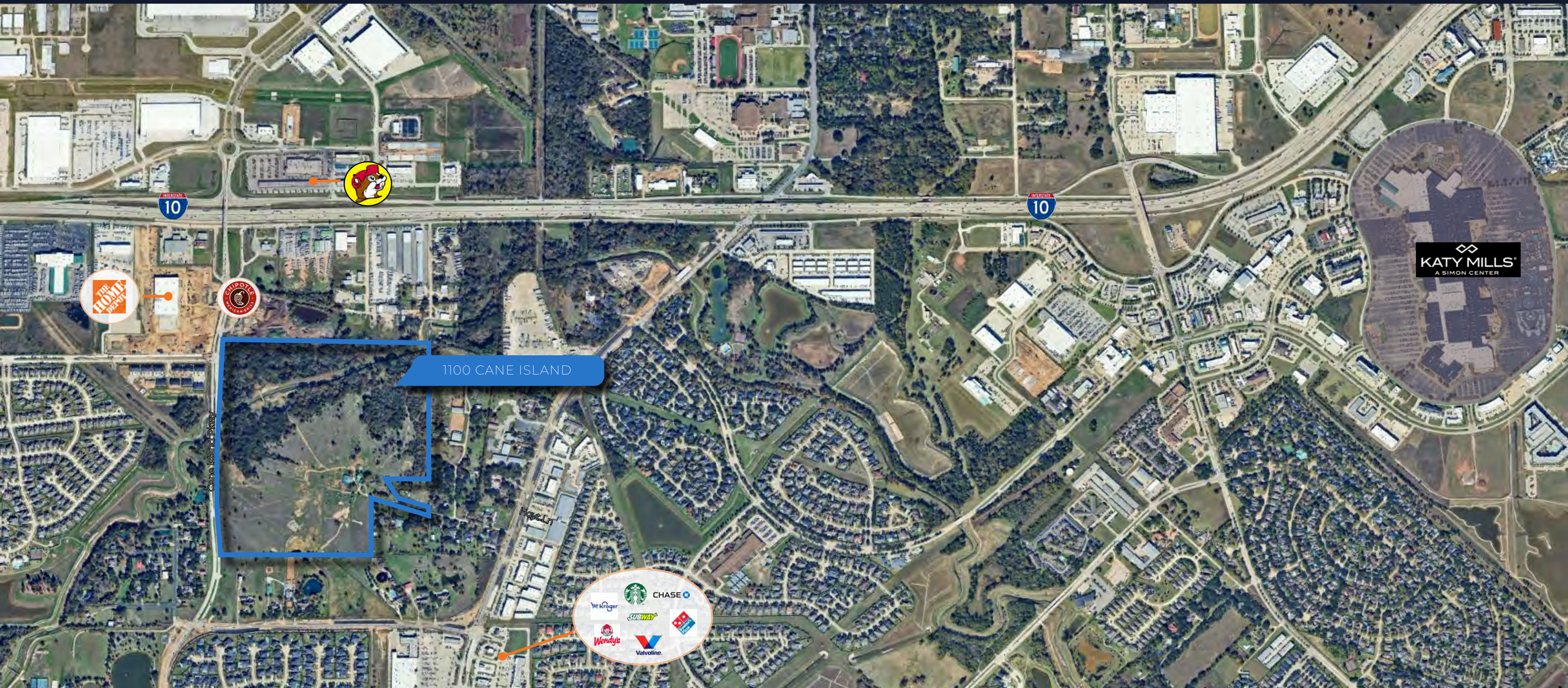


FOR SALE | 1100 CANE ISLAND PKWY

±108.97 Acres of Land For Sale



JEFF G. PEDEN, SIOR
EXECUTIVE MANAGING DIRECTOR
713.231.1640
jeff.peden@transwestern.com

SCOTT E. MILLER, SIOR
SENIOR VICE PRESIDENT
713.231.1637
scott.miller@transwestern.com

KYLE S. WALKER
ASSOCIATE
713.231.1584
kyle.walker@transwestern.com

Property Highlights

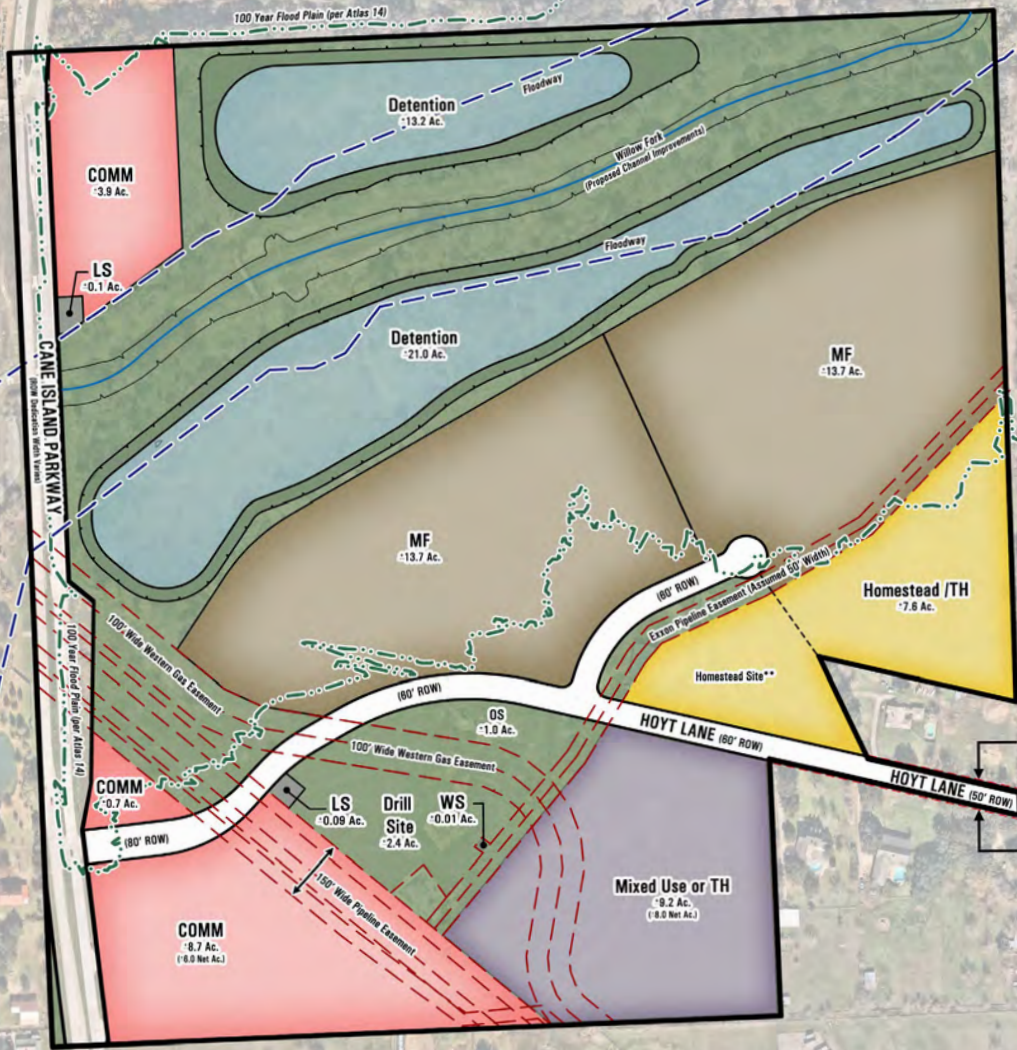
LOCATION	1100 CANE ISLAND, KATY, TX, 77494
LAND SIZE	±108.97 AC (±4,746,733.20 SF)
BEST USE	MULTIFAMILY, COMMERCIAL, RETAIL, MIXED-USE, TOWNHOMES, INDUSTRIAL
RESTRICTIONS	NONE
UTILITIES	TBD
TRAFFIC COUNT	FM 1463: 19,663
PRICING	DEPENDENT ON SIZE, LOCATION, USE TYPE



A Conceptual Land Use Plan
BAIN PROPERTY
±114.3 Acres
in Fort Bend County, Texas

LAND USE TABLE	
	ACREAGE
RESIDENTIAL	
Homestead/Townhome**	±7.6 Ac.
Multi-Family Residential	±27.4 Ac.
Mixed Use or Townhome	±9.2 Ac.
NON-RESIDENTIAL	
Commercial	±13.2 Ac.
Detention / Open Space	±35.5 Ac.
Willow Fork Bayou Top of Bank	±3.7 Ac.
Pipelines and Drill Site*	±7.8 Ac.
Lift Station	±0.2 Ac.
Right Of Way	±4.1 Ac.
Right Of Way Dedication (Cane Island Pkwy)	±5.6 Ac.
TOTAL	±114.3 Ac.

*Pipeline and drill site acreage include pipeline acreage not included in other land use categories. Total pipeline acreage within project boundary is 11.5 acres.
** Homestead site is 2.6 Ac.



SCALE: 1"=200'
DATE: 3.4.2026

AERIAL LOOKING EAST



AERIAL SOUTHEAST



AERIAL LOOKING WEST



AERIAL



Demographics

	3 Miles	5 Miles
POPULATION (CURRENT)	54,250	178,481
POPULATION (5 YR. FORECAST)	59,036	193,714
HOUSEHOLDS (CURRENT)	17,144	56,773
AVERAGE HOUSEHOLD INCOME	\$164,732	\$157,320
MEDIAN AGE	37	36

CENTRALIZED AROUND

3 MILES

KATY MILLS MALL

KATY HIGH SCHOOL

KATY BOARDWALK

5 MILES

FALCON POINT PARK

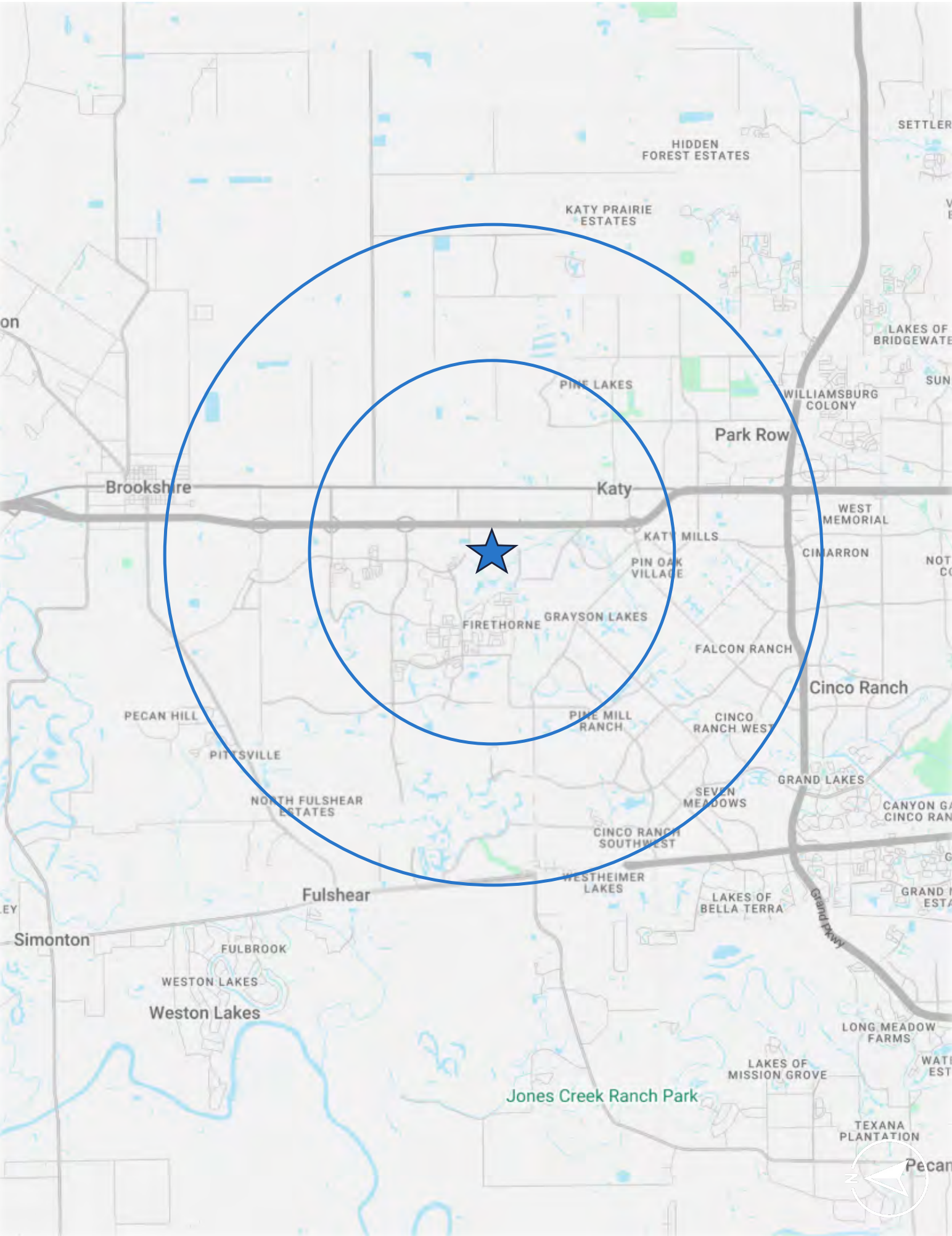
THE CLUB AT FALCON POINT

7 MILES

LA CENTERRA AT CINCO RANCH

THE GOLF CLUB AT CINCO RANCH

WILLOW FORK PARK



LaCenterra at Cinco Ranch

About

Centered in the heart of prestigious Cinco Ranch, LaCenterra offers a standout office address surrounded by Katy’s premier walkable retail, dining, and lifestyle amenities. LaCenterra features 66 retailers, offering an exceptional blend of shopping, dining, and leisure experiences in a sophisticated open-air setting.



Property Features

A premier mixed-use destination where business meets lifestyle. Featuring 140,000 RSF of Class A office space seamlessly integrated above vibrant retail, this prestigious 34-acre development offers unmatched name recognition and exceptional atmosphere. With over 20 restaurants onsite, guests and professionals alike can enjoy a diverse culinary experience in a sophisticated, open-air setting.

34
ACRE
DEVELOPMENT

140,000
RSF CLASS A
OFFICE SPACE

+20
RESTAURANTS
ONSITE

Shops + Entertainment

LaCenterra isn’t just a destination in Cinco Ranch; it’s woven into the community fabric, built on belonging, and intertwined with your routine and life. LaCenterra has curated a little bit of everything for everyone in the family, featuring your favorite on-trend boutiques, an array of dining options fast casual to fine dining, an upscale movie experience, and the trusted providers that keep your family happy, healthy and financially fit.



LAND FOR SALE | 1100 Cane Island, Katy, TX 77494

±108.97 AC (±4,746,733 SF)

FOR MORE INFORMATION:

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EXECUTIVE MANAGING DIRECTOR
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KYLE S. WALKER
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1900 W Loop S #1300 | Houston, TX 77027
T 713.270.7700 | www.transwestern.com

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