

# The Prairie

AT PARK WEST

KATY, TEXAS



 MAIN STREET  
COMMERCIAL PARTNERS

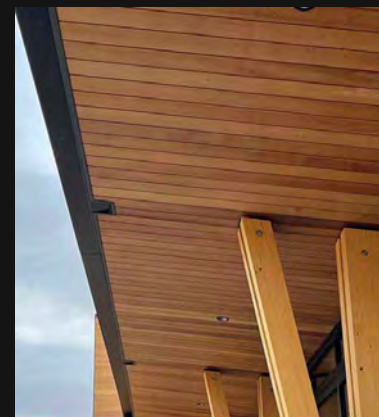


# The Vision

The Prairie is envisioned as a dynamic mixed-use development in Katy, Texas, designed to seamlessly blend retail, dining, and green space into a walkable, vibrant community hub. Anchored by thoughtfully curated national and local tenants, The Prairie will offer a unique lifestyle experience that reflects the character and energy of Katy's rapidly growing population. With timeless architecture, community-focused amenities, and pedestrian-friendly design, the development aims to create a destination where people gather. The Prairie will feature a mix of restaurants, boutique shopping, and essential services. Outdoor plazas and event spaces will foster year-round activity and connection among residents and visitors alike. This vision supports long-term growth, economic vitality, and a sense of place for the greater Katy area.



# The Design Elements



# Region Map

## The Prairie AT PARK WEST

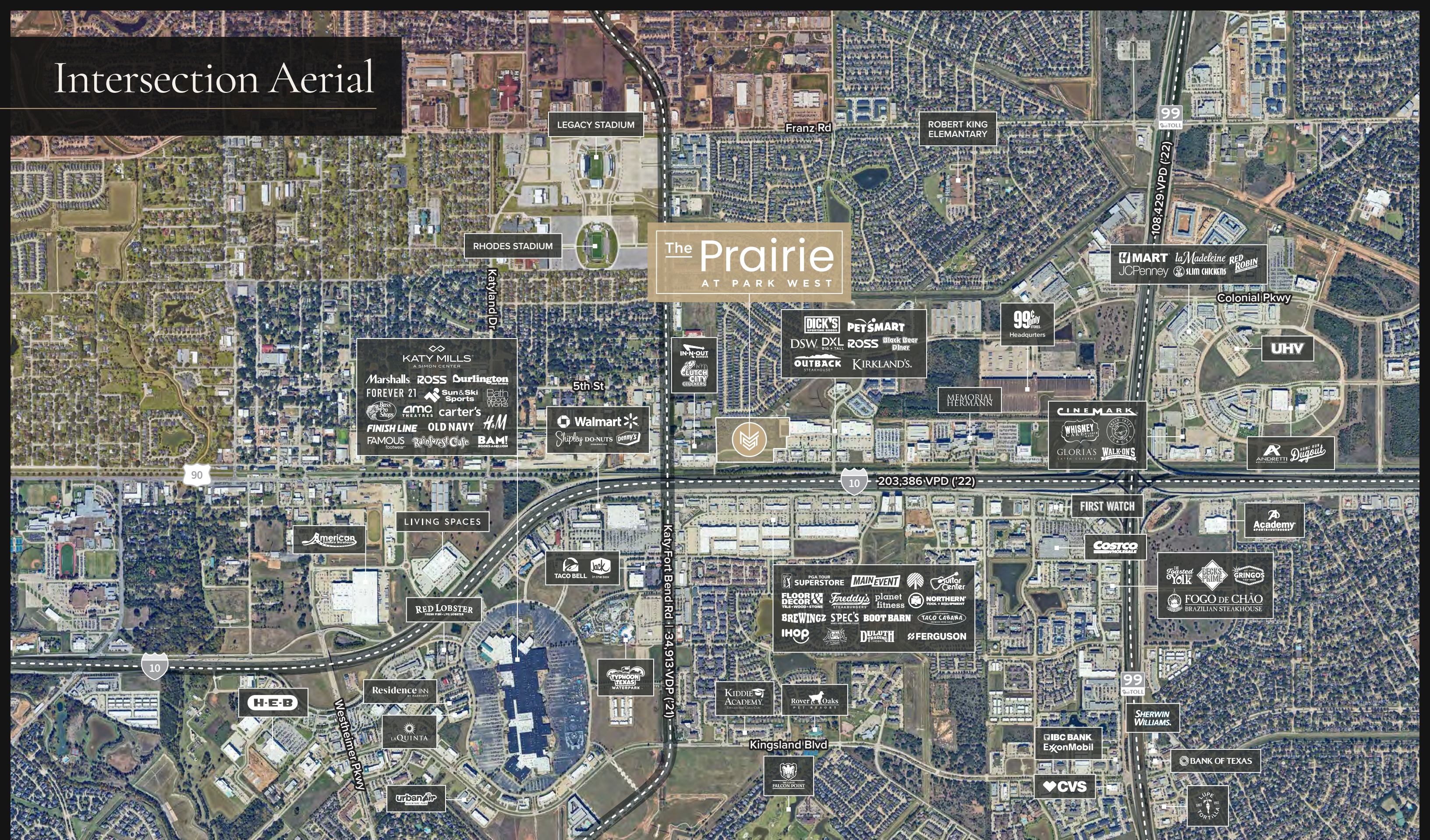


### Housing Overview

- EXISTING
- ACTIVE

Source: Zonda 2024, internal knowledge

# Intersection Aerial



# Helicopter Aerial



CINCO RANCH  
\$559,000 Avg Home Value

KATY MILLS  
A SIMON CENTER

Marshalls ROSS Burlington  
FOREVER 21 Sun & Ski Sports Bath & Body Works  
Bass Pro Shops AMC THEATRES carter's  
FINISH LINE OLD NAVY H&M  
FAMOUS FOOTWEAR Rainforest Cafe BAM! BOOKS-A-MILLION

MAIN EVENT  
Guitar Center  
DULUTH TRADING SPEC'S

planet fitness

FLOOR & DECOR  
TILE • WOOD • STONE

PGA TOUR SUPERSTORE  
NORTHERN TOOL & EQUIPMENT

Katy Fort Bend Rd. I-34913 VDP (21)

Walmart Supercenter

The Prairie  
AT PARK WEST

IN-N-OUT BURGER

10 - 203,386 VPD (22)

CHIPOTLE MEXICAN GRILL

Black Bear Diner

OUTBACK STEAKHOUSE

DICK'S SPORTING GOODS

ROSS



# Project Overview



Katy Fort Bend Rd

Park West Green Dr

IN-N-OUT

EXISTING  
RETAIL

EXISTING  
RETAIL

OUTBACK  
STEAKHOUSE

ROSS

DSW

KIRKLANDS

PETSMART

DICKS  
SPORTING  
GOODS

BLACK  
BEAR  
DINER

KAY  
JEWELERS

CHIPOLTE



203,386 VPD ('22)

# Site Map



Provided Parking

716 Parking Spaces (7 Spaces / 1,000 SF)

TOTAL

463 Parking Spaces (7 Spaces / 1,000 SF)

EAST SIDE OF EASEMENT

253 Parking Spaces (9 Spaces / 1,000 SF)

WEST SIDE OF EASEMENT

Conceptual Renderings



Conceptual Renderings



# The Prairie

AT PARK WEST

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## Contacts

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MAIN STREET  
COMMERCIAL PARTNERS

# About Us

At Main Street Commercial Partners, our mission is to transform the Texas commercial real estate landscape through strategic development, asset management, tenant representation and project leasing.

With a portfolio exceeding \$300 million, another \$100 million in the pipeline, and 60+ years of cumulative experience, we're well-equipped to navigate market cycles and deliver exceptional results.

At the heart of Main Street is a team of entrepreneurs with a genuine passion for real estate. Our extensive experience, strong relationships with national retailers, and agility in the market make us a trusted partner in the industry. Our passion lies in buying income-producing assets, developing shopping centers, and Class A storage facilities, and repositioning high-quality commercial real estate to maximize value for our investors.



Visit [www.mainstcp.com](http://www.mainstcp.com) for more information

# Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Main Street CP, LLC	9011535-BB	mscp@mainstcp.com	(281) 768-8000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT	DATE		

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