

± 82.75 ACRES FOR SALE

ELYSON

0 GRAND PARKWAY
KATY, TEXAS 77449

529

WEST 529 BUSINESS PARK

JASMINE HEIGHTS

STOCKDICK SCHOOL ROAD

ADDITIONAL
± 76.52 ACRES
AVAILABLE

VENTANA LAKES
PHASE II

VINEYARD MEADOWS

FUTURE MASON ROAD

99
TEXAS

OFF RAMP

ON RAMP

CLAY ROAD

CVS
pharmacy

Public
Storage

POPEYES
Tim Hortons

Kids R Kids
Learning Academy



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DISCLAIMER: All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. © 2021. Junction USA LLC. All rights reserved.

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OVERVIEW



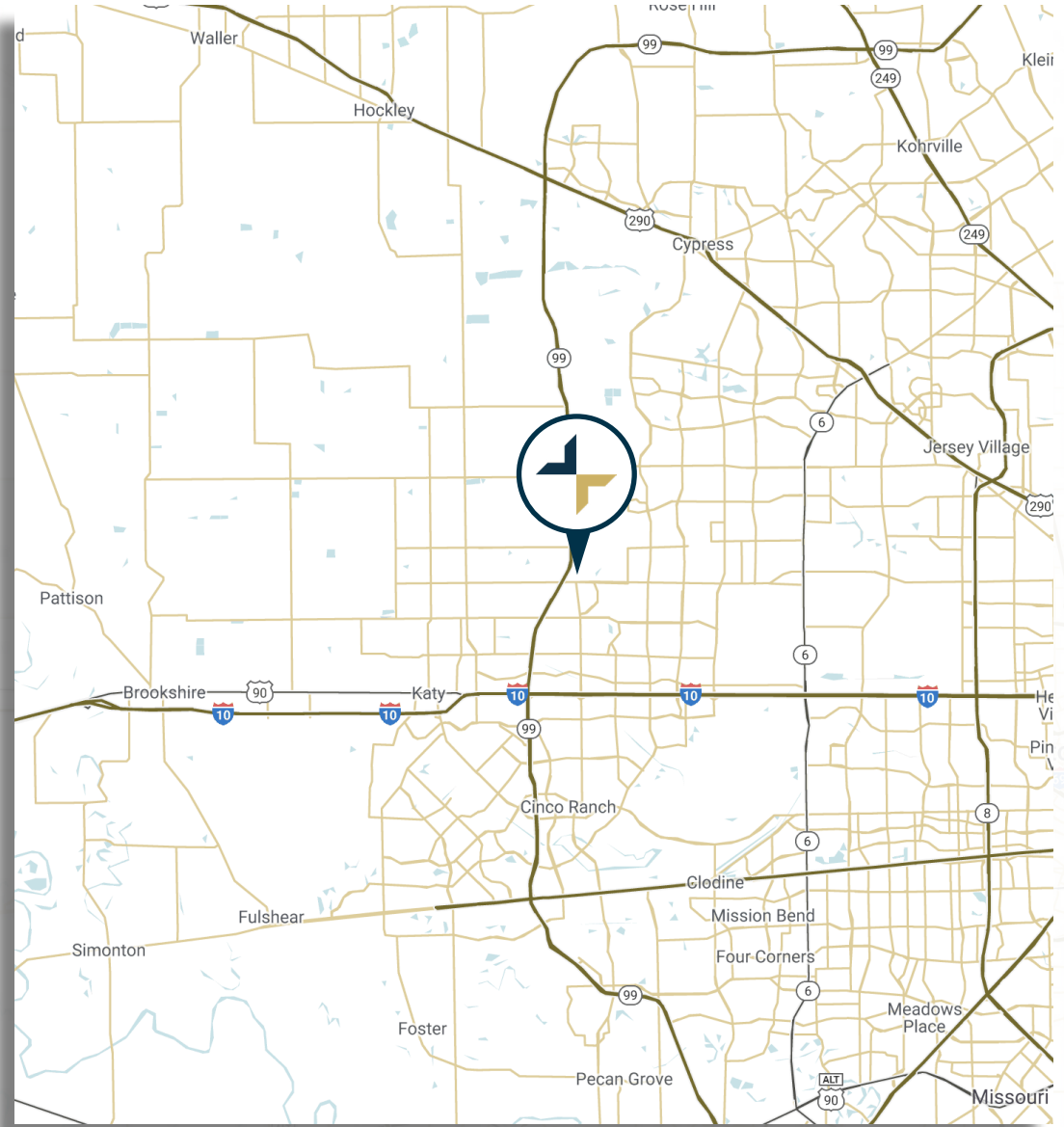
± 82.75 ACRES TOTAL
Additional ± 76.52 Acres Available



SALE PRICE
Call for Information

HIGHLIGHTS

- » Frontage Along Grand Parkway and Clay Road
- » Located in the Center of New Growth
- » Surrounded by Several Master Planned Communities
- » High Visibility from Grand Parkway
- » Located within Katy ISD
- » Located in Harris County



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KATY, TEXAS OVERVIEW

In recent decades, the Katy area has emerged as one of Greater Houston's prime suburban areas based on its excellent school district, award-winning residential neighborhoods and access to major employers along the Energy Corridor. The Katy area is an ideal place to live and raise a family with outstanding amenities ranging from top shopping destinations to prime recreation opportunities.

Located just a short drive from Houston, the economy in the Katy area has been ranked as one of the most recession-resistant location in the United States--for good reason. Roughly 55,000 people are employed in the Energy (Oil & Gas) employment cluster with strong growth continuing in the healthcare and tech sectors. Katy draws from a civilian labor pool of over 2.0 million that is predominately white collar, but diverse enough to handle any type of work. An estimated 40% of all engineers in the Greater Houston area live in the Katy area. In addition to serving the energy market, Katy is home to a workforce of over 350,000, employed in office and administrative support positions with companies such as Medline, Academy Sports and Outdoors, GEICO and Igloo, among many others.

Healthcare accessibility is another hallmark of the Katy area's quality of life quotient. World-class healthcare facilities are in the Katy area and include Memorial Hermann, Houston Methodist Hospital, Texas Children's Hospital, MD Anderson Cancer Center and Encompass Health Rehabilitation. Specialized clinics and emergency care facilities are establishing new facilities here in the Katy area as well. The Katy area offers world-class healthcare right in the backyard of its residents and the healthcare options continue to grow.

The Katy Independent School District (Katy ISD) is a distinguished, award-winning school district whose footprint serves as the boundaries of the greater Katy area with a total of nine high schools with the tenth under construction, 16 junior high schools, 42 elementary schools, and three specialized facilities serve families living in the Katy area with the best K-12 education in the Houston region. Katy ISD's student population has grown to over 83,400 students and is projected to grow roughly 2,000 to 3,000 students each year.

NEW RESIDENTIAL COMMUNITIES UNDER DEVELOPMENT WITHIN THREE (3) MILES OF SITE:

- » Westfield Village- 1,556 Acres- 2,500 Addtl. Homes Planned
- » Marcello Lakes- 546 Acres-1,200 Homes Planned
- » Ventana Lakes- 480 Acres- 1,200 Homes Planned
- » Kings Crossing- 320 Acres- 864 Homes Planned
- » Waterstone- 250 Acres- 700 Homes Planned
- » Katy Trails- 70 Acres- 266 Homes Planned
- » Katy Point- 160 Acres- 400 Homes Planned
- » Elyson Community- 3,600 Acres- 6,000 Homes Planned



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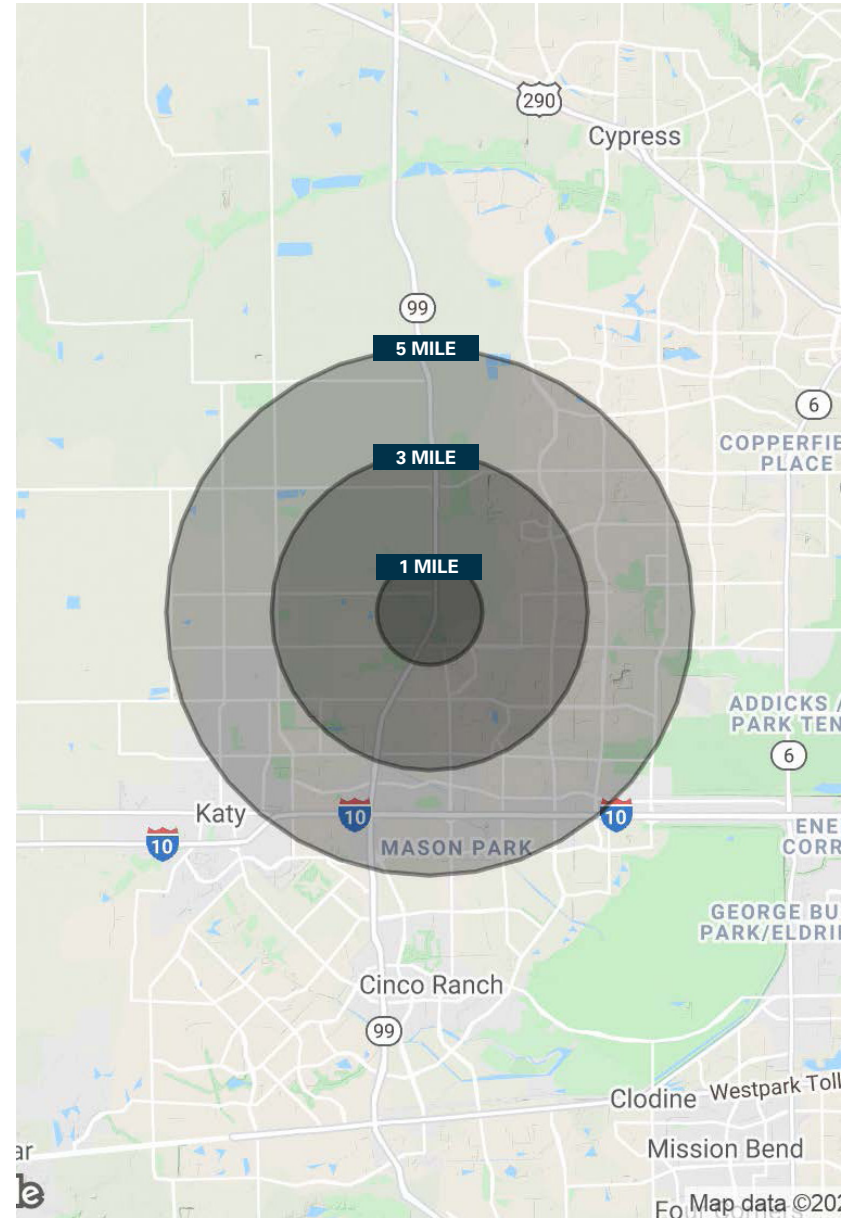
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,850	103,299	286,000
Average Age	32.5	33.1	33.7
Annual Growth 2010-2021	11.0%	5.1%	3.9%

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,698	31,765	92,246
# Of Persons/Household	3.30	3.30	3.10
Average Household Income	\$102,442	\$99,234	\$97,986
Average House Value	\$209,979	\$191,664	\$192,964



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JUNCTION

COMMERCIAL REAL ESTATE

CONTACT US:

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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:
 - 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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Reed Vestal, SIOR, CCIM	597329	Reed.Vestal@JunctionUSA.com	(713)930-2001
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	(NA)-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Erck, CCIM	676702	John.Erck@JunctionUSA.com	(713)930-2004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

IABS - John Erck