



KATY GRAND

Katy's Newest Prime Destination for Dining and Entertainment

NEC of I-10 and The Grand Parkway (Highway 99) | Katy, Texas

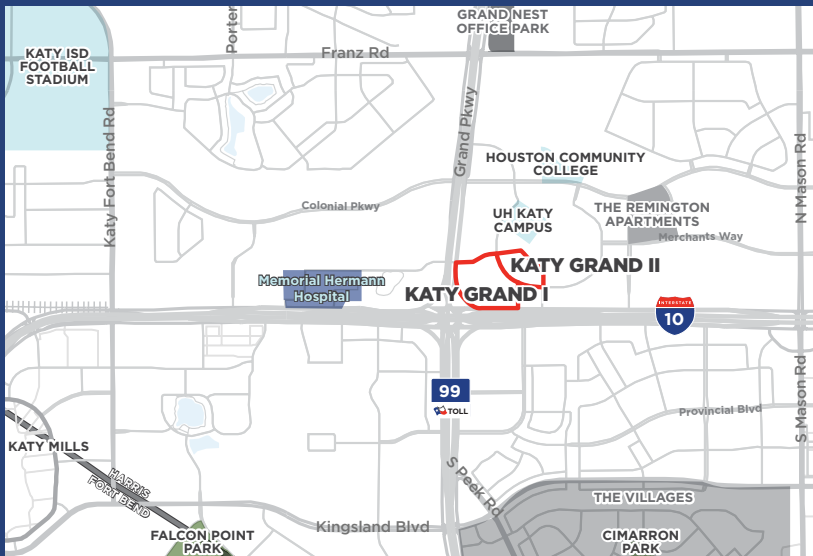
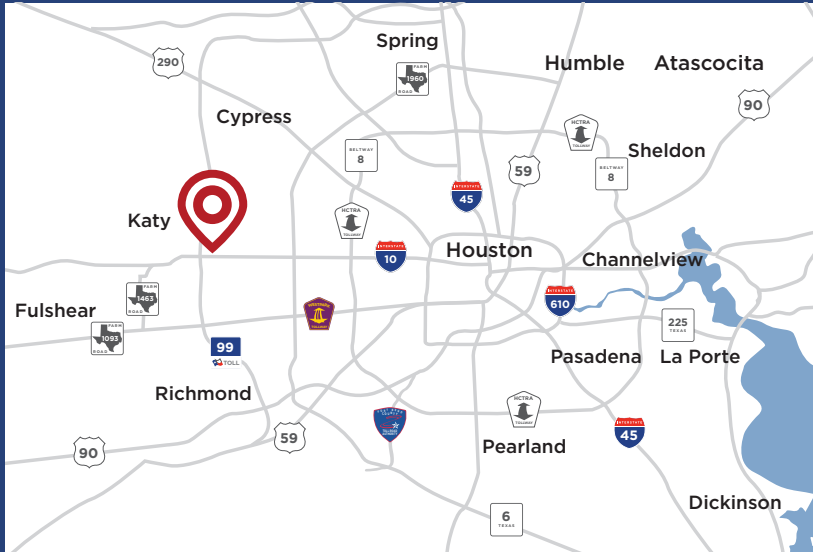
Rebecca Le | 281.477.4327 | Heather Nguyen | 281.477.4358

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

KATY GRAND

KATY, TEXAS

PROJECT HIGHLIGHTS



327,843
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2023 Estimates with
Delivery Statistics as of 04/23



\$137K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



106,778
HOUSEHOLDS
WITHIN 5 MILES

EXPLOSIVE RESIDENTIAL GROWTH

3,457 FUTURE HOUSEHOLDS
1,023 ANNUAL STARTS & 1,482 ANNUAL CLOSINGS

MetroStudy Estimates Within 5 Miles as of Q1 2023

106,778 TOTAL HOUSEHOLDS
18.65% HOUSEHOLD GROWTH | 2020-2023

Regis Estimates Within 5 Miles as of Q1 2023

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PROPERTY HIGHLIGHTS



KATY RANKED #5 FASTEST-GROWING CITY IN THE HOUSTON MSA



HIGH TRAFFIC ZONE AND DUAL FREEWAY VISIBILITY WITH 1,700' I-10 FRONTAGE AND 1,000' FRONTAGE ON GRAND PARKWAY



NEIGHBORING UNIVERSITY OF HOUSTON WITH AN ESTIMATED 10,000 STUDENTS ENROLLED BY 2024



NEARBY FUTURE HOUSTON COMMUNITY COLLEGE WITH AN ESTIMATED 7,000 STUDENTS ENROLLED BY 2024

NOW OPEN

SOMISOMI SOFT SERVE



8oz KOREAN STEAKHOUSE AND BAR



85°C BAKERY CAFE



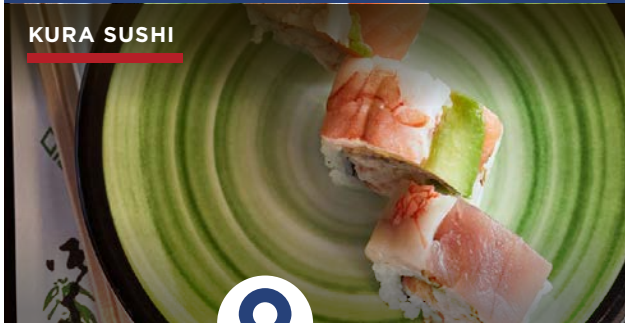
HAIDILAO HOT POT



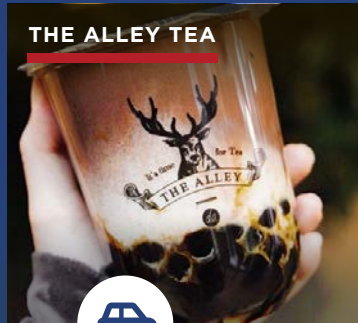
GLORIA'S LATIN CUISINE



KURA SUSHI



THE ALLEY TEA



TIM HO WAN



MICHELIN RATED FROM HONG KONG

ON-SITE, **SIX-LEVEL METRO PARKING GARAGE** (1,727 SPACES) SERVING 289K+ VPD ON GRAND PARKWAY

HIGH TRAFFIC RETAIL AND COMMUTER ZONE WITH 187K VPD AT INTERSECTION OF GRAND PARKWAY & KATY FREEWAY

FEATURING A VARIETY OF DINING INCLUDING: GLORIA'S LATIN CUISINE, WALK-ON'S, HAIDILAO, 85C BAKERY CAFE, AND MORE!

SHADOW-ANCHORED BY **47K-SF SUPER H-MART AND 88K-SF ANDRETTI INDOOR KARTING & GAMES**

POPSTROKE



**NEW GOLF &
ENTERTAINMENT
VENUE NOW OPEN**

NOW OPEN: THE EXPERIENTIAL GOLF AND CASUAL DINING CONCEPT. THE 1ST LOCATION IN TEXAS AND ONLY THE 2ND LOCATION IN THE NATION.

CINEMARK®



XD MOVIE THEATER

ANCHORED BY CINEMARK 19 XD MOVIE THEATER: FEATURING UPGRADED STADIUM-STYLE RECLINING SEATING AND ELEVATED FOOD AND BEVERAGE OPTIONS.

POPSTROKE

 **NewQuest**
PROPERTIES[®]

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COME JOIN US

TIM HO WAN | 1ST TEXAS LOCATION | WORLD: 55+

MICHELIN-STARRED CHINESE DIM SUM RESTAURANT CONSIDERED “THE MOST AFFORDABLE MICHELIN RESTAURANT IN THE WORLD”

HAILILAO HOTPOT | 1ST TEXAS LOCATION | WORLD: 768+

LA TIMES CALLS IT “THE FERRARI OF CHINESE HOTPOT”, AND IT IS THE UNDISPUTED LEADER OF CHINESE CUISINE SINCE 1994

85°C BAKERY CAFE | U.S.: 68 | WORLD: 1,150+

OVER 60 VARIETIES OF FRESH BREAD, 60 TYPES OF PASTRIES, COFFEES, SMOOTHIES, TEAS, TREATS, AND A NEAR CULT-LIKE FOLLOWING

KURA REVOLVING SUSHI BAR | U.S.: 30 | WORLD: 500+

FRESH AND CHEF-MADE SUSHI ON AN INTERACTIVE CONVEYOR BELT

KINOKUNIYA BOOKSTORE | 1ST HOUSTON LOCATION | WORLD: 102+

SELLING A VARIETY OF BOOKS, MANGA, STATIONERY, AND UNIQUE GIFTS

SOMISOMI SOFT SERVE | 1ST TEXAS LOCATION | WORLD: 26

FRESH, FISH-SHAPED WAFFLE CONES WITH SOFT SERVE ICE CREAM

SWEETHONEY DESSERT | 1ST TEXAS LOCATION | WORLD: 600+

WIDELY ACCLAIMED FOR ITS CANTONESE-STYLE DESSERT AND SAVORY SNACKS - KATY GRAND WILL MARK THE FIRST FLAGSHIP IN TEXAS

WALK-ONS | 50+ RESTAURANTS | CO-OWNED BY NFL STAR DREW BREES

A LEADING NATIONAL RESTAURANT AND SPORTS BAR FRANCHISE

KIZUKI RAMEN | U.S.: 12 | 1ST TEXAS LOCATION

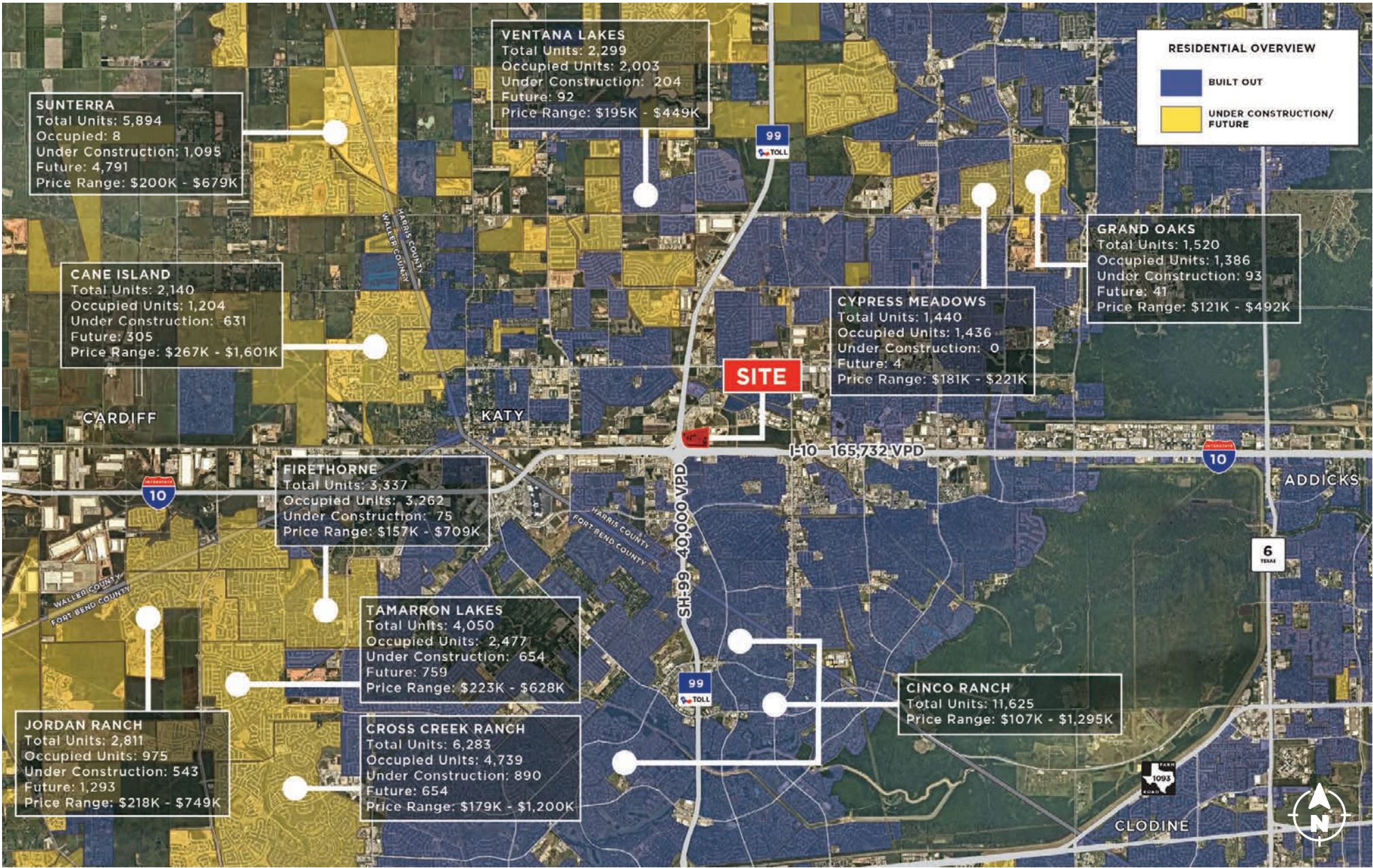
SERVING TRADITIONALLY PREPARED RAMEN WITH IMPORTED INGREDIENTS DIRECTLY FROM JAPAN

THE ALLEY | U.S.: 10

TAIWANESE-BASED CHAIN SERVING HIGH-QUALITY TEA DRINKS AND SPECIALIZING IN HOMEMADE SUGAR CANE SYRUP AND TAPIOCA PEARLS



RESIDENTIAL AERIAL



06.23 | 05.23

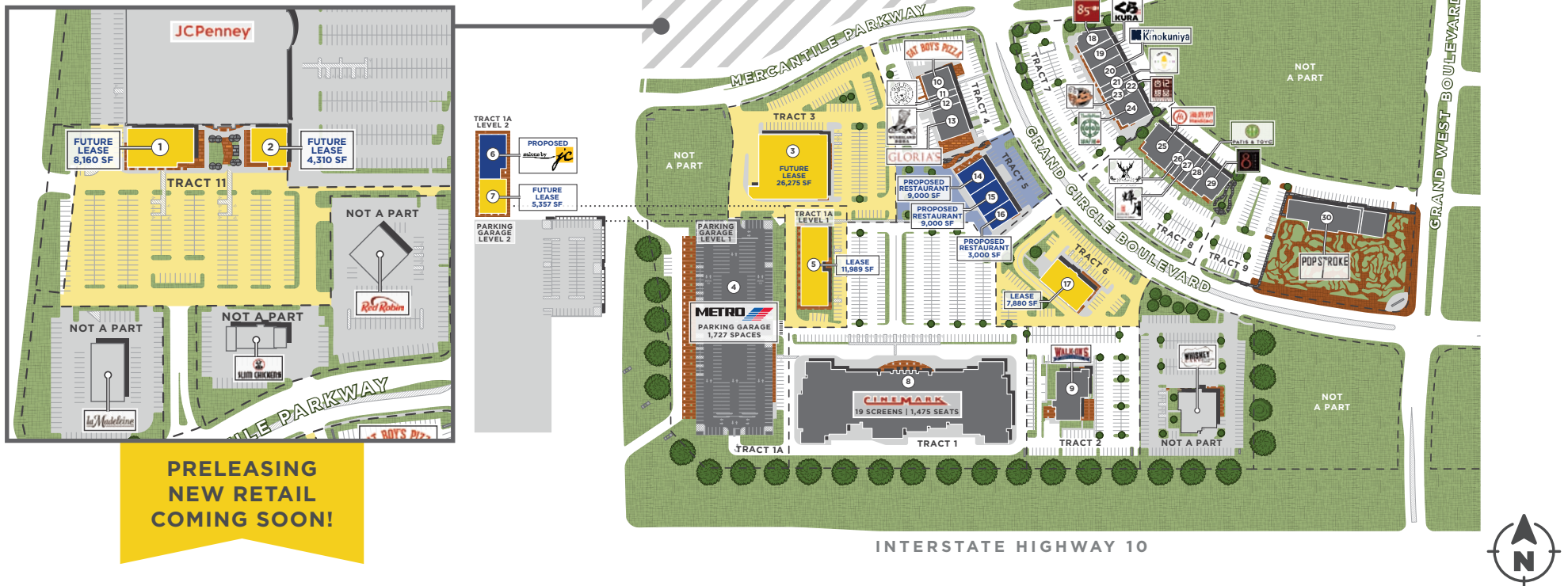


SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available For Lease	8,160 SF
2	Available For Lease	4,310 SF
3	Available For Lease	26,275 SF
4	METRO Parking Garage	1,727 Spaces
5	Available For Lease	11,989 SF
6	Proposed Salons By JC	6,632 SF
7	Available For Lease	5,357 SF
8	Cinemark	79,235 SF
9	Walk-On's Bistreaux & Bar	8,002 SF
10	Fat Boys Pizza	3,850 SF

KEY	BUSINESS	LEASE AREAS
11	Uncle Tetsu	1,050 SF
12	Wushiland Boba	1,405 SF
13	Gloria's	5,500 SF
14	Proposed Restaurant	9,000 SF
15	Proposed Restaurant	9,000 SF
16	Proposed Restaurant	3,000 SF
17	Available For Lease	7,880 SF
18	85°C	2,803 SF
19	Kura Sushi	3,520 SF
20	KinoKuniya Books	4,000 SF

KEY	BUSINESS	LEASE AREAS
21	SomiSomi Soft Serve	1,206 SF
22	Sweet Honey Dessert	1,569 SF
23	Two Hands Corn Dogs	825 SF
24	Tim Ho Wan Dim Sum	5,160 SF
25	Haidilao Hot Pot	6,295 SF
26	The Alley Tea	1,600 SF
27	Kizuki Ramen	2,467 SF
28	Patis & Toyo	1,533 SF
29	8Oz Korean Steak House	4,971 SF
30	Popstroke	3,916 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP.242 | 04.23 | 04.23

SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Available For Lease	8,160 SF
2	Available For Lease	4,310 SF

**PRELEASING
NEW RETAIL
COMING SOON!**



AVAILABLE
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SP.242 | 04.23 | 04.23

TRACT 11 RENDERINGS



DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23



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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	19,024	44,147	106,778
Current Population	53,360	129,011	327,843
2020 Census Population	53,352	121,928	277,187
Population Growth 2020 to 2023	-	5.81%	18.28%
2023 Median Age	34.2	34.3	34.7

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$103,611	\$117,134	\$137,998
Median Household Income	\$84,320	\$93,337	\$111,266
Per Capita Income	\$37,063	\$40,387	\$45,405

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	46.65%	46.63%	45.41%
Black or African American	14.42%	14.23%	13.90%
Asian or Pacific Islander	7.20%	8.03%	12.16%
Hispanic	37.83%	37.10%	33.75%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	20.19%	18.76%	15.39%
2 Person Households	31.14%	29.40%	28.21%
3+ Person Households	48.67%	51.84%	56.40%
Owner-Occupied Housing Units	53.44%	62.27%	69.80%
Renter-Occupied Housing Units	46.56%	37.73%	30.20%

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.

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
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Designated Broker of Firm	License No.	Email	Phone
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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