

FOR SALE/LEASE



777 Cane Island Pkwy

Katy, TX 77493

1,450 SF | \$40.00 (NNN)
\$1,200,000

Joe Rothchild
281.744.3415

Keller Williams Signature
Each office is independently owned and operated

777 Cane Island is strategically located in the West Ten Business Center, occupying a prominent corner of Cane Island Parkway and Highway 90, right before the prestigious Cane Island Community! This property offers exceptional accessibility and visibility, with direct access to the highway and the surrounding community.

Currently under construction, the building is slated for completion by December 2024 and will feature a convenient drive-thru option. Spanning approximately 1,450 square feet, it will be leased to a single tenant, making it an ideal choice for businesses seeking a high-traffic, high-visibility location in a prestigious area.

HIGHLIGHTS:

- Newly constructed building
- Single-tenant building
- Adjacent to West Ten Business Center
- Surrounded by multiple prestigious Katy Communities
- Direct access to Highway 90

OFFERING SUMMARY:

- Available SF: 1,450 SF Approximately
- Lease Rate: \$40.00 SF YR
- NNN: \$10
- Lease Term: Negotiable
- For Sale: 1,200,000



The information contained herein while based upon data supplied by source deemed reliable, is subject to errors or omissions and is not in any way, warranted by Rothchild Commercial Properties or Rothchild Family Partnership #2, or by any agent, independent associate, subsidiary or employee of Rothchild Commercial or Rothchild Family Partnership #2. This information is subject to change.

For Info Contact:

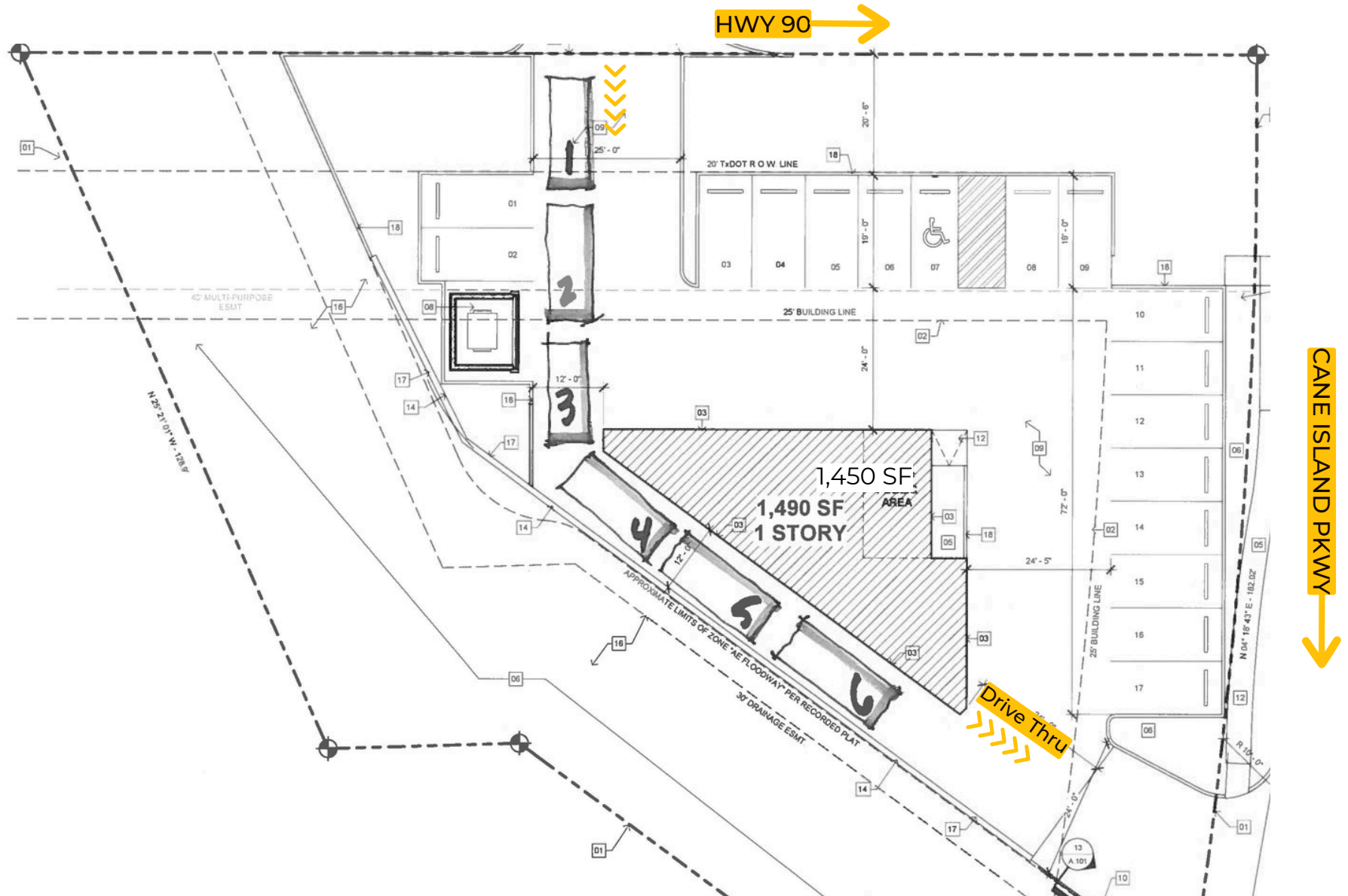
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WEST TEN BUSINESS PARK



777 Cane Island Parkway
Katy, TX 77493

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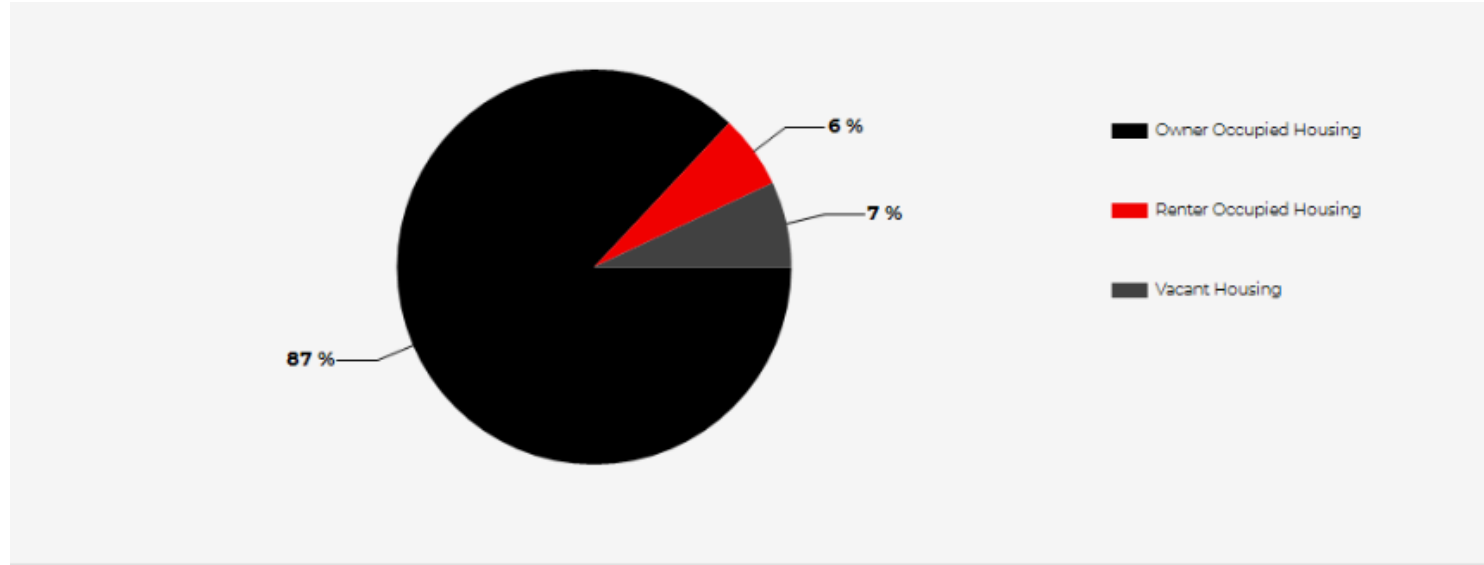


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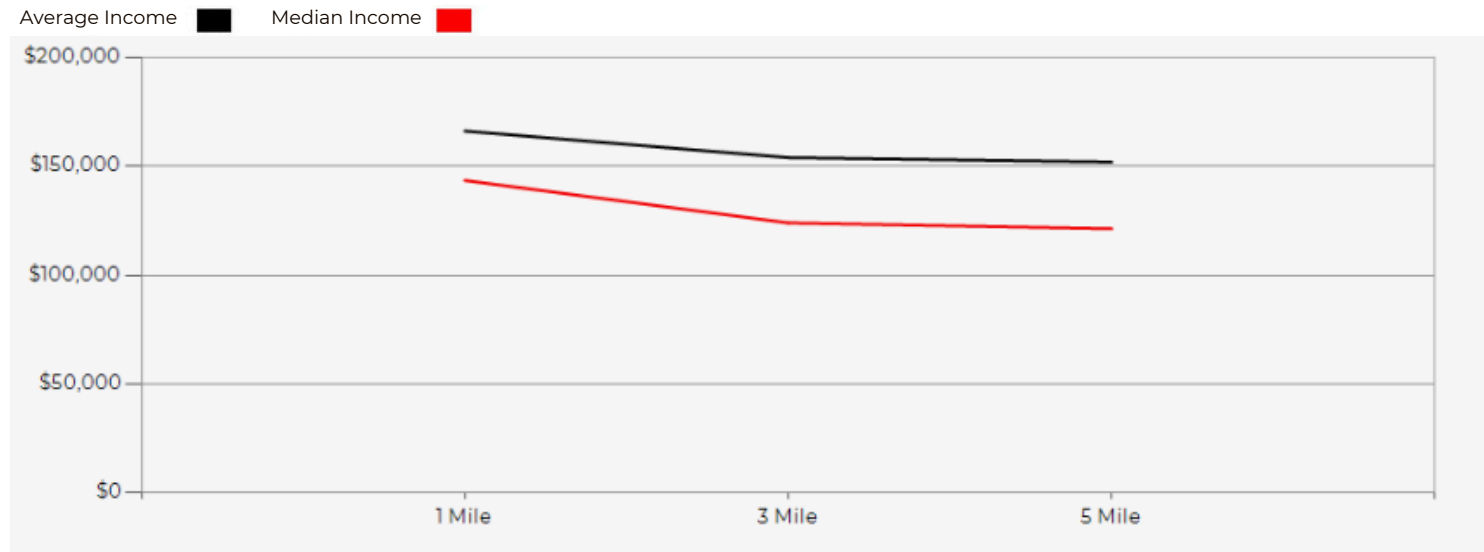
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2023 Household Occupancy
in 1-mile radius



2023 Household Income
Average and Median



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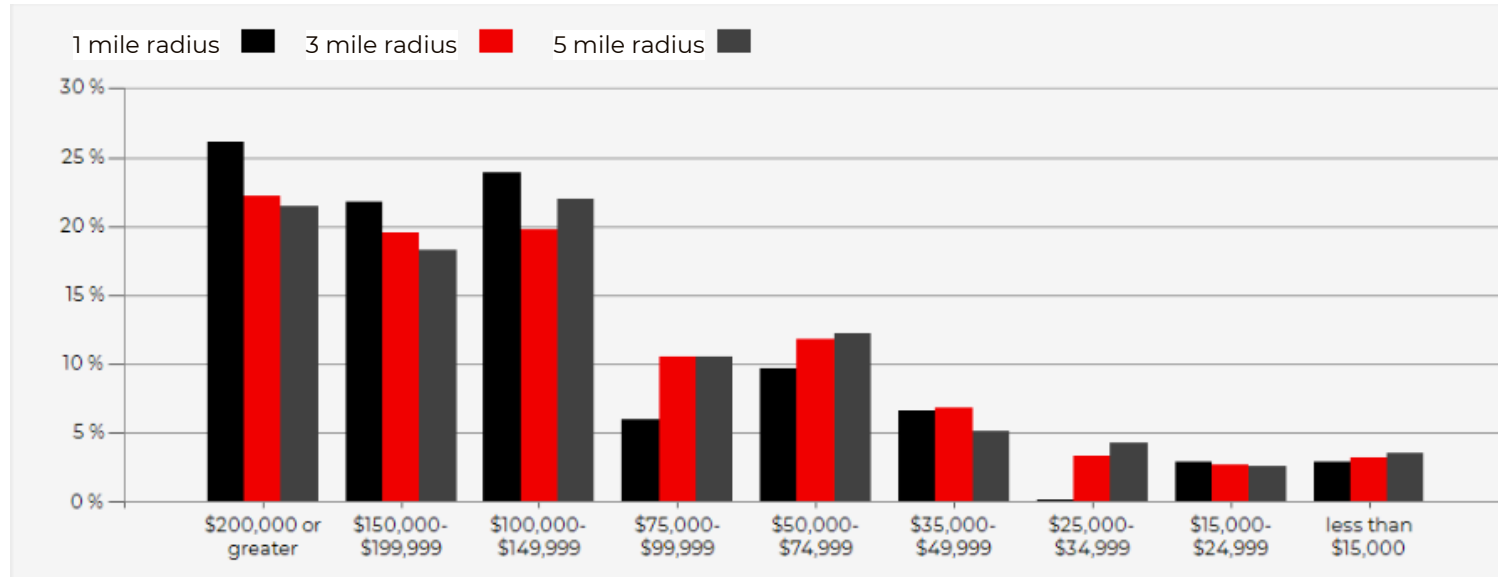
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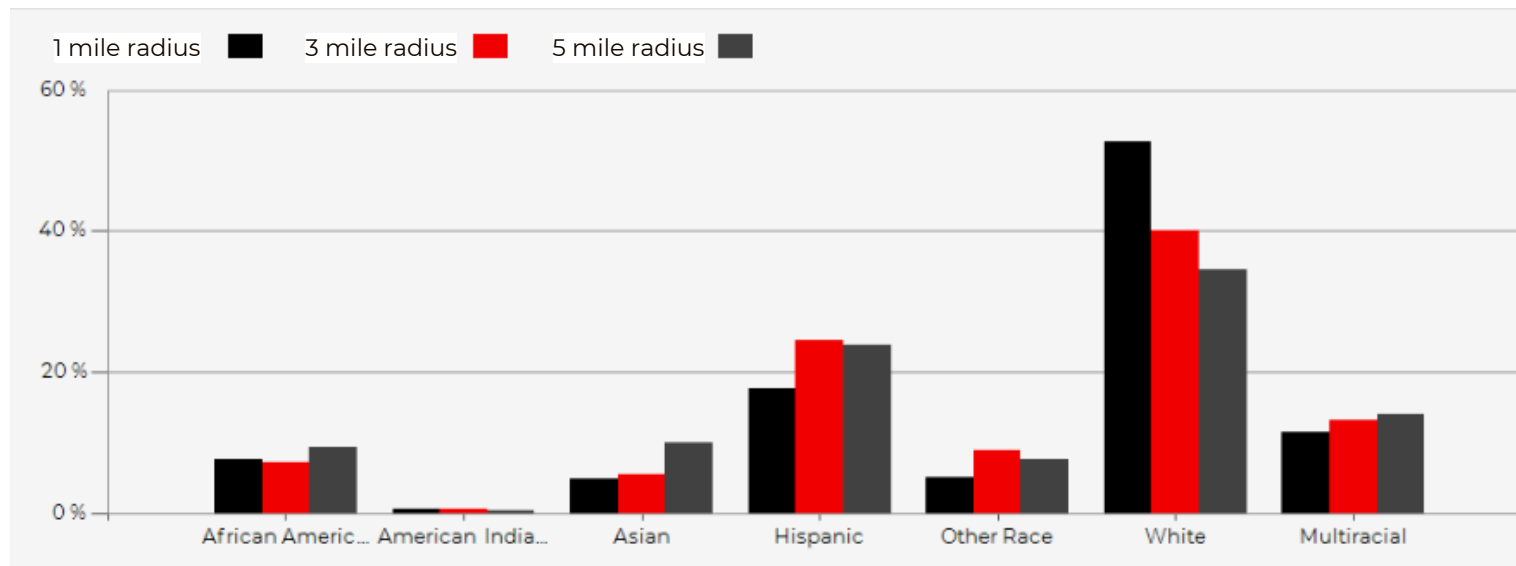
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2023 Household Income



2023 Population By Race



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	396	2,927	12,053
2023 Population Age 35-39	575	3,462	14,580
2023 Population Age 40-44	586	3,716	16,002
2023 Population Age 45-49	508	3,168	13,601
2023 Population Age 50-54	425	2,934	11,834
2023 Population Age 55-59	306	2,298	8,601
2023 Population Age 60-64	271	2,246	7,700
2023 Population Age 65-69	234	1,830	6,193
2023 Population Age 70-74	178	1,403	4,630
2023 Population Age 75-79	132	960	3,287
2023 Population Age 80-84	73	561	1,797
2023 Population Age 85+	57	536	1,479
2023 Population Age 18+	4,495	32,352	126,733
2023 Median Age	36	36	35

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	355	3,198	12,967
2028 Population Age 35-39	456	3,556	15,851
2028 Population Age 40-44	607	3,880	17,846
2028 Population Age 45-49	583	3,989	17,369
2028 Population Age 50-54	515	3,328	13,916
2028 Population Age 55-59	417	3,103	11,651
2028 Population Age 60-64	307	2,507	8,890
2028 Population Age 65-69	255	2,342	7,854
2028 Population Age 70-74	220	1,865	6,227
2028 Population Age 75-79	160	1,309	4,499
2028 Population Age 80-84	104	837	2,818
2028 Population Age 85+	72	680	2,015
2028 Population Age 18+	5,149	38,894	154,329
2028 Median Age	35	37	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$133,350	\$113,025	\$105,449
Average Household Income 25-34	\$160,298	\$139,596	\$127,903
Median Household Income 35-44	\$157,071	\$150,124	\$137,536
Average Household Income 35-44	\$179,770	\$169,075	\$162,420
Median Household Income 45-54	\$160,695	\$152,836	\$149,742
Average Household Income 45-54	\$185,362	\$179,407	\$177,421
Median Household Income 55-64	\$151,150	\$137,950	\$136,215
Average Household Income 55-64	\$174,347	\$167,531	\$168,937
Median Household Income 65-74	\$112,998	\$100,280	\$94,427
Average Household Income 65-74	\$139,230	\$131,591	\$126,809
Average Household Income 75+	\$103,281	\$88,391	\$90,038

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$154,341	\$130,250	\$120,243
Average Household Income 25-34	\$184,000	\$161,926	\$149,756
Median Household Income 35-44	\$166,626	\$155,047	\$151,929
Average Household Income 35-44	\$200,650	\$182,041	\$177,506
Median Household Income 45-54	\$170,834	\$162,796	\$160,342
Average Household Income 45-54	\$207,432	\$199,820	\$197,324
Median Household Income 55-64	\$166,631	\$157,030	\$155,289
Average Household Income 55-64	\$199,949	\$190,881	\$190,269
Median Household Income 65-74	\$131,009	\$111,221	\$108,882
Average Household Income 65-74	\$164,743	\$152,196	\$147,184
Average Household Income 75+	\$125,217	\$104,142	\$108,843

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	703	12,709	30,739
2010 Population	1,125	19,331	56,534
2023 Population	6,547	44,855	178,686
2028 Population	7,349	52,586	212,708
2023 African American	603	4,284	21,864
2023 American Indian	43	347	1,133
2023 Asian	391	3,313	23,479
2023 Hispanic	1,404	14,555	55,690
2023 Other Race	410	5,237	18,122
2023 White	4,182	23,751	80,954
2023 Multiracial	915	7,889	33,040
2023-2028: Population: Growth Rate	11.70 %	16.15 %	17.75 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	60	481	2,038
\$15,000-\$24,999	61	398	1,509
\$25,000-\$34,999	4	485	2,450
\$35,000-\$49,999	138	1,008	2,939
\$50,000-\$74,999	203	1,737	7,037
\$75,000-\$99,999	125	1,544	6,034
\$100,000-\$149,999	501	2,903	12,648
\$150,000-\$199,999	456	2,866	10,494
\$200,000 or greater	546	3,249	12,339
Median HH Income	\$143,553	\$124,052	\$121,372
Average HH Income	\$166,234	\$154,078	\$152,050

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	267	4,354	10,232
2010 Total Households	398	6,337	18,473
2023 Total Households	2,094	14,671	57,488
2028 Total Households	2,340	17,484	69,260
2023 Average Household Size	3.10	3.03	3.10
2000 Owner Occupied Housing	183	3,121	8,181
2000 Renter Occupied Housing	68	1,047	1,692
2023 Owner Occupied Housing	1,955	11,071	41,641
2023 Renter Occupied Housing	139	3,600	15,847
2023 Vacant Housing	149	901	4,472
2023 Total Housing	2,243	15,572	61,960
2028 Owner Occupied Housing	1,960	13,030	48,954
2028 Renter Occupied Housing	380	4,455	20,306
2028 Vacant Housing	158	1,016	4,455
2028 Total Housing	2,498	18,500	73,715
2023-2028: Households: Growth Rate	11.25 %	17.85 %	19.00 %



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Keller Williams Signature</u>	<u>9004054</u>	<u>klrw17@kw.com</u>	<u>281-599-7600</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Andrea St. Jean</u>	<u>508095</u>	<u>andistjean@kw.com</u>	<u>281-599-7600</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joe Rothchild</u>	<u>303477</u>	<u>joer@kw.com</u>	<u>281-599-6500</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Joe Rothchild</u>	<u>303477</u>	<u>joer@kw.com</u>	<u>281-599-6500</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date