



1.69-Acre Corner Commercial Tract Near I-10 and Grand Parkway

0 JULIE MARIE LN
JULIE MARIE LANE

KATY, TX 77449

Price: \$1,500,000

PROPERTY SUMMARY

JULIE MARIE LANE | KATY, TX 77449



Property Summary

Building SF:	0
Lot Size:	73,704 SF
Price:	\$1,500,000
Zoning:	C-2

Property Overview

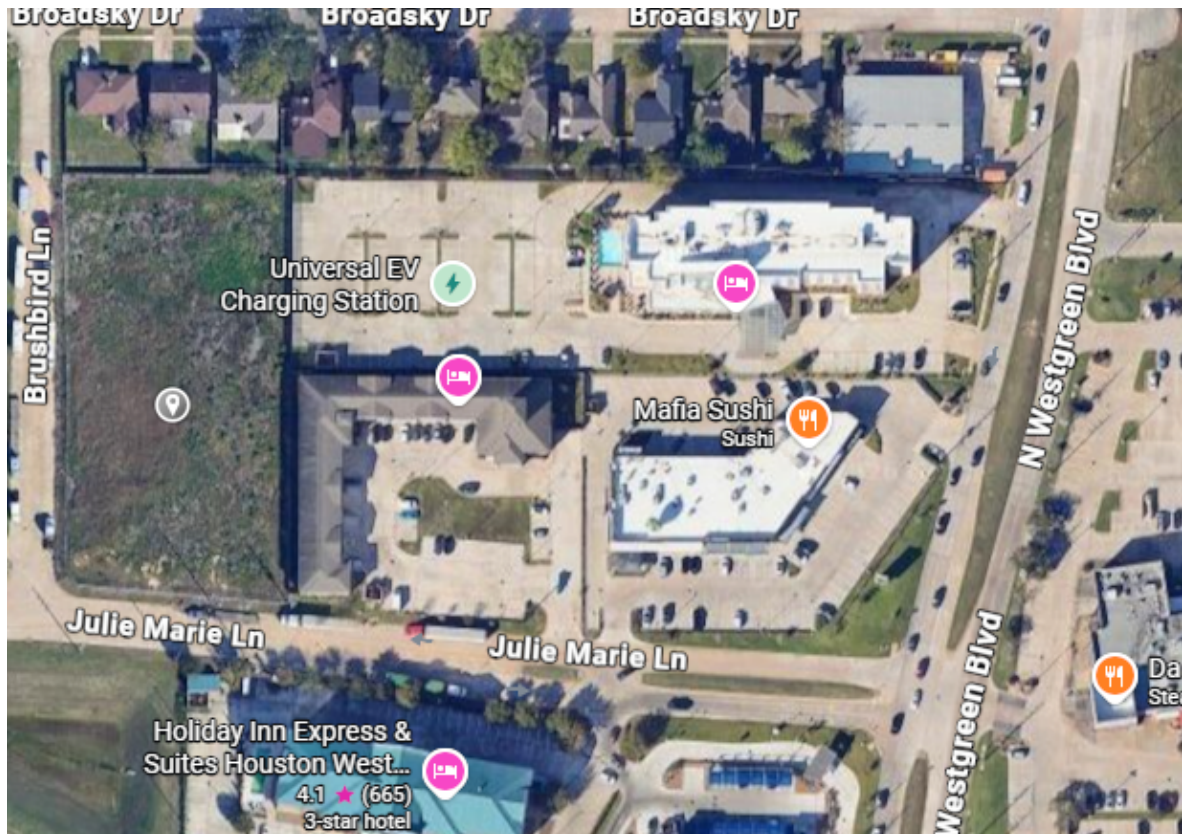
Approximately 1.695-acre unimproved corner tract located at Julie Marie Lane and Brushbird Lane in West Houston/Katy area. The property has frontage on two streets with convenient access to I-10 and the Grand Parkway presenting an excellent opportunity for commercial development.

Location Overview

Located at the corner of Julie Marie Lane and Brushbird Lane in Katy's growing West Houston area with convenient access to I-10, the Grand Parkway, and nearby commercial development.

PROPERTY PHOTOS

JULIE MARIE LANE | KATY, TX 77449



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17101 Mill Forest Ste 171
Webster, TX 77598

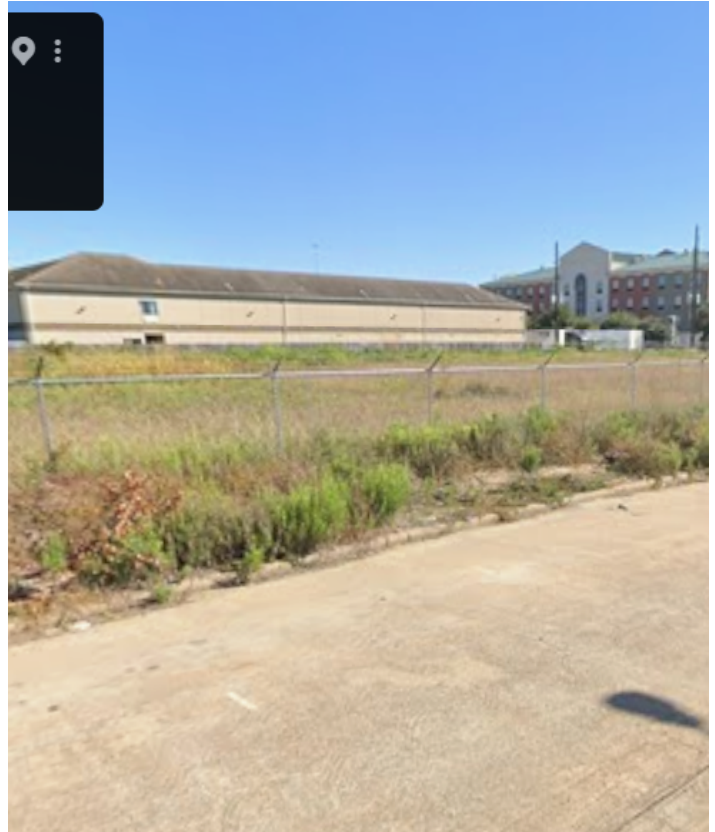
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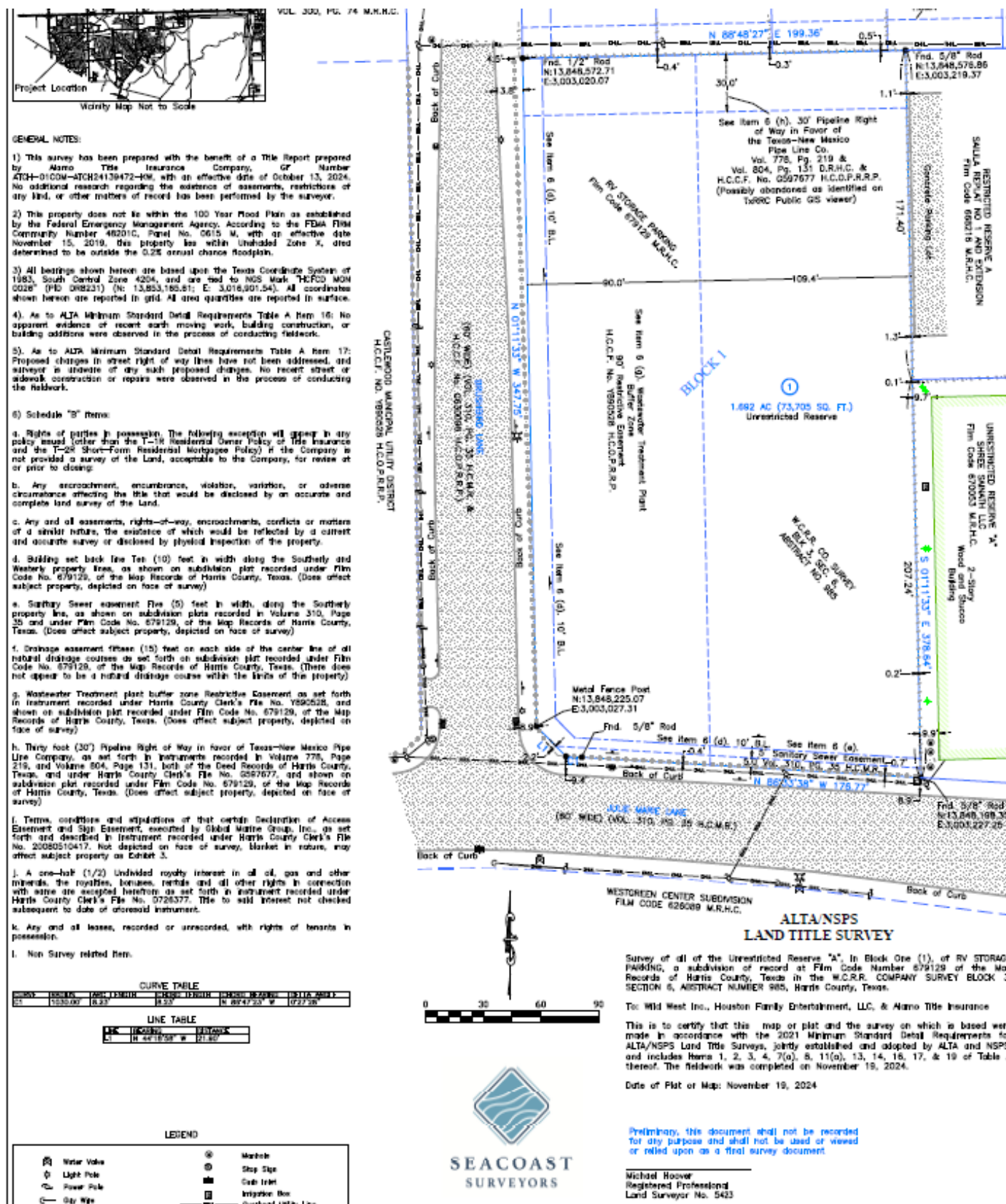
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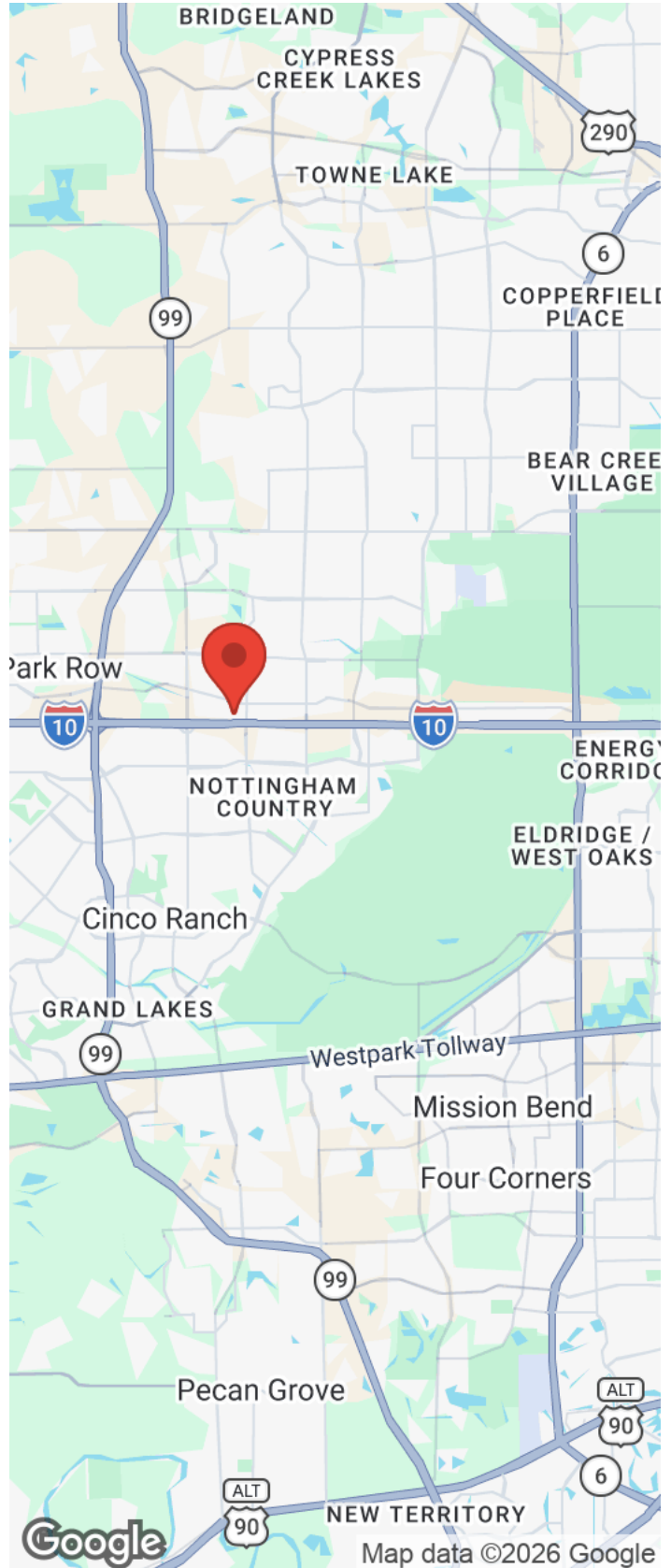
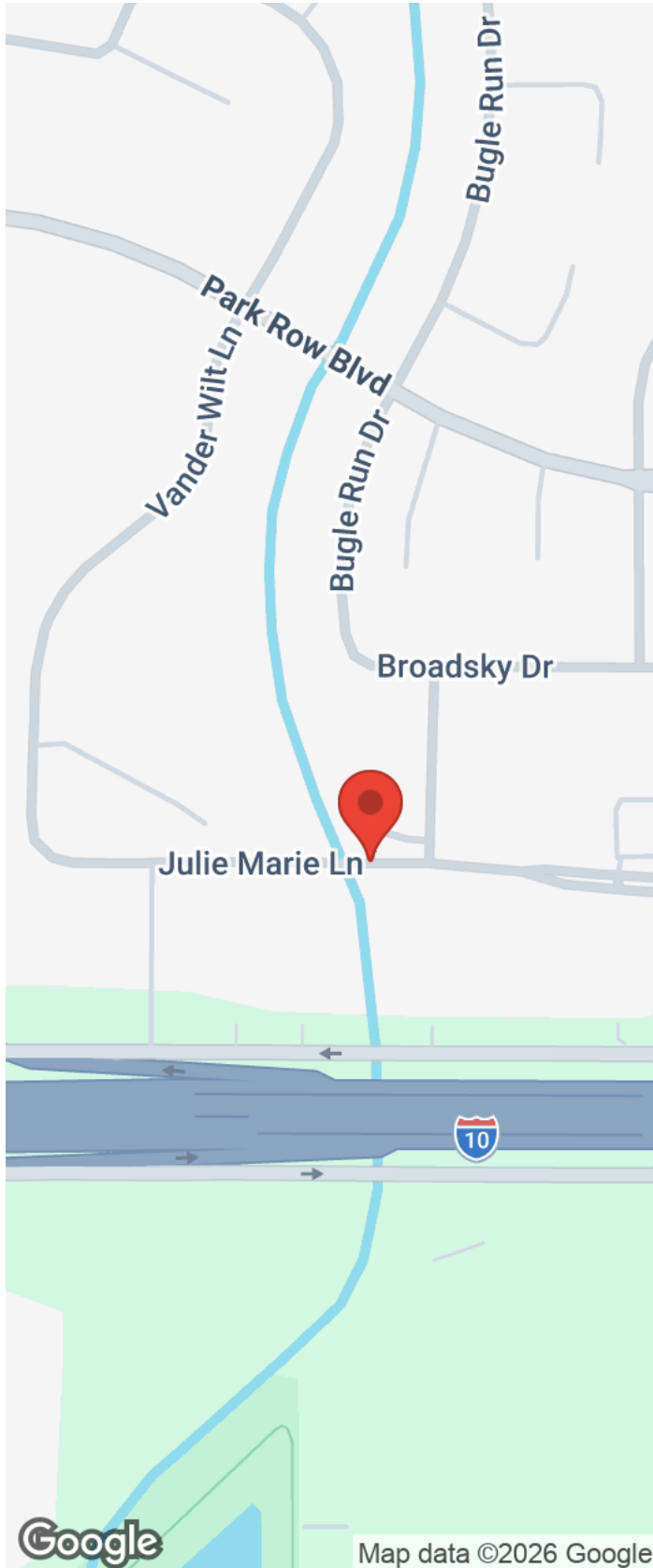
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LOCATION MAPS

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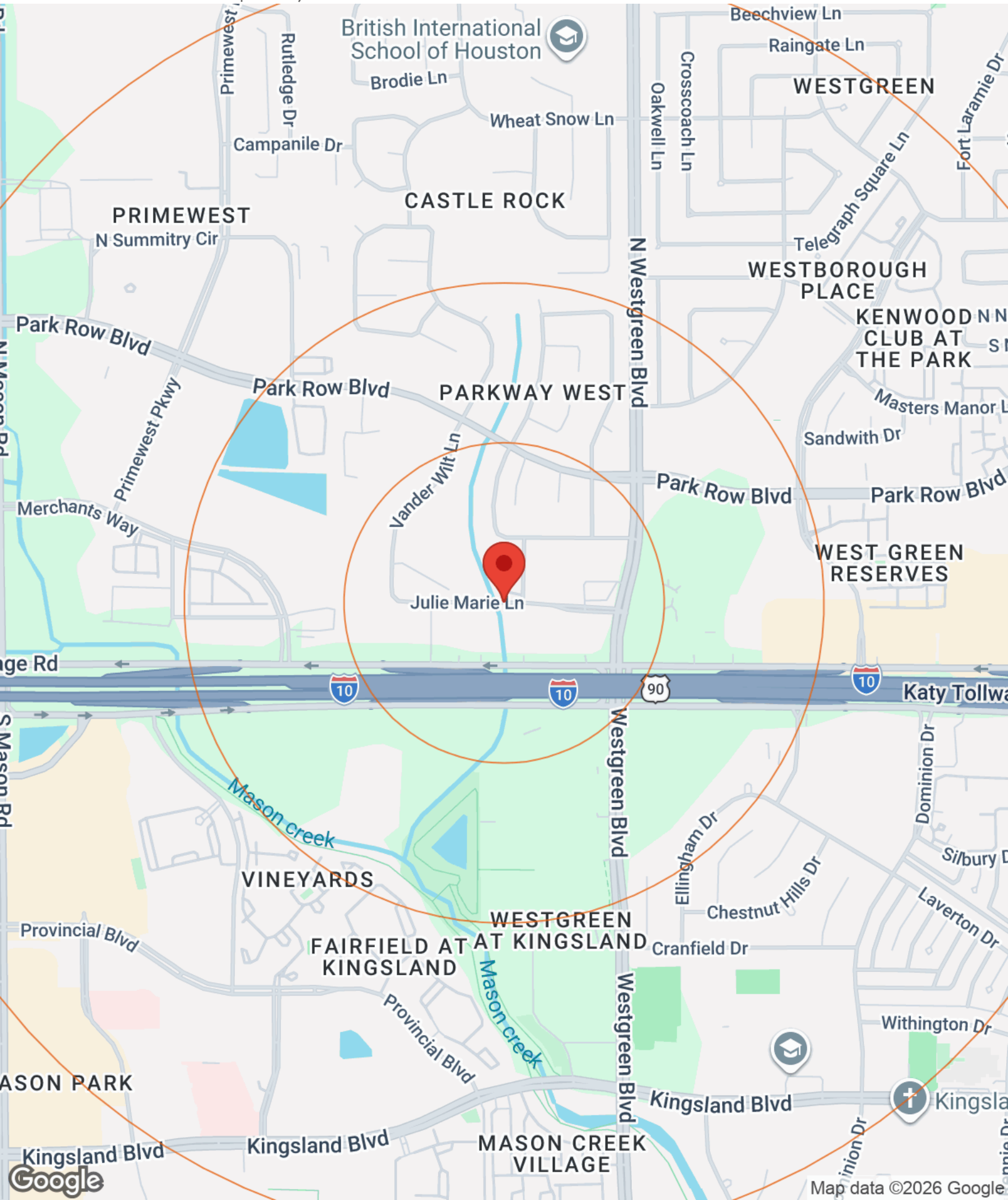


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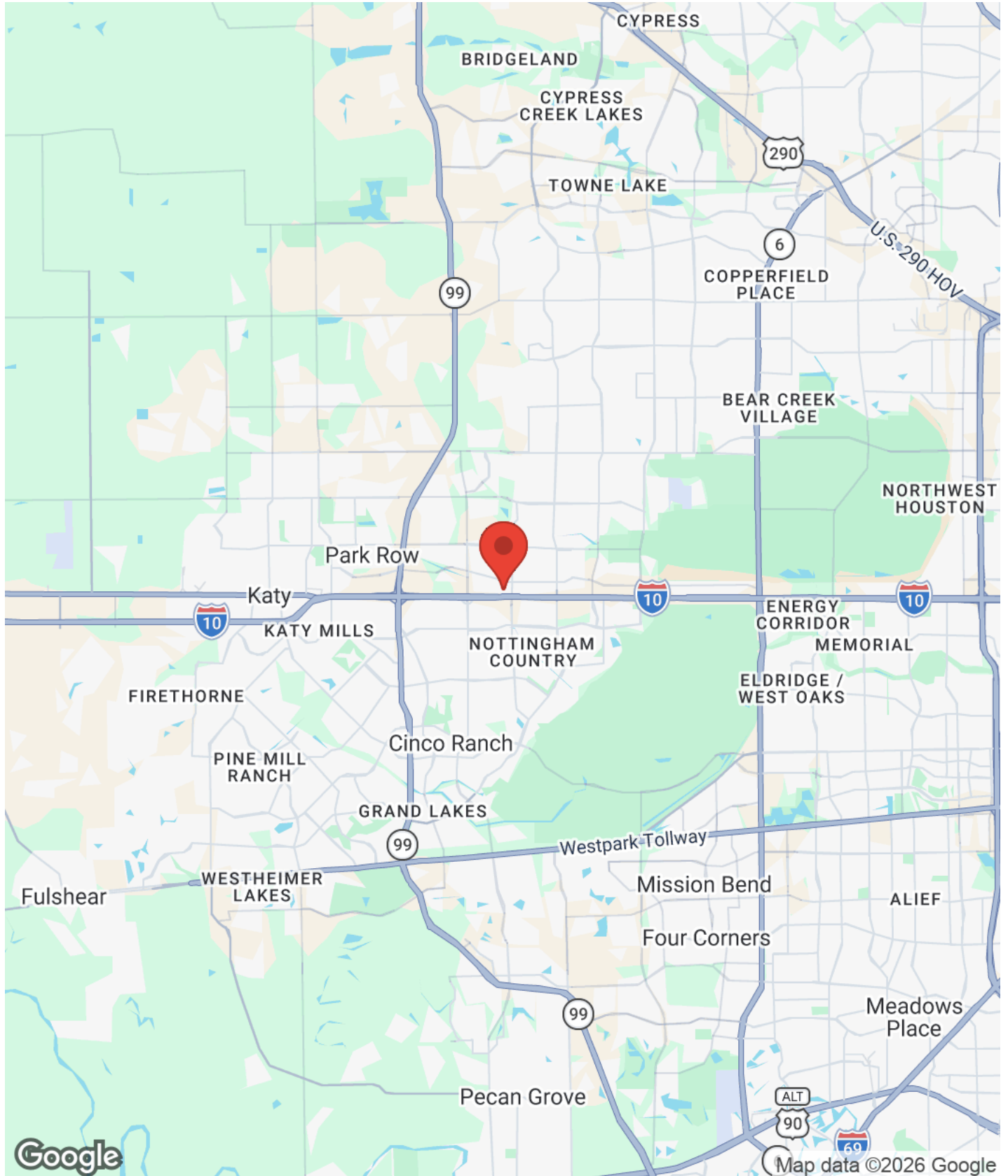
BUSINESS MAP

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REGIONAL MAP

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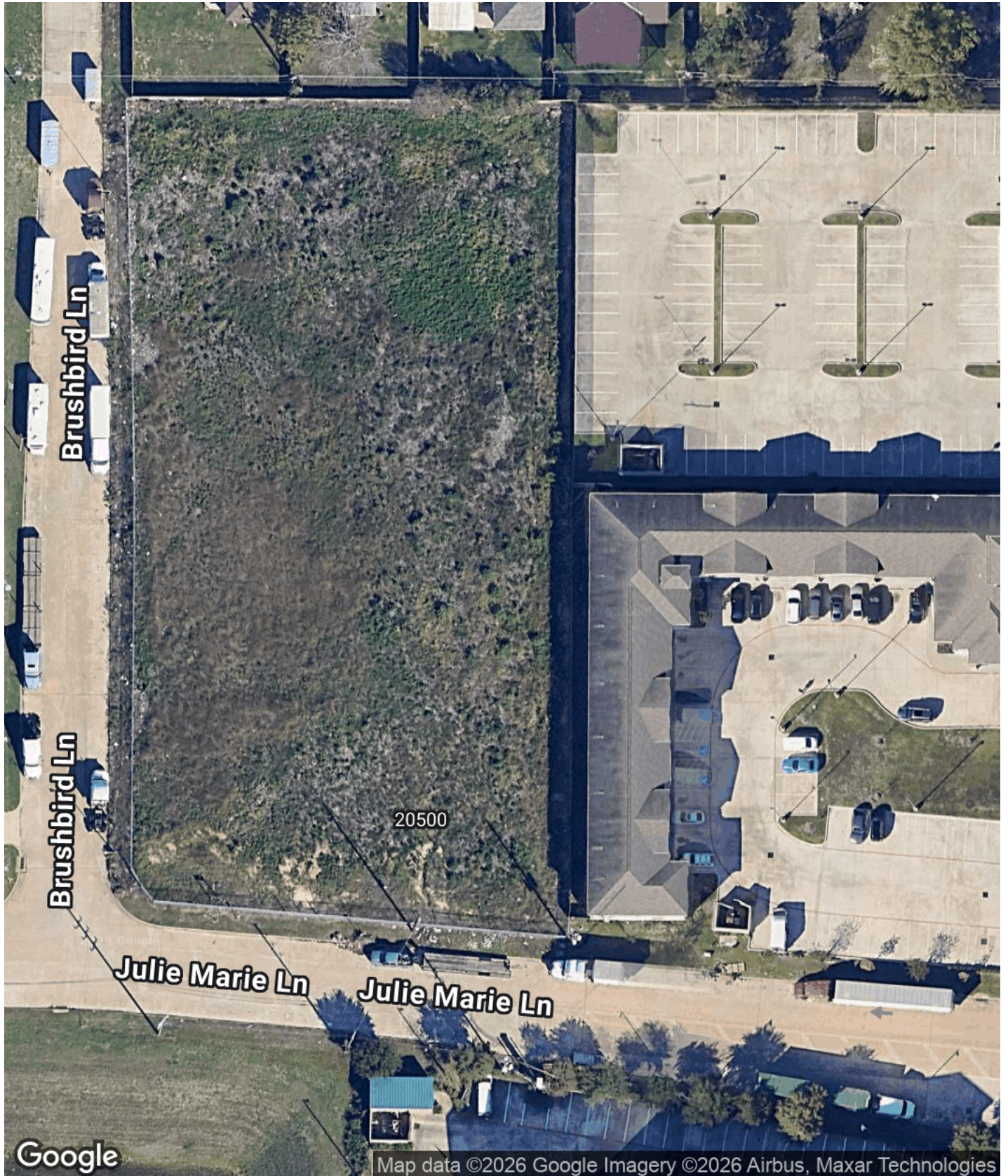


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AERIAL MAP

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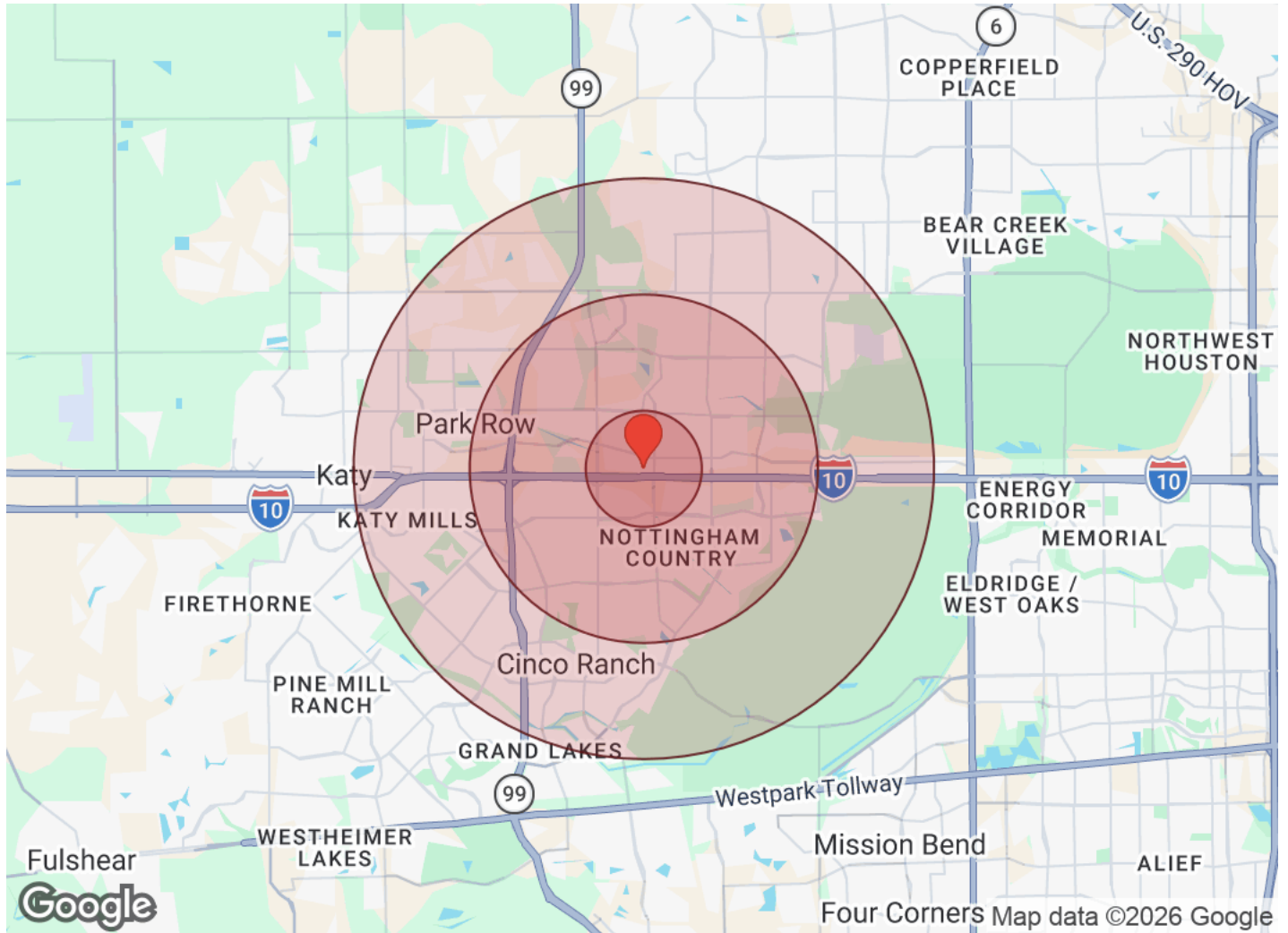


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DEMOGRAPHICS

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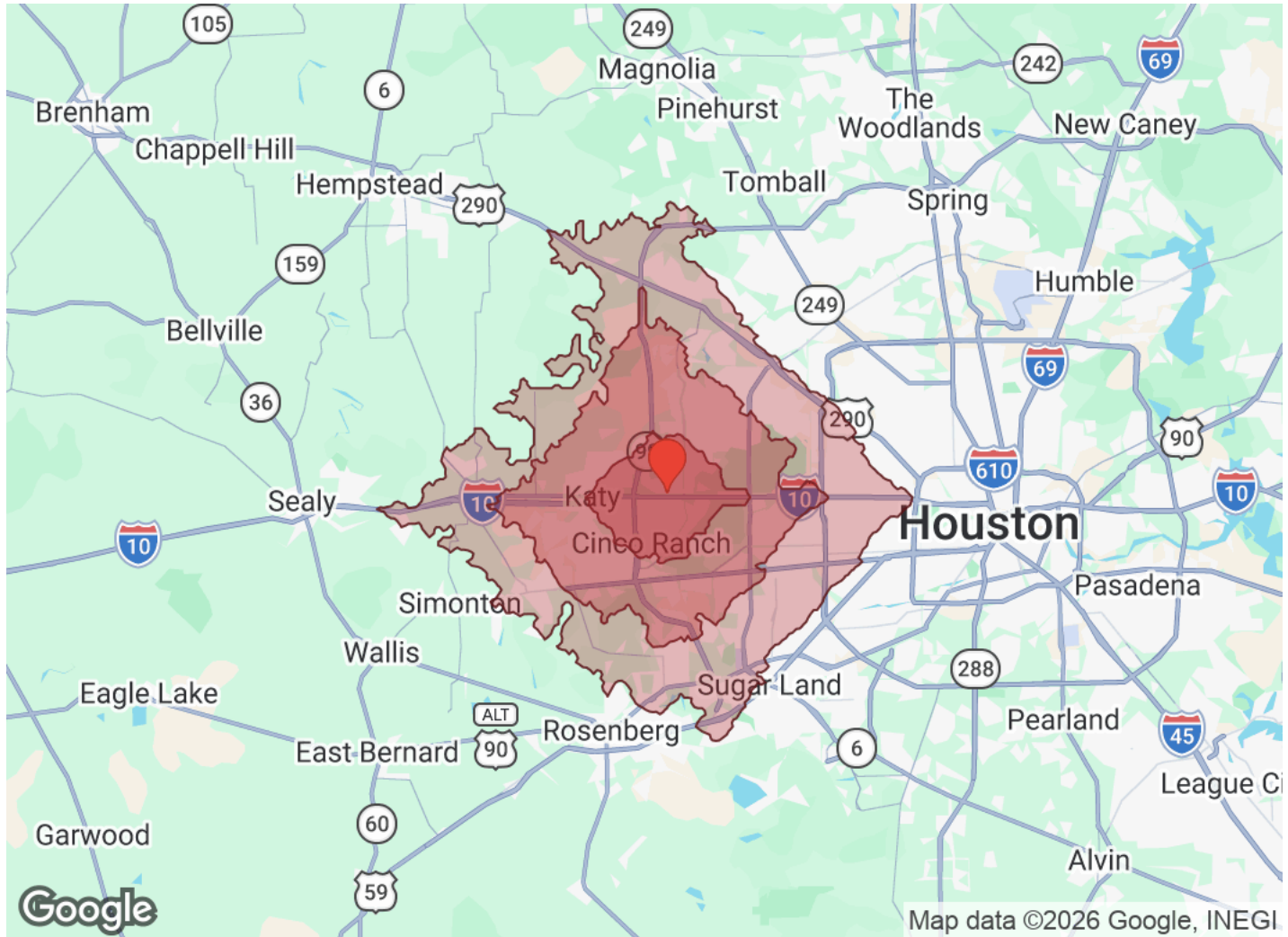


Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,392	68,265	146,192	Median	\$55,383	\$92,426	\$101,241
Female	8,309	71,871	154,276	Under \$15k	669	2,974	5,676
Total Population	15,701	140,136	300,468	\$15k - \$25k	277	1,804	3,575
				\$25k - \$35k	587	2,771	5,415
				\$35k - \$50k	1,133	4,652	8,436
				\$50k - \$75k	1,047	8,470	15,358
				\$75k - \$100k	765	6,211	12,108
				\$100k - \$150k	943	10,264	22,038
				\$150k - \$200k	251	5,415	12,924
				Over \$200k	266	7,440	16,811
Housing	1 Mile	3 Miles	5 Miles				
Total Units	6,527	54,643	111,676				
Occupied	5,940	50,002	102,342				
Owner Occupied	1,651	27,836	63,069				
Renter Occupied	4,289	22,166	39,273				
Vacant	587	4,641	9,334				
Age	1 Mile	3 Miles	5 Miles				
Ages 0 - 14	3,240	29,173	65,503				
Ages 15 - 24	2,441	19,669	41,936				
Ages 25 - 54	6,700	57,419	126,525				
Ages 55 - 64	1,471	15,880	31,773				
Ages 65+	1,850	17,997	34,732				

DEMOGRAPHICS

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Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins	Income	10 Mins	20 Mins	30 Mins
Male	118,466	451,937	772,781	Median	\$99,309	\$106,268	\$103,258
Female	125,588	479,027	810,900	Under \$15k	4,733	17,930	32,840
Total Population	244,054	930,965	1,583,681	\$15k - \$25k	3,145	10,629	21,588
				\$25k - \$35k	4,427	14,411	27,350
				\$35k - \$50k	7,029	25,525	44,066
				\$50k - \$75k	13,171	44,809	77,304
				\$75k - \$100k	10,297	35,011	61,570
				\$100k - \$150k	18,034	59,616	99,808
				\$150k - \$200k	10,395	40,839	66,907
				Over \$200k	13,805	63,768	111,946
Housing	10 Mins	20 Mins	30 Mins				
Total Units	92,918	341,196	594,850				
Occupied	85,036	312,536	543,379				
Owner Occupied	48,896	202,175	343,734				
Renter Occupied	36,140	110,361	199,645				
Vacant	7,882	28,659	51,472				
Age	10 Mins	20 Mins	30 Mins				
Ages 0 - 14	52,216	211,235	344,446				
Ages 15 - 24	34,010	125,529	214,320				
Ages 25 - 54	101,958	404,415	674,098				
Ages 55 - 64	26,427	90,671	164,111				
Ages 65+	29,444	99,113	186,707				

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PROFESSIONAL BIO

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After a distinguished service in the Marine Corps, John Braun, CCIM, CPM, TRLP, GRI, TRLS launched his real estate career in 2003 as a property manager and landlord leasing agent, overseeing a portfolio of office-warehouse, office, and retail spaces totaling approximately 500,000 square feet. In 2004, he expanded into sales and tenant/landlord representation for third-party clients. Throughout his career, John has closed lease transactions ranging from 1,000 square feet valued at \$6,800 to deals as large as 250,000 square feet totaling over \$12.3 million, spanning countless transactions of every scale in between.

John earned his CCIM designation in 2005 and CPM in 2006. He was elected to the Houston Association of Realtors (HAR) board of directors as one of only two commercial chairs, with re-elections for second and third terms. He has actively participated in multiple committees at HAR and the Texas Association of Realtors (TAR). Currently, he chairs the Bay Area PALS and Management Central committees at HAR, while serving on the commercial committee and professional standards at TAR. He has also served as a TAR director.

As an approved instructor for the Texas Association of Realtors, John teaches courses including Graduate REALTOR® Institute (GRI), Leasing, and Property Management. He holds a prestigious Dave Ramsey Endorsed Local Provider (ELP) designation for commercial real estate—one of just two such specialists in all of Houston. Additionally, HAR named John one of Houston's "20 Under 40 Rising Stars" in real estate. With a proven track record of leadership, expertise, and commitment to excellence, John Braun continues to deliver exceptional results for clients across Houston's residential and commercial landscape.

DISCLAIMER

JULIE MARIE LANE



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