



For Sale
or Lease

PADS AVAILABLE IN SUNTERRA - KATY, TEXAS

NEC of Stockdick Rd and Bartlett Rd, Katy, Texas 77493
Katy Pads Available for Sale or Lease in Sunterra



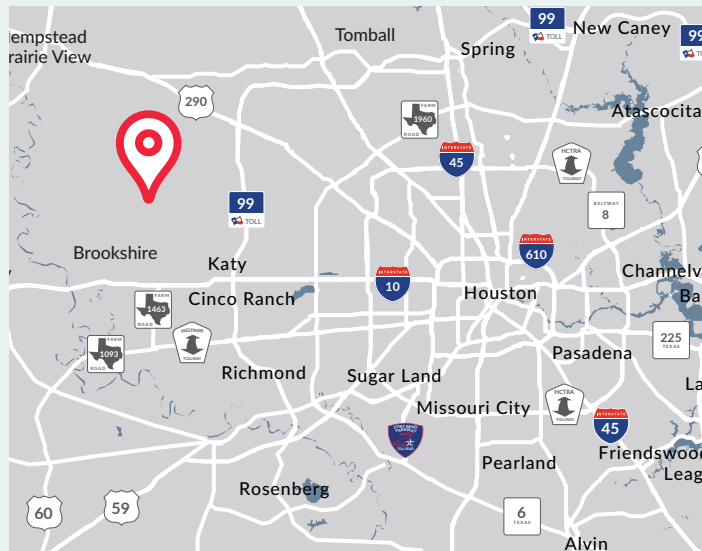
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Project Highlights

Pads Available For Sale or Lease in Katy, Texas

- **Approximate Size:**
±0.80 acres to 5.46 acres
- **Price:**
Contact Broker for Pricing
- **Utilities:**
Available
- **Engineering/Detention:**
Detention off-site available
- **School District:**
Royal ISD and Katy ISD
- **Frontage:**
±660 ft on Stockdick School Rd
±360 ft on Bartlett Rd
- **Restrictions:**
No c-store/fuel station

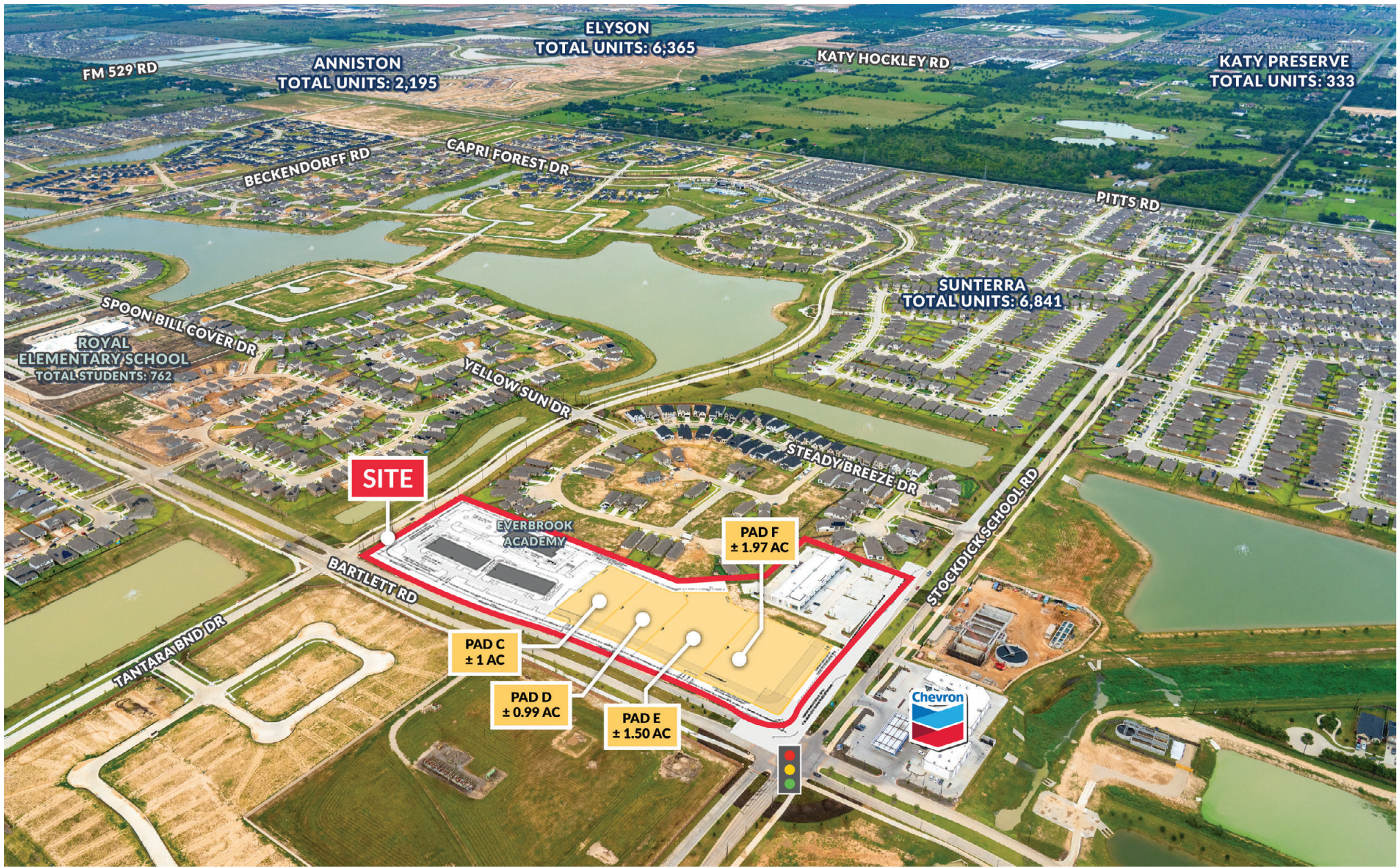


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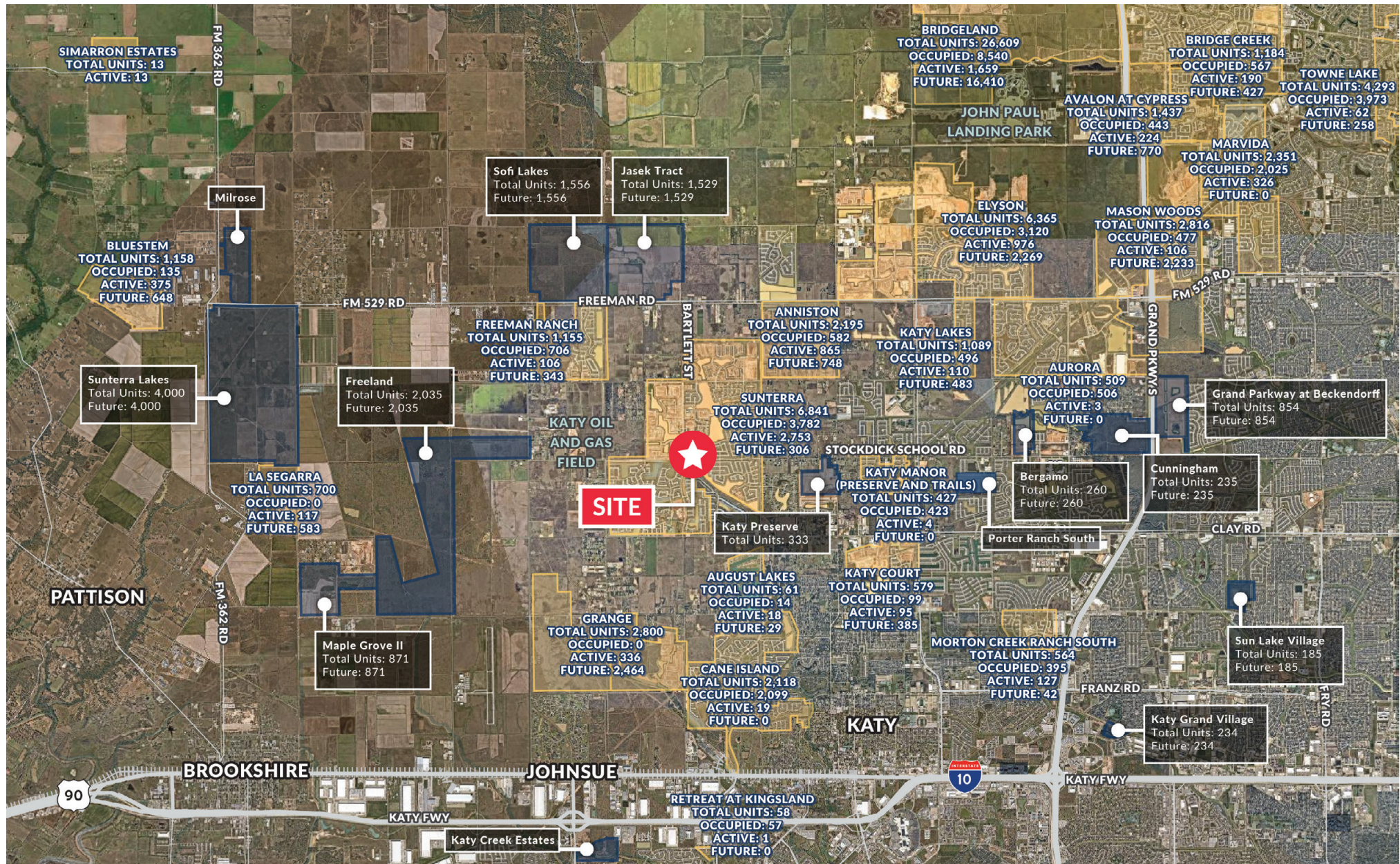
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Housing Aerial

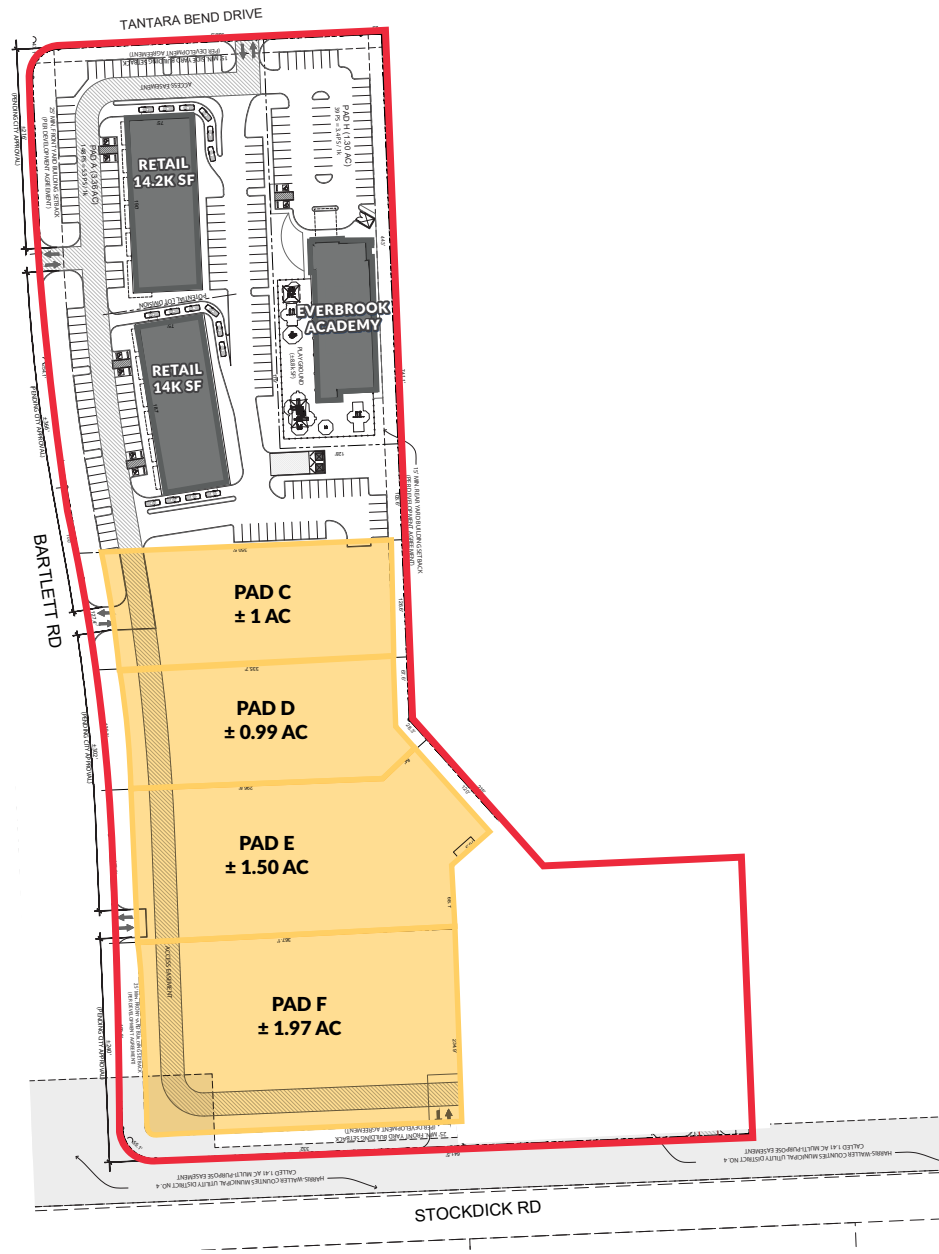


Housing Aerial



08.25 | 01.25

Site Plan



08.25 | 04.24

Demographics

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

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	236	5,613	28,823
Current Population	N/A	18,357	93,260
2020 Census Average Persons per Household	N/A	3.27	3.24
2020 Census Population	N/A	6,512	47,081
Population Growth 2020 to 2025	N/A	181.89%	98.08%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	3.83%	8.35%	7.60%
2 Person Households	35.26%	35.31%	33.89%
3+ Person Households	60.91%	56.34%	58.51%
Owner-Occupied Housing Units	86.42%	83.77%	81.16%
Renter-Occupied Housing Units	13.58%	16.23%	18.84%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	36.30%	43.03%	43.42%
Black or African American	23.61%	18.16%	18.61%
Asian or Pacific Islander	10.18%	7.70%	7.96%
Other Races	29.25%	30.37%	29.24%
Hispanic	36.01%	37.25%	36.70%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$142,838	\$162,293	\$140,432
Median Household Income	\$132,628	\$132,384	\$118,529
Per Capita Income	\$44,699	\$52,675	\$44,498
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	17.45%	21.89%	20.00%
Estimated Bachelor's Degree	31.70%	29.34%	27.48%
Estimated Graduate Degree	17.72%	15.04%	15.64%
AGE	1 MILE	3 MILES	5 MILES
Median Age	30.9	32.5	33.0

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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Sales Agent/Associate's Name	License No.	Email	Phone
Austen Baldridge	672771	abaldridge@newquest.com	281.477.4363
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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