

# KATY GRAND

Katy's Newest Prime Destination  
for Dining and Entertainment

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

**NOW AVAILABLE:**  
**3,850-SF 2ND-GEN ENDCAP**  
**RESTAURANT WITH PATIO**



**7 MILLION**  
VISITS ANNUALLY  
TO ENTIRE CENTER

- PLACER.AI, YTD, 2025



 **NewQuest**

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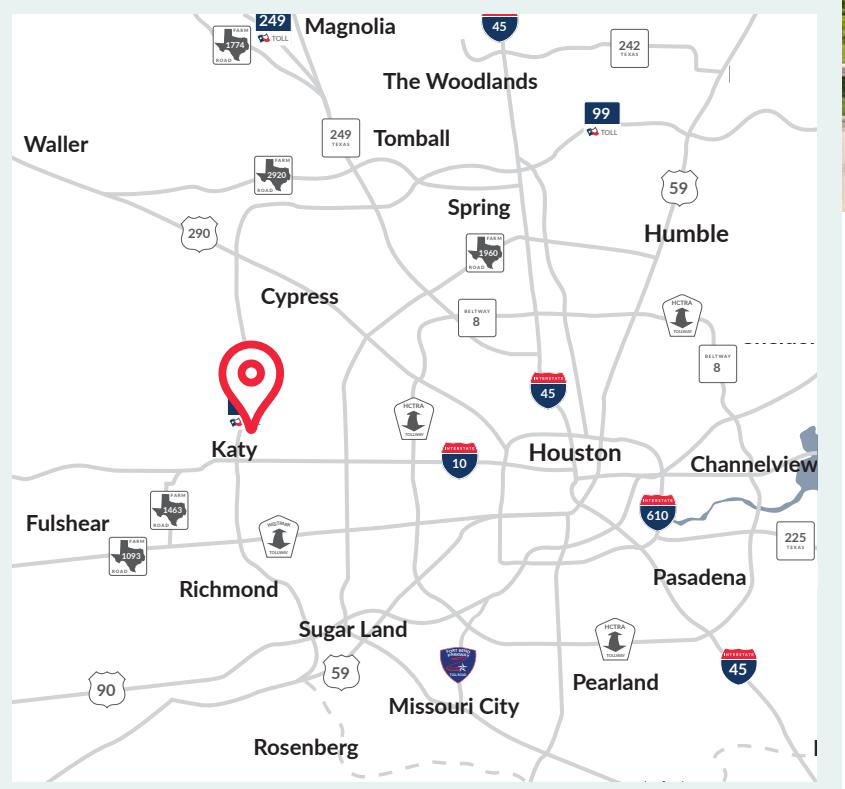
# Project Highlights



2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

## EXPLOSIVE RESIDENTIAL GROWTH

**2,598 FUTURE HOMES**  
**524 HOME STARTS & 649 CLOSINGS | ANNUAL**  
**\$515,725 AVERAGE HOME SALE PRICE**  
Closings in the Past 12 Months  
Zonda Estimates Within 5 Miles as of Q4 2024





ANCHORED BY  
**CINEMARK**  
MOVIE THEATER

FEATURING UPGRADED  
STADIUM-STYLE RECLINING  
SEATING AND ELEVATED  
FOOD AND BEVERAGE  
OPTIONS



KATY GRAND | KATY, TEXAS

# Project Highlights

**TIM HO WAN** | 1<sup>ST</sup> TEXAS LOCATION | WORLD: 55+  
MICHELIN-STARRED CHINESE DIM SUM RESTAURANT CONSIDERED  
“THE MOST AFFORDABLE MICHELIN RESTAURANT IN THE WORLD”

**HAIDLAO HOTPOT** | 1<sup>ST</sup> 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** | 1<sup>ST</sup> HOUSTON LOCATION | WORLD: 102+  
SELLING A VARIETY OF BOOKS, MANGA, STATIONERY, AND UNIQUE GIFTS

**SOMISOMI SOFT SERVE** | 1<sup>ST</sup> TEXAS LOCATION | WORLD: 26  
FRESH, FISH-SHAPED WAFFLE CONES WITH SOFT SERVE ICE CREAM

**WALK-ONS** | U.S.: 50+ | CO-OWNED BY NFL STAR DREW BREES  
A LEADING NATIONAL RESTAURANT AND SPORTS BAR FRANCHISE

**KIZUKI RAMEN** | U.S.: 12 | 1<sup>ST</sup> TEXAS LOCATION  
SERVING TRADITIONALLY PREPARED RAMEN WITH IMPORTED  
INGREDIENTS DIRECTLY FROM JAPAN

**THE ALLEY** | U.S.: 10  
TAIWANESE-BASED CHAIN SERVING HIGH-QUALITY TEA DRINKS AND  
SPECIALIZING IN HOMEMADE SUGAR CANE SYRUP AND TAPIOCA PEARLS

**KIDDLETON** | U.S.: 176 | 1<sup>ST</sup> HOUSTON LOCATION  
JAPANESE ARCADE COMPANY OFFERING ORIGINAL CLAW MACHINES &  
GAMES WITH AUTHENTIALLY-SOURCED JAPANESE PRIZES AND TOYS

# Project Highlights



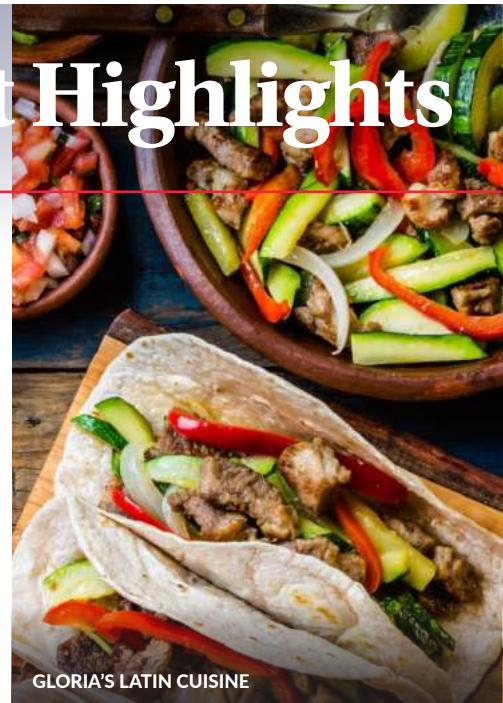
SOMISOMI SOFT SERVE



85°C BAKERY CAFE



HAIDLAO HOT POT



GLORIA'S LATIN CUISINE



ON-SITE, SIX-LEVEL METRO PARKING GARAGE (1,727 SPACES) SERVING 95K+ VPD ON GRAND PARKWAY

HIGH TRAFFIC RETAIL AND COMMUTER ZONE WITH 340K+ VPD AT INTERSECTION OF GRAND PARKWAY & KATY FREEWAY

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

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

COMMUNITY COLLEGE - KATY CAMPUS WITH 4,300 STUDENTS ENROLLED IN FALL 2024

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

TxDOT Traffic Counts as of 2024

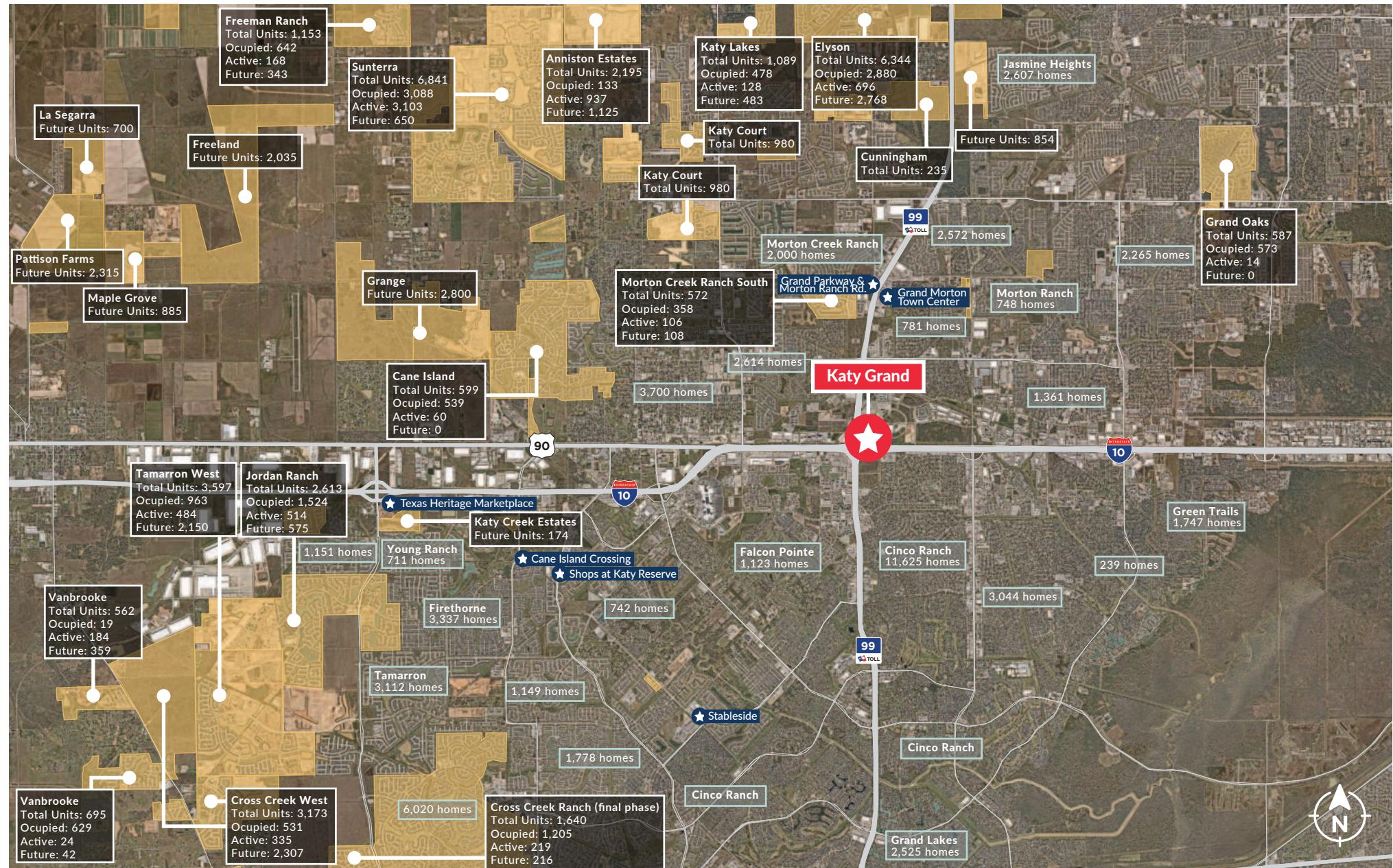
# Retail Aerial



TxDOT Traffic Counts as of 2024

04.25 | 01.25

# Residential Aerial



## Aerial



TxDOT Traffic Counts as of 2024

09.25 | 09.25



AVAILABLE



LEASED



IN NEGOTIATION



NOT A PART

# Site Plan



SP.260 | 07.25 | 07.25

AVAILABLE

LEASED

IN NEGOTIATION

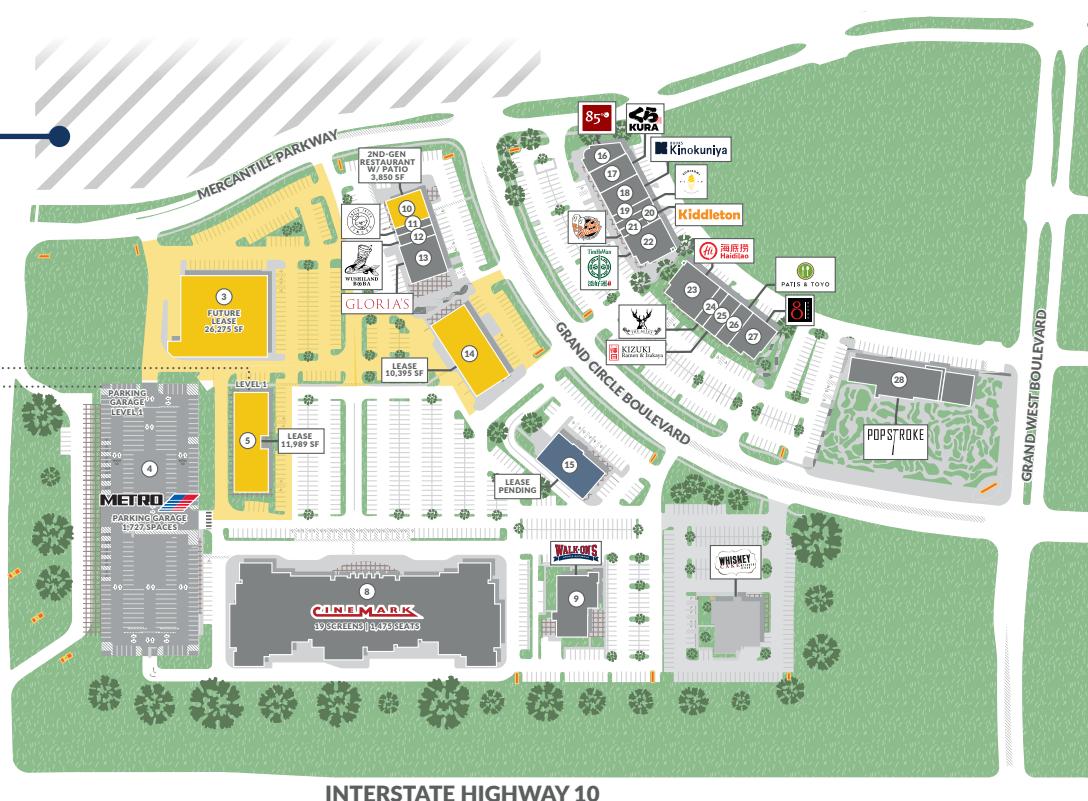
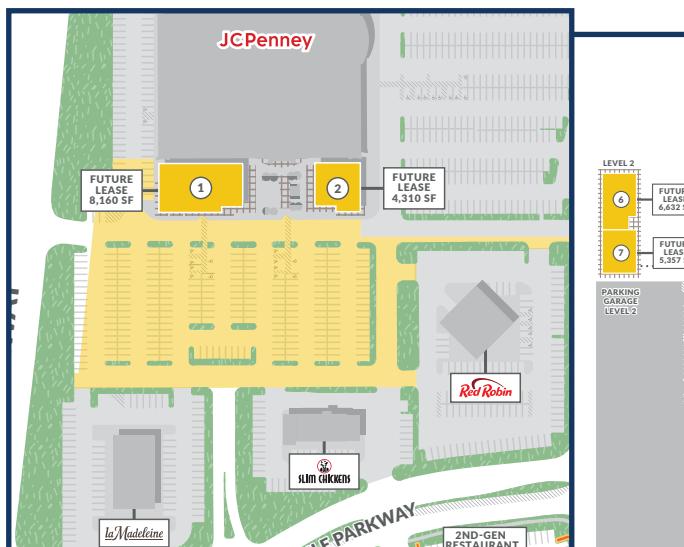
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# Site Plan

KEY	BUSINESS	LEASE AREAS
1	Available For Lease	8,160 SF
2	Available For Lease	4,310 SF
3	Available For Lease	26,275 SF
4	METRO Parking Garage	1,727 Spaces
5	Available For Lease	11,989 SF
6	Available For Lease	6,632 SF
7	Available For Lease	5,357 SF
8	Cinemark	79,235 SF
9	Walk-On's Bistreaux & Bar	8,002 SF
10	2nd-Gen Restaurant with Patio Available For Lease	3,850 SF

KEY	BUSINESS	LEASE AREAS
11	Uncle Tetsu	1,050 SF
12	Wushiland Boba	1,405 SF
13	Gloria's	5,500 SF
14	Available For Lease	10,395 SF
15	Lease Pending	7,880 SF
16	85°C	2,803 SF
17	Kura Sushi	3,520 SF
18	Kinokuniya Books	4,000 SF
19	SomiSomi Soft Serve	1,206 SF
20	Kiddleton	1,569 SF

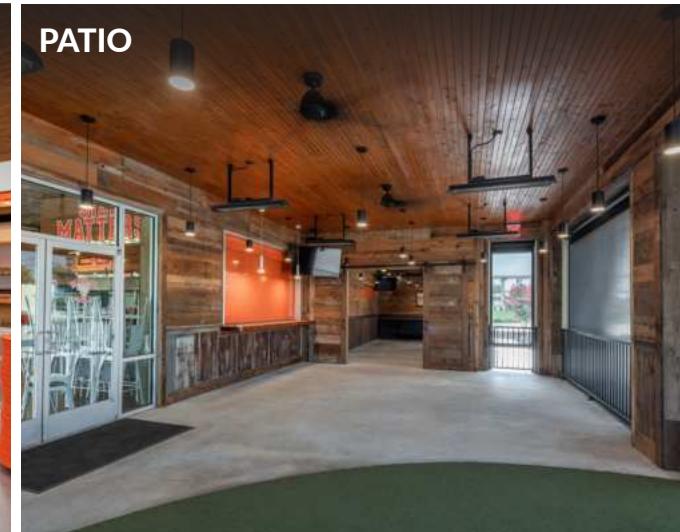
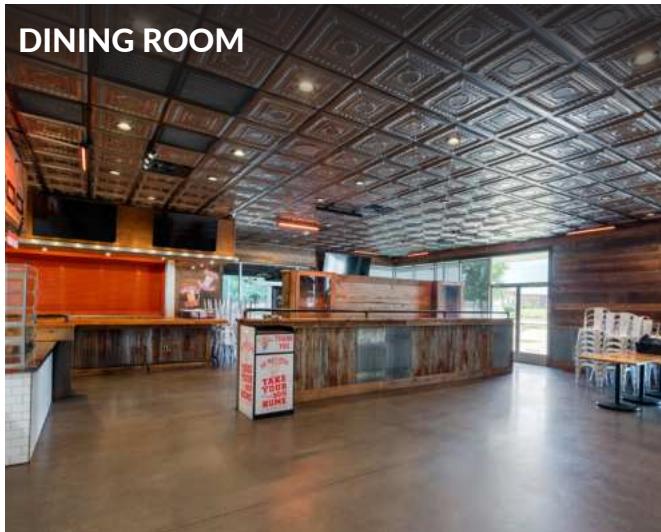
KEY	BUSINESS	LEASE AREAS
21	Two Hands Corn Dogs	825 SF
22	Tim Ho Wan Dim Sum	5,160 SF
23	Haidilao Hot Pot	6,295 SF
24	The Alley Tea	1,600 SF
25	Kizuki Ramen	2,467 SF
26	Patis & Toyo	1,533 SF
27	8oz Korean Steakhouse	4,971 SF
28	Popstroke	3,916 SF



# Tract 11 Renderings



# 2ND-GEN RESTAURANT SPACE





POPSTROKE | 1<sup>ST</sup> TEXAS LOCATION | U.S.: 16  
EXPERIENTIAL MINI GOLF ON TIGER WOODS-  
DESIGNED COURSES WITH SCRATCH RESTAURANT

# Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	21,147	46,625	108,554
Current Population	59,316	136,251	333,299
2020 Census Population	53,352	121,928	277,187
Population Growth 2020 to 2025	11.18%	11.75%	20.24%
2025 Median Age	34.9	35.4	35.6

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	44.53%	44.66%	43.47%
Black or African American	15.51%	15.47%	15.33%
Asian or Pacific Islander	7.40%	8.58%	12.63%
Other Races	31.81%	30.53%	27.83%
Hispanic	38.26%	37.07%	34.01%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$107,880	\$120,310	\$142,664
Median Household Income	\$85,742	\$98,007	\$113,936
Per Capita Income	\$40,566	\$43,005	\$47,989

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	26.32%	21.30%	17.42%
2 Person Households	31.69%	32.49%	30.79%
3+ Person Households	42.00%	46.21%	51.79%
Owner-Occupied Housing Units	45.83%	56.23%	66.05%
Renter-Occupied Housing Units	54.17%	43.77%	33.95%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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
<b>Rebecca Le</b>	<b>519614</b>	<b>rle@newquest.com</b>	<b>281.477.4327</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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