estimates as of 4Q 2021

104,278 TOTAL HOUSEHOLDS | 5-MILE RADIUS

63% HOUSEHOLD GROWTH | 2010 - 2021

Regis Estimates as of 4Q 2021

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PROPERTY HIGHLIGHTS



KATY RANKED #5 FASTEST-GROWING CITY IN THE HOUSTON MSA



HIGH TRAFFIC ZONE AND DUAL FREEWAY VISIBILITY WITH 1,700' I-10 FRONTAGE AND 1,000' FRONTAGE ON GRAND PARKWAY

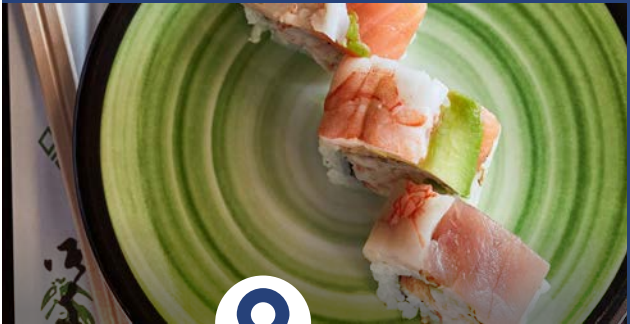


NEIGHBORING UNIVERSITY OF HOUSTON WITH AN ESTIMATED 10,000 STUDENTS ENROLLED BY 2024



NEARBY FUTURE HOUSTON COMMUNITY COLLEGE WITH AN ESTIMATED 7,000 STUDENTS ENROLLED BY 2024

PROPERTY HIGHLIGHTS



ON-SITE, SIX-LEVEL METRO PARKING GARAGE (1,727 SPACES) SERVING 289K+ VPD ON GRAND PARKWAY

HIGH TRAFFIC RETAIL AND COMMUTER ZONE WITH 325K VPD AT INTERSECTION OF GRAND PARKWAY & KATY FREEWAY

FEATURING A VARIETY OF DINING INCLUDING: GLORIA'S LATIN CUISINE, WALK-ON'S, HAIDILAO, 85C BAKERY CAFE, AND MORE!

SHADOW-ANCHORED BY **47K-SF SUPER H-MART AND 88K-SF ANDRETTI INDOOR** KARTING & GAMES



**NEW GOLF &
ENTERTAINMENT VENUE
UNDER CONSTRUCTION**

UNDER CONSTRUCTION: THE EXPERIENTIAL GOLF AND CASUAL DINING CONCEPT BY TIGER WOODS. THE 1ST LOCATION IN TEXAS AND ONLY THE 2ND LOCATION IN THE NATION



XD MOVIE THEATER

ANCHORED BY CINEMARK 19 XD MOVIE THEATER: FEATURING UPGRADED STADIUM-STYLE RECLINING SEATING AND ELEVATED FOOD AND BEVERAGE OPTIONS



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COME JOIN US

TIM HO WAN | 1ST TEXAS LOCATION | WORLD: 55+

MICHELIN-STARRED CHINESE DIM SUM RESTAURANT CONSIDERED "THE MOST AFFORDABLE MICHELIN RESTAURANT IN THE WORLD"

HAILILAO HOTPOT | 1ST TEXAS LOCATION | WORLD: 768+

LA TIMES CALLS IT "THE FERRARI OF CHINESE HOTPOT", AND IT IS THE UNDISPUTED LEADER OF CHINESE CUISINE SINCE 1994

85°C BAKERY CAFE | U.S.: 68 | WORLD: 1,150+

OVER 60 VARIETIES OF FRESH BREAD, 60 TYPES OF PASTRIES, COFFEES, SMOOTHIES, TEAS, TREATS, AND A NEAR CULT-LIKE FOLLOWING

KURA REVOLVING SUSHI BAR | U.S.: 30 | WORLD: 500+

FRESH AND CHEF-MADE SUSHI ON AN INTERACTIVE CONVEYOR BELT

KINOKUNIYA BOOKSTORE | 1ST HOUSTON LOCATION | WORLD: 102+

SELLING A VARIETY OF BOOKS, MANGA, STATIONERY, AND UNIQUE GIFTS

SOMISOMI SOFT SERVE | 1ST TEXAS LOCATION | WORLD: 26

FRESH, FISH-SHAPED WAFFLE CONES WITH SOFT SERVE ICE CREAM

SWEETHONEY DESSERT | 1ST TEXAS LOCATION | WORLD: 600+

WIDELY ACCLAIMED FOR ITS CANTONESE-STYLE DESSERT AND SAVORY SNACKS - KATY GRAND WILL MARK THE FIRST FLAGSHIP IN TEXAS

WALK-ONS | FUTURE: 7 | CO-OWNED BY NFL STAR DREW BREES

A LEADING NATIONAL RESTAURANT AND SPORTS BAR FRANCHISE

KIZUKI RAMEN | U.S.: 12 | 1ST TEXAS LOCATION

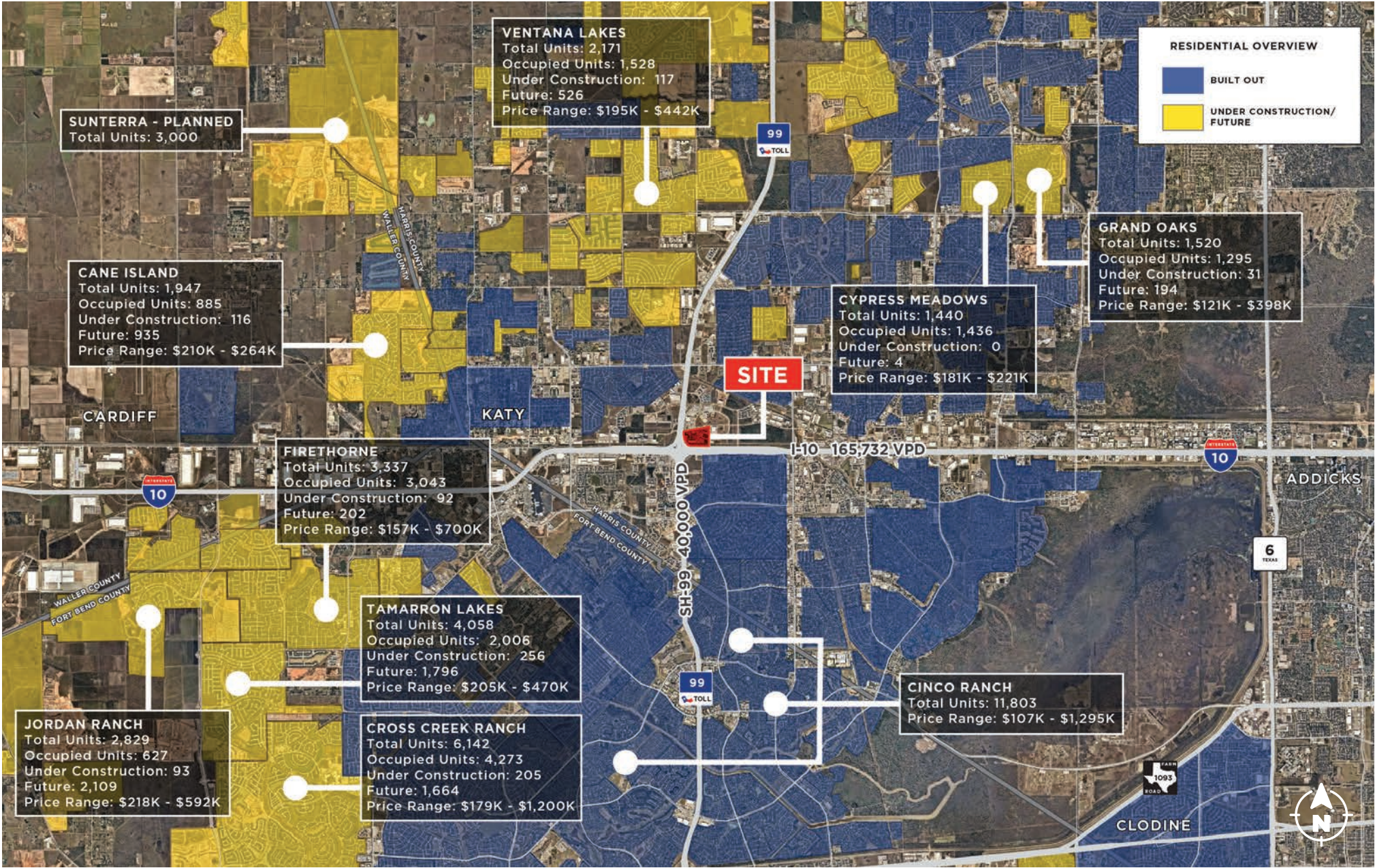
SERVING TRADITIONALLY PREPARED RAMEN WITH IMPORTED INGREDIENTS DIRECTLY FROM JAPAN

THE ALLEY | U.S.: 5

TAIWANESE-BASED CHAIN SERVING HIGH-QUALITY TEA DRINKS AND SPECIALIZING IN HOMEMADE SUGAR CANE SYRUP AND TAPIOCA PEARLS



RESIDENTIAL AERIAL





SITE PLAN



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP.218 | 06.22 | 06.22

SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	METRO Parking Garage	1,727 Spaces
2	Proposed Grocery	26,075 SF
3	Available For Lease	7,000 SF
4	Available For Lease	7,000 SF
5	Cinemark	79,235 SF
6	Walk-On's Bistreaux & Bar	8,002 SF
7	Available For Lease	12,600 SF
8	Available For Lease	3,780 SF
9	Tumble 22 Hot Chicken	3,150 SF

KEY	BUSINESS	LEASE AREAS
10	Fat Boy's Pizza	4,900 SF
11	Gloria's Latin Kitchen	5,500 SF
12	Available For Lease	1,405 SF
13	Proposed RA Sushi	4,900 SF
14	85°C	2,803 SF
15	Kura Sushi	3,520 SF
16	Kinokuniya Books	4,000 SF
17	Somi Somi Soft Serve	1,206 SF
18	Sweet Honey Dessert	1,569 SF

KEY	BUSINESS	LEASE AREAS
19	Two Hands Corn Dogs Coming Soon	825 SF
20	Tim Ho Wan Dim Sum	5,160 SF
21	Haidilao Hot Pot	6,295 SF
22	The Alley Tea	1,600 SF
23	Kizuki Ramen	2,400 SF
24	Available For Lease	2,400 SF
25	Proposed 8 Ounce	4,172 SF
26	Popstroke	6,410 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

INTERSTATE HIGHWAY 10
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DEMOGRAPHICS

2010 Census, 2021 Estimates with Delivery Statistics as of 12/21



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POPULATION	3 MILES	5 MILES	10 MILES
Current Households	43,472	103,465	271,762
Current Population	128,905	317,975	830,527
2010 Census Population	85,793	196,579	519,918
Population Growth 2010 to 2021	50.25%	61.75%	59.74%
2021 Median Age	34.2	34.5	34.0

INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$100,086	\$121,224	\$110,320
Median Household Income	\$88,431	\$102,322	\$97,856
Per Capita Income	\$34,633	\$40,016	\$36,449

RACE AND ETHNICITY	3 MILES	5 MILES	10 MILES
White	49.46%	48.10%	41.27%
Black or African American	11.50%	11.02%	15.69%
Asian or Pacific Islander	7.45%	11.27%	13.06%
Hispanic	35.06%	32.48%	33.10%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	10 MILES
1 Person Household	17.49%	14.98%	17.31%
2 Person Households	28.45%	27.36%	26.58%
3+ Person Households	54.06%	57.66%	56.11%
Owner-Occupied Housing Units	71.87%	76.87%	72.77%
Renter-Occupied Housing Units	28.13%	23.13%	27.23%

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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rebecca Le	519614	rle@newquest.com	(281)477-4300
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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