



GRAND PARKWAY & MORTON RANCH

Grand Parkway and Morton Ranch Road | Katy, Texas
2.4 Acres for Sale at Major Thoroughfare Corner



200,000-SF CAMPUS

THE CRAWFORD AT
GRAND MORTON
336 UNITS

BUSINESS PARK
28 ACRES



COMING SOON
1M-SF INDUSTRIAL CAMPUS
400 UNIT MULTI-FAMILY



96,366 VPD

GRAND MORTON TOWN CENTER SEC



GRAND PARKWAY
AND MORTON RANCH

NOW OPEN



2.4 AC AVAILABLE

RESERVE TRACT 1: 30,865 SF
RESERVE TRACT 2: 77,687 SF

WILLIAMSBURG
974 HOMES

GRAND MORTON TOWN CENTER NEC



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Project Highlights



30%
POPULATION
GROWTH
WITHIN 3 MILES
FROM 2020 TO 2024



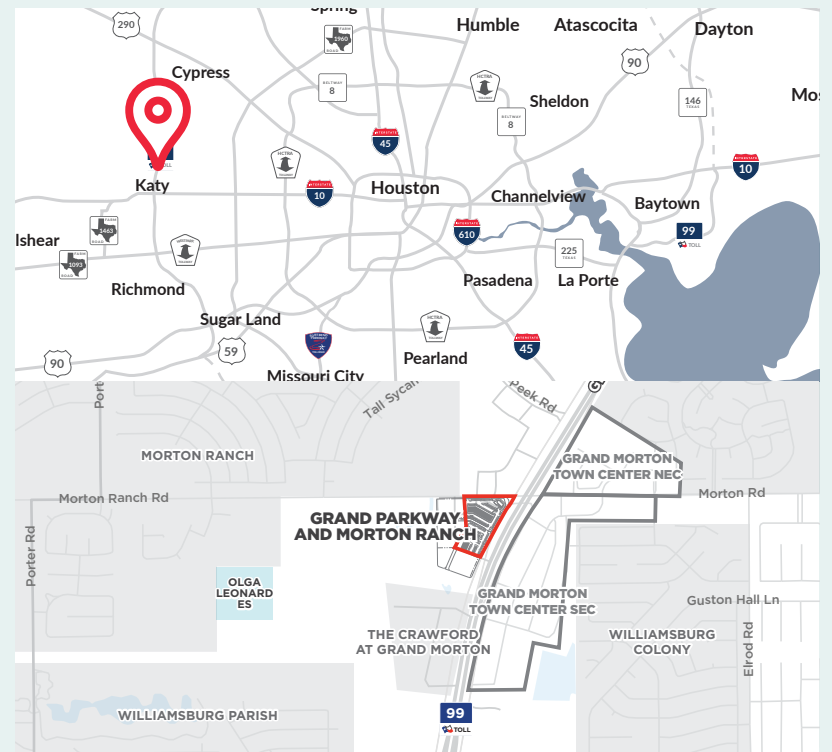
\$123K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



335K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/25

MAJOR AREA RETAILERS



Project Highlights



NEIGHBORING GRAND MORTON TOWN CENTER, A 91+ ACRE SHOPPING CENTER; CLAY 99 BUILDING 5, A 1M-SF INDUSTRIAL COMPLEX, AND CLASS A OFFICE COMPLEXES

HIGHLY ACCESSIBLE TO COMMUTERS TRAVELING ON 99 GRAND PARKWAY AND TO I-10 ENERGY CORRIDOR BRINGING STRONG DAYTIME POPULATION

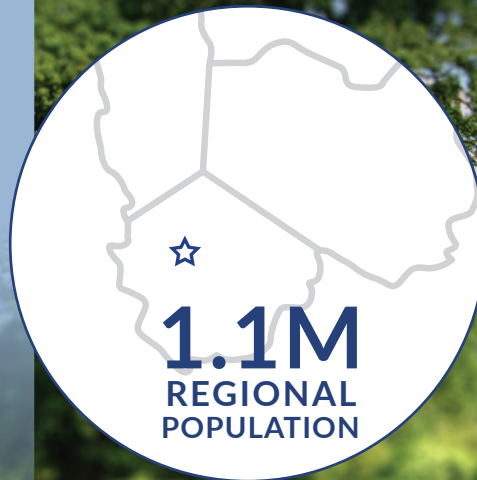
NEAR KATY ISD ELEMENTARY, MIDDLE, AND HIGH SCHOOLS WITH 4,300 STUDENTS AND 7 MINUTES FROM UNIVERSITY OF HOUSTON AT KATY ENROLLING 4,931 STUDENTS

AVAILABLE:
RESERVE TRACT 1
30,865 SF
RESERVE TRACT 2
77,687 SF

KEY	BUSINESS	LEASE AREAS
Reserve Tract 1	Available	30,865 SF
Reserve Tract 2	Available	77,687 SF



SP.19 | 06.25 | 02.22



CITY HIGHLIGHTS



NICHE™

**KATY ISD
NAMED #1
SCHOOL DISTRICT
IN HOUSTON AREA**

LIFESTYLE INDEX

Cinco Ranch ranked #1 Best Suburban Community in Texas



\$115K average household income in 2021
(42% higher than state average)

SPENDING



EDUCATION INDEX

46.7% of the population holds a Bachelor's or graduate degree

Home to 4 satellite college campuses:



UNIVERSITY of HOUSTON



ECONOMY INDEX

55,000+ tech employees within a 30-minute drive

32K+ total businesses in Katy with 11 major corporate headquarters

Academy Sports	BP North America
GEICO	Katy EDC
Schlumberger	Shell Exploration
Wood	Houston Methodist
IGLOO	Memorial Hermann
Expro Americas	DNV-GL
Aecom	Salata
Gulf Island Fabrication	

TOP INDUSTRIES

	Health Care & Social 31,564 Jobs
	Retail Trade 50,518 Jobs
	Professional, Scientific, & Technical 32,927 Jobs
	Accommodation & Food 35,778 Jobs

Demographics

POPULATION

	2 MILES	3 MILES	5 MILES
Current Households	17,241	40,185	107,922
Current Population	56,500	126,160	335,129
2020 Census Population	45,479	96,988	266,984
Population Growth 2020 to 2024	24.23%	30.08%	25.52%
2024 Median Age	33.1	33.6	34.1

RACE AND ETHNICITY

	2 MILES	3 MILES	5 MILES
White	38.51%	38.26%	39.32%
Black or African American	20.71%	19.35%	18.96%
Asian or Pacific Islander	8.47%	7.99%	8.93%
Other Races	31.37%	33.38%	31.86%
Hispanic	39.40%	41.38%	39.38%

INCOME

	2 MILES	3 MILES	5 MILES
Average Household Income	\$120,516	\$113,322	\$123,018
Median Household Income	\$96,977	\$92,617	\$99,736
Per Capita Income	\$39,711	\$38,065	\$40,815

CENSUS HOUSEHOLDS

	2 MILES	3 MILES	5 MILES
1 Person Households	12.76%	15.59%	16.35%
2 Person Households	34.69%	33.85%	31.54%
3+ Person Households	52.55%	50.56%	52.10%
Owner-Occupied Housing Units	72.39%	66.17%	66.03%
Renter-Occupied Housing Units	27.61%	33.83%	33.97%

2020 Census, 2024 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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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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