

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



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 **NewQuest**

Project Highlights



20%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025



\$143K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES

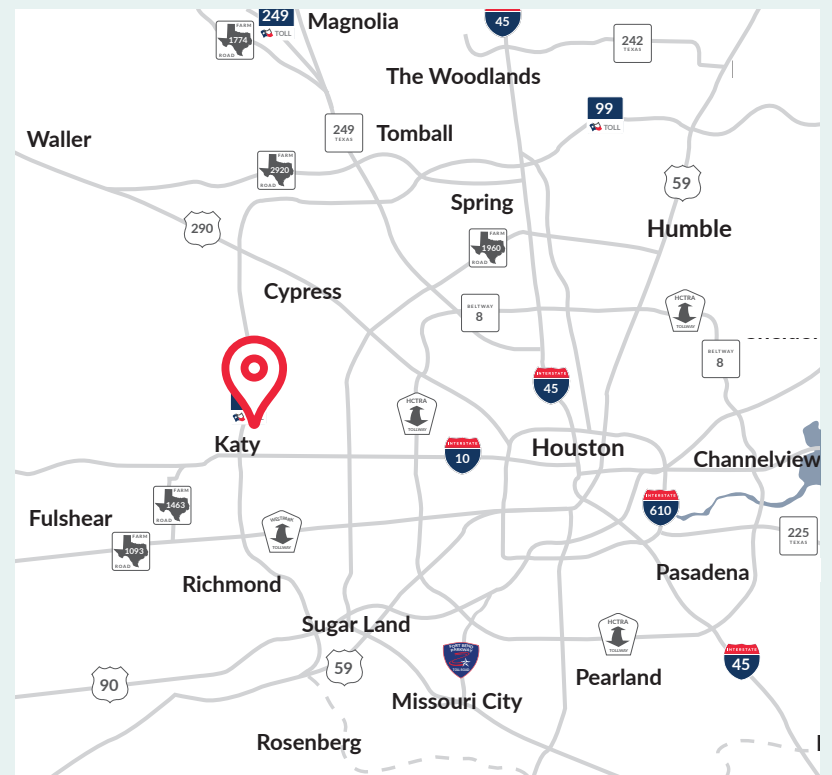


333K
CURRENT
POPULATION
WITHIN 5 MILES

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



Project Highlights

TIM HO WAN | 1ST TEXAS LOCATION | WORLD: 55+
MICHELIN-STARRED CHINESE DIM SUM RESTAURANT CONSIDERED
"THE MOST AFFORDABLE MICHELIN RESTAURANT IN THE WORLD"

HAIDILAO 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

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 | 1ST 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 | 1ST HOUSTON LOCATION
JAPANESE ARCADE COMPANY OFFERING ORIGINAL CLAW MACHINES &
GAMES WITH AUTHENTICALLY-SOURCED JAPANESE PRIZES AND TOYS

Project Highlights



SOMISOMI SOFT SERVE



8oz KOREAN STEAKHOUSE AND BAR



85°C BAKERY CAFE



HAIDILAO HOT POT



GLORIA'S LATIN CUISINE



KURA SUSHI



THE ALLEY TEA



TIM HO WAN

MICHELIN-RATED
FROM HONG KONG



**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

Katy Grand

Freeman Ranch
Total Units: 1,153
Occupied: 642
Active: 168
Future: 343

Sunterra
Total Units: 6,841
Occupied: 3,088
Active: 3,103
Future: 650

Anniston Estates
Total Units: 2,195
Occupied: 133
Active: 937
Future: 1,125

Katy Lakes
Total Units: 1,089
Occupied: 478
Active: 128
Future: 483

Elyson
Total Units: 6,344
Occupied: 2,880
Active: 696
Future: 2,768

Jasmine Heights
2,607 homes

La Segarra
Future Units: 700

Freeland
Future Units: 2,035

Pattison Farms
Future Units: 2,315

Maple Grove
Future Units: 885

Grange
Future Units: 2,800

Katy Court
Total Units: 980

Katy Court
Total Units: 980

Cunningham
Total Units: 235

Future Units: 854

Morton Creek Ranch
2,000 homes

2,572 homes

2,265 homes

Grand Oaks
Total Units: 587
Occupied: 573
Active: 14
Future: 0

Morton Creek Ranch South
Total Units: 572
Occupied: 358
Active: 106
Future: 108

Grand Parkway & Morton Ranch Rd.

Grand Morton Town Center

Morton Ranch
748 homes

781 homes

2,614 homes

3,700 homes

1,361 homes

Katy Grand

90

10

Tamarron West
Total Units: 3,597
Occupied: 963
Active: 484
Future: 2,150

Jordan Ranch
Total Units: 2,613
Occupied: 1,524
Active: 514
Future: 575

Texas Heritage Marketplace

Katy Creek Estates
Future Units: 174

Young Ranch
711 homes

1,151 homes

Firethorne
3,337 homes

742 homes

Tamarron
3,112 homes

1,149 homes

1,778 homes

Vanbrooke
Total Units: 562
Occupied: 19
Active: 184
Future: 359

Cane Island Crossing

Shops at Katy Reserve

Falcon Pointe
1,123 homes

Cinco Ranch
11,625 homes

3,044 homes

239 homes

Green Trails
1,747 homes

Stableside

Cinco Ranch

Cinco Ranch

6,020 homes

Cross Creek West
Total Units: 3,173
Occupied: 531
Active: 335
Future: 2,307

Vanbrooke
Total Units: 695
Occupied: 629
Active: 24
Future: 42

Cross Creek Ranch (final phase)
Total Units: 1,640
Occupied: 1,205
Active: 219
Future: 216

Cinco Ranch
2,525 homes

Grand Lakes
2,525 homes

N





AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

Site Plan

KEY BUSINESS LEASE AREAS

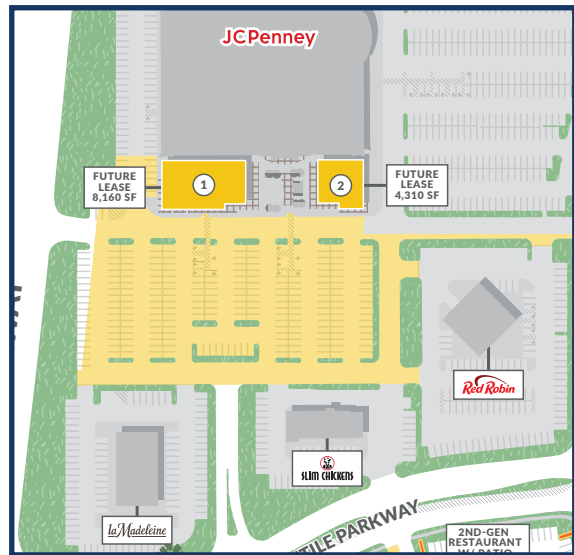
1	Available For Lease	8,160 SF
2	Available For Lease	4,310 SF
3	Available For Lease	26,275 SF
4	METRO Parking Garage	1,727 Spaces
5	Available For Lease	11,989 SF
6	Available For Lease	6,632 SF
7	Available For Lease	5,357 SF
8	Cinemark	79,235 SF
9	Walk-On's Bistreaux & Bar	8,002 SF
10	2nd-Gen Restaurant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

KEY BUSINESS LEASE AREAS

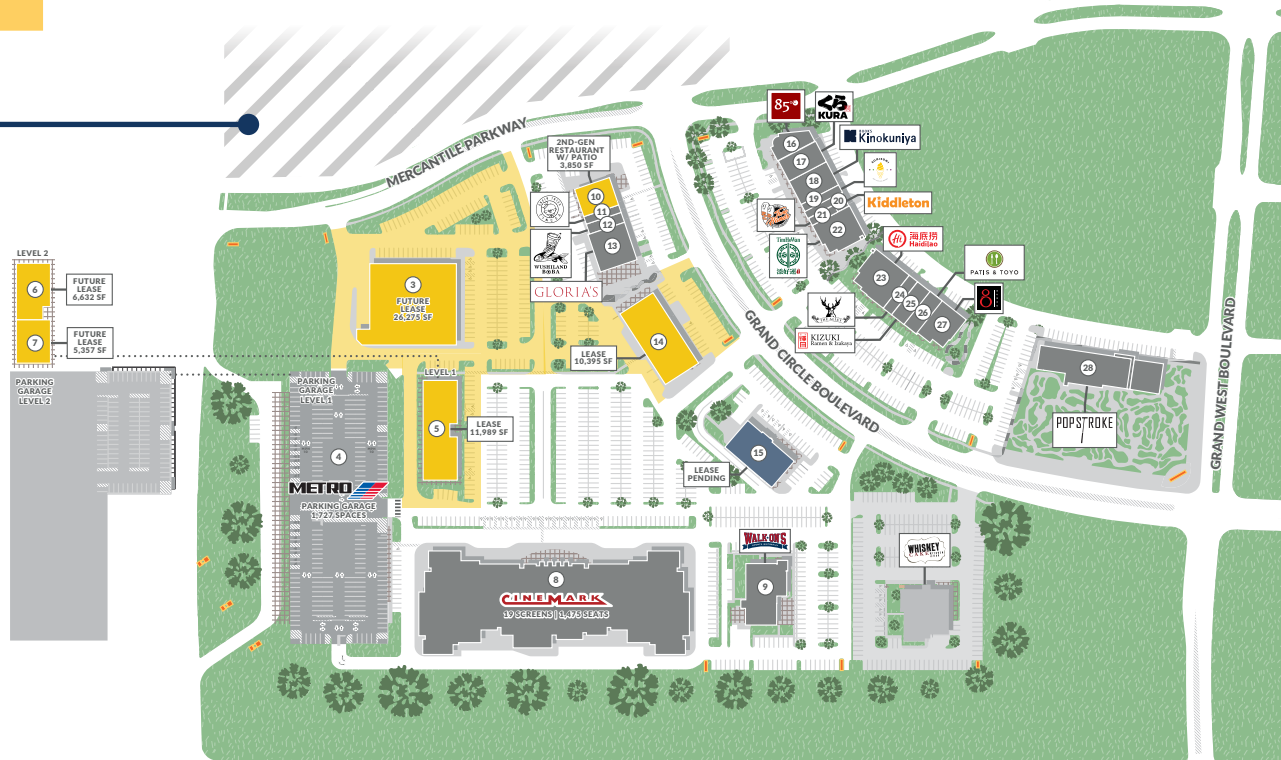
11	Uncle Tetsu	1,050 SF
12	Wushiland Boba	1,405 SF
13	Gloria's	5,500 SF
14	Available For Lease	10,395 SF
15	Lease Pending	7,880 SF
16	85°C	2,803 SF
17	Kura Sushi	3,520 SF
18	Kinokuniya Books	4,000 SF
19	SomiSomi Soft Serve	1,206 SF
20	Kiddleton	1,569 SF

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	Boz Korean Steakhouse	4,971 SF
28	Popstroke	3,916 SF



PRELEASING
NEW RETAIL
COMING SOON!

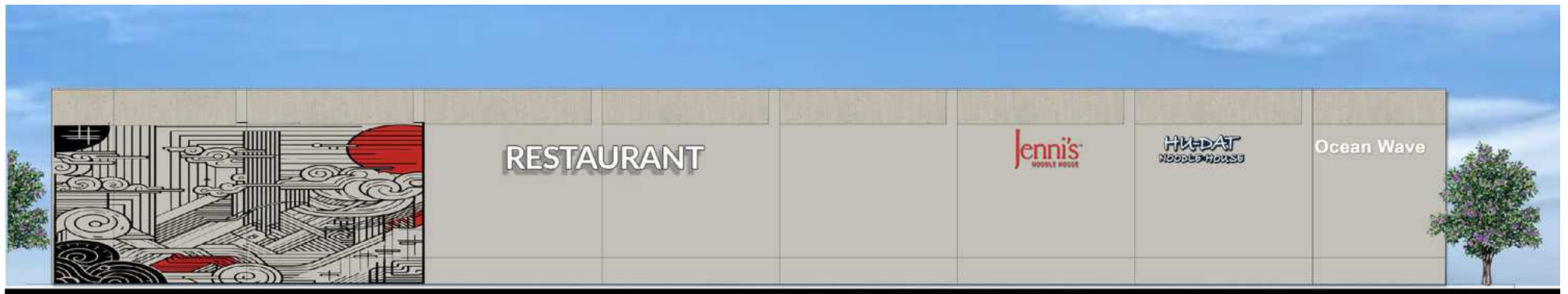


INTERSTATE HIGHWAY 10

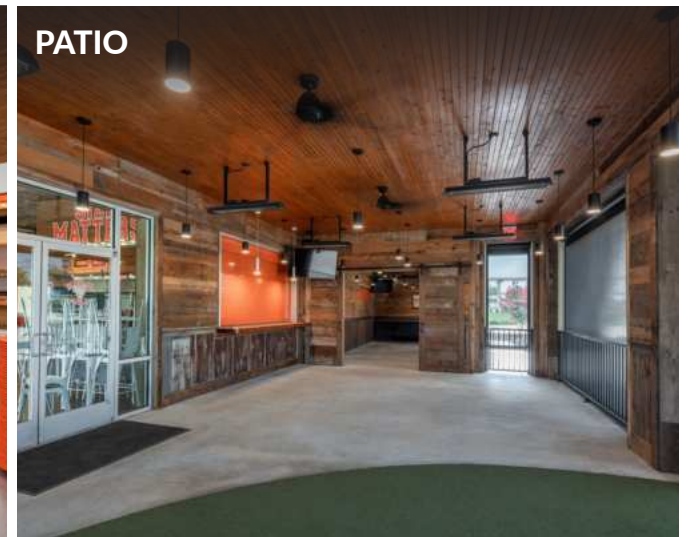


SP.260 | 07.25 | 07.25

Tract 11 Renderings



2ND-GEN RESTAURANT SPACE





POPSTROKE | 1ST 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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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rebecca Le	519614	rle@newquest.com	281.477.4327
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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