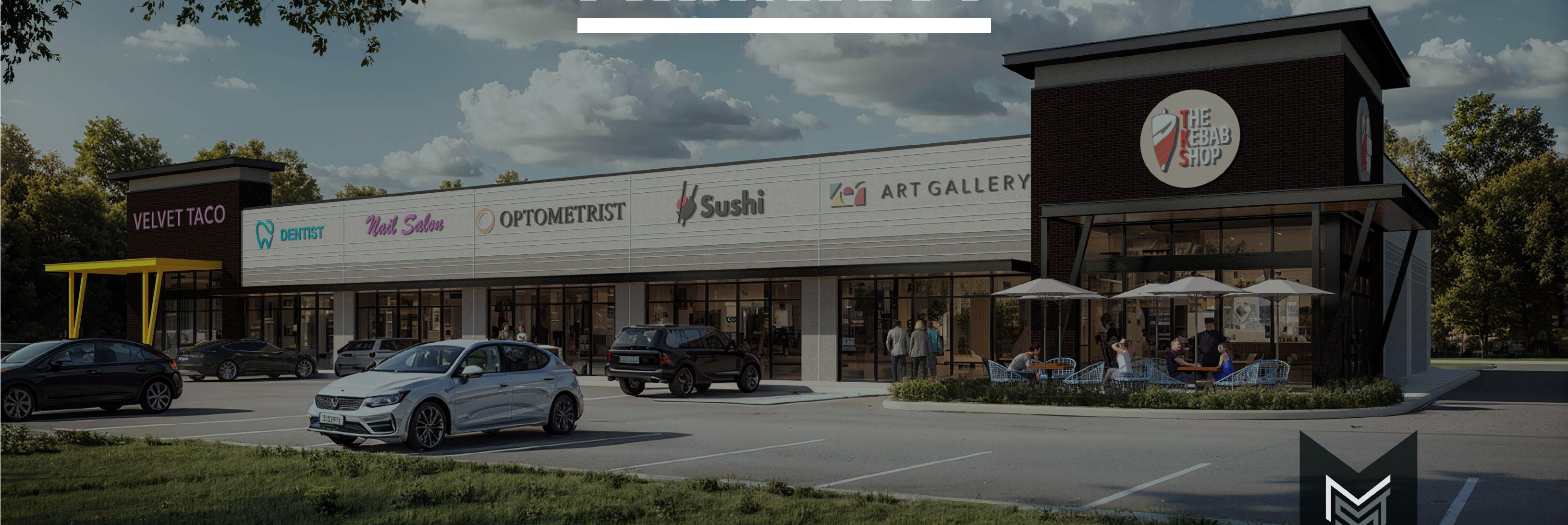


# THE CENTRE AT PARKWEST



**THE CENTRE AT PARKWEST**

NEQ I-10 & KATY FORT BEND RD | KATY, TEXAS 77494



**MAIN STREET**  
COMMERCIAL PARTNERS



# > KATY DEMOGRAPHICS

## TOTAL POPULATION

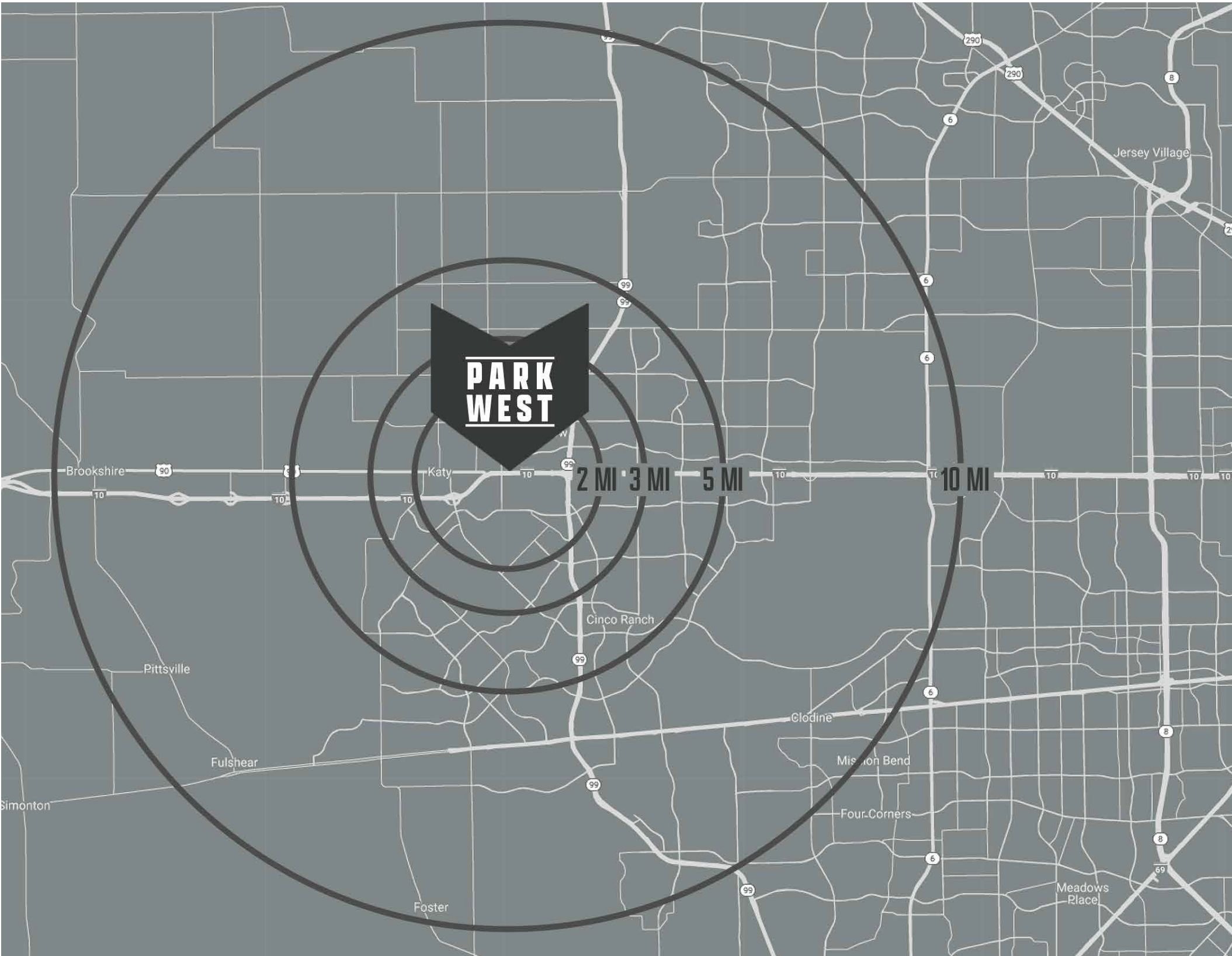
| YEAR | 2 MILES | 3 MILES | 5 MILES | 10 MILES |
|------|---------|---------|---------|----------|
| 2023 | 47,125  | 103,590 | 275,652 | 749,582  |

## FUTURE TOTAL POPULATION

| 2028 TOTAL<br>POPULATION | 2 MILES | 3 MILES | 5 MILES | 10 MILES |
|--------------------------|---------|---------|---------|----------|
|                          | 51,955  | 112,426 | 294,217 | 823,344  |

## AVERAGE HOUSEHOLD INCOME

| YEAR | 2 MILES   | 3 MILES   | 5 MILES   | 10 MILES  |
|------|-----------|-----------|-----------|-----------|
| 2023 | \$118,546 | \$125,390 | \$135,755 | \$129,024 |





# > THE CENTRE AT PARKWEST

- > The Site is a  $\pm 4.47$  acre, 4 pad site development with I-10 frontage at the Northeast quadrant of Interstate 10 and Katy Fort Bend Rd. Katy Fort Bend Rd has dedicated exits East Bound and West Bound on I-10. The site also has a direct curb cut off the feeder road.
- > The intersection is in a dense pocket of the Houston MSA with nearly 50,000 people within a 2-mile radius, and 750,000+ people within a 10-mile radius. The trade area benefits from high household incomes, with an Average HH Income exceeding \$120K.
- > Excellent visibility to an estimated 203,000+ VPD traveling on I-10, and nearly 35,000 VPD at the signalized intersection of I-10 & Katy Ford Bend Rd.
- > The Centre at ParkWest is anchored by over 1 Million SF of retail at the intersection. Notable retailers include:



Kirkland's

ROSS

DSW

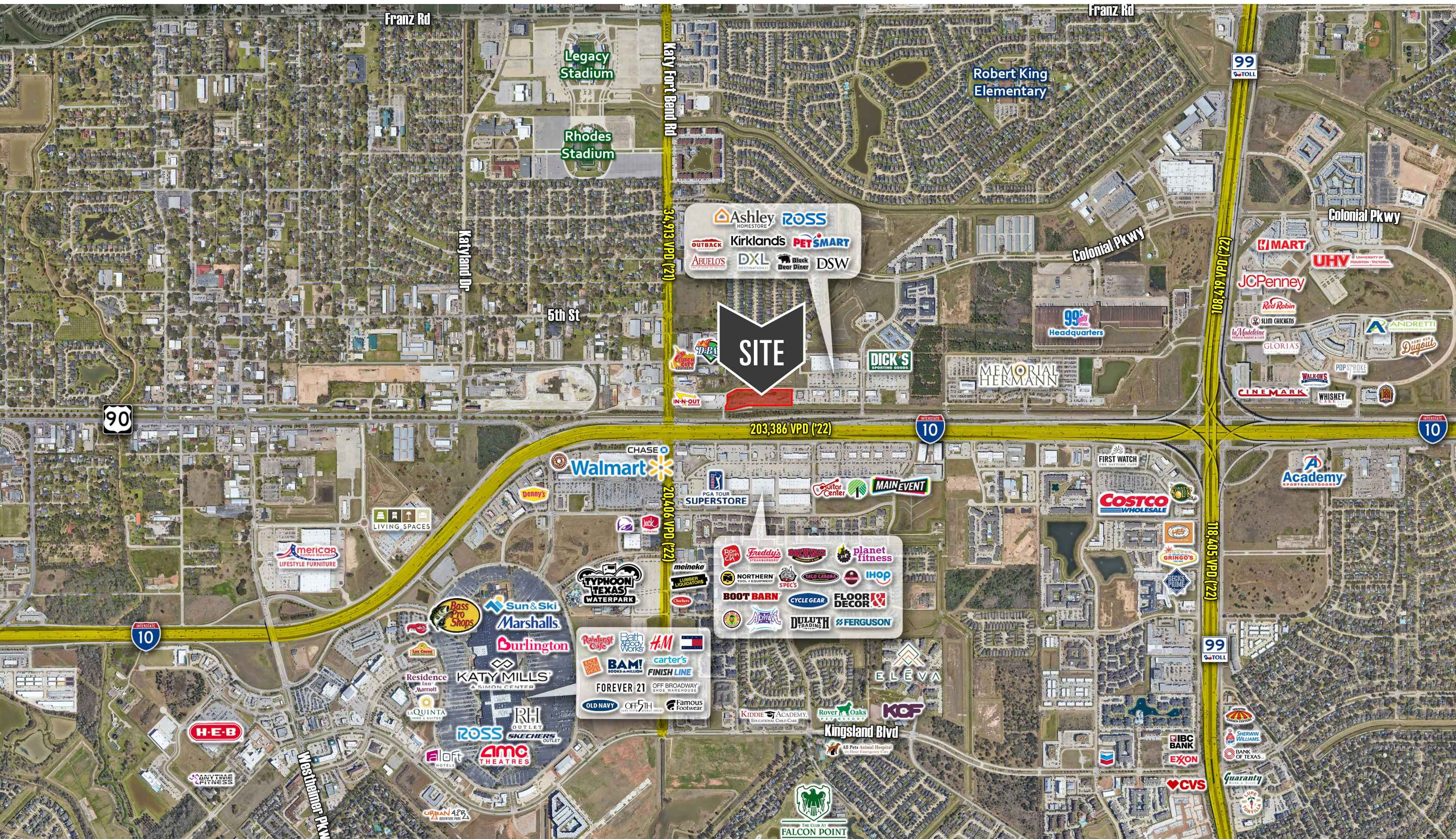


## NEARBY TRAFFIC GENERATORS



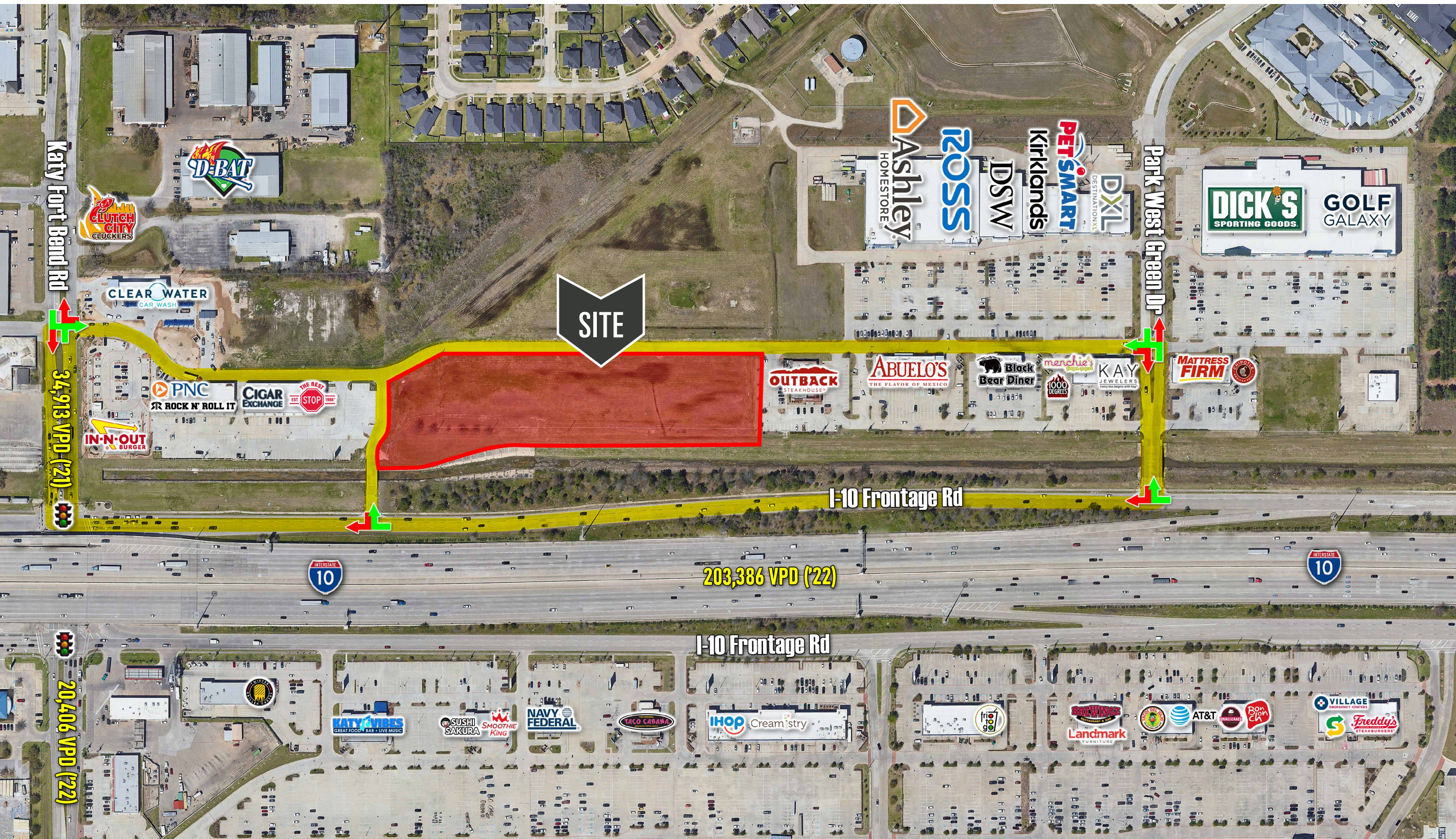


## MARKET AERIAL





> LAYOUT + ACCESS





# > DRONE IMAGERY (FEB. 2024)



DICK'S HOUSE OF SPORT

PET SMART

DSW

ROSS

DXL

Kirkland's

CHIPOTLE

1000 DEGREES MATTRESS FIRM

Black Bear Diner

ABUELO'S MEXICAN RESTAURANT

OUTBACK STEAKHOUSE

SITE

203,386 VPD ('22)

INTERSTATE 10



34,913 VPD ('22)

IN-N-OUT BURGER

KATY FORT BEND RD

20,406 VPD ('22)

★ MAIN EVENT

- Goodwill
- SPEC'S
- BOOT BARN
- DOLLAR TREE
- FERGUSON Bath, Kitchen & Lighting Gallery
- Guitar Center

planet fitness

THE RUSTIC MILE

TREK

ALTITUDE ACTIVE • FAMILY • FUN

FLOOR DECOR & TILE

NORTHERN TOOL + EQUIPMENT

CYCLE GEAR

PGA TOUR SUPERSTORE

right move STORAGE

MINUTEMAN

D-BAT

THE BEST STOP

CIGAR EXCHANGE

ROCK N' ROLL IT

PNC BANK

ClearWater Express Wash





# > DRONE IMAGERY (FEB. 2024)



MARKET AT KATY PARK | NEW H-E-B DEVELOPMENT



LEGACY STADIUM | \$70M DEVELOPMENT



Brookshire Brothers

KATY JR. HIGH SCHOOL

MARQUIS AT KATY  
258 UNITS

FRANZ RD

FAITH WEST ACADEMY

PROSE FRANZ  
213 UNITS

ROBERT E. KING  
ELEMENTARY

LAKECREST  
276 UNITS

GREENWOOD AT KATY  
324 UNITS

INTERNATIONAL  
LEADERSHIP OF TEXAS

BELLROCK MARKET STATION  
329 UNITS

THE MADDOX  
326 UNITS



SITE

KATY FORT BEND RD

INTERSTATE 10





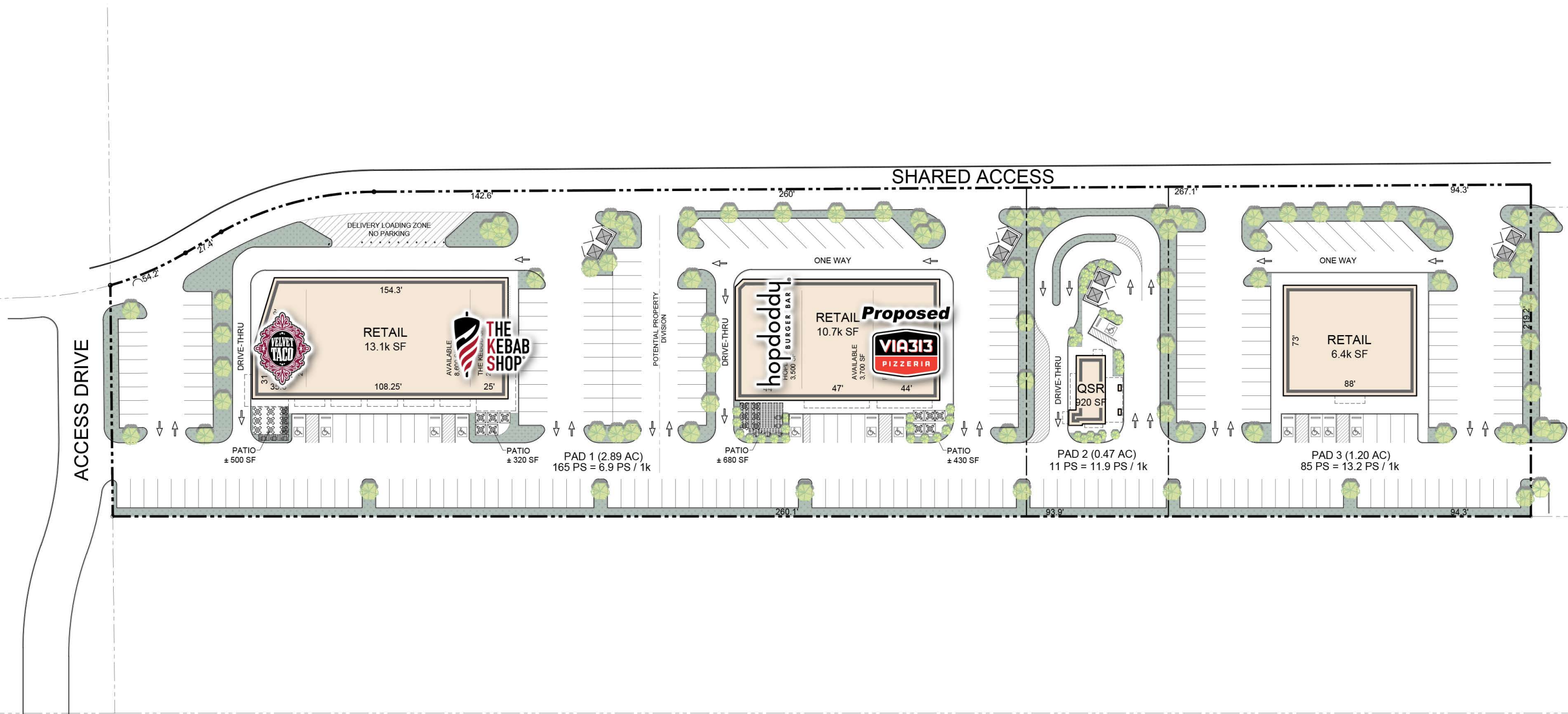
➤ BUILDING 2 RENDERING



identity  
ARCHITECTURE



# > CONCEPTUAL SITE PLAN






# THE CENTRE AT PARKWEST

NEQ I-10 & KATY FORT BEND RD | KATY, TEXAS 77494



**ANDERSON SMITH  
& BRETT LEVINSON**

 281.768.8000

 [WWW.MAINSTCP.COM](http://WWW.MAINSTCP.COM)

**MAIN STREET**  
COMMERCIAL PARTNERS





INFORMATION ABOUT 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

|                                   |             |       |       |
|-----------------------------------|-------------|-------|-------|
| BROKER FIRM NAME                  | LICENSE NO. | EMAIL | PHONE |
| BROKER FIRM NAME                  | LICENSE NO. | EMAIL | PHONE |
| BUYER, SELLER, LANDLORD OR TENANT | DATE        |       |       |