



NEW RETAIL IN KATY!

1.04 & 1.11 AC Pad Sites Available

SOUTHEAST CORNER AT
I-10 & CANE ISLAND PARKWAY
KATY, TX 77494

Property Highlights:

- Pad sites with frontage along Cane Island Parkway
- Two (2) median curb cuts
- Great visibility from I-10
- Located within the City of Katy
- Easy access to/from: I-10, Highway 90, Grand Parkway, Westpark Toll
- Site across from Buc-ee's on I-10

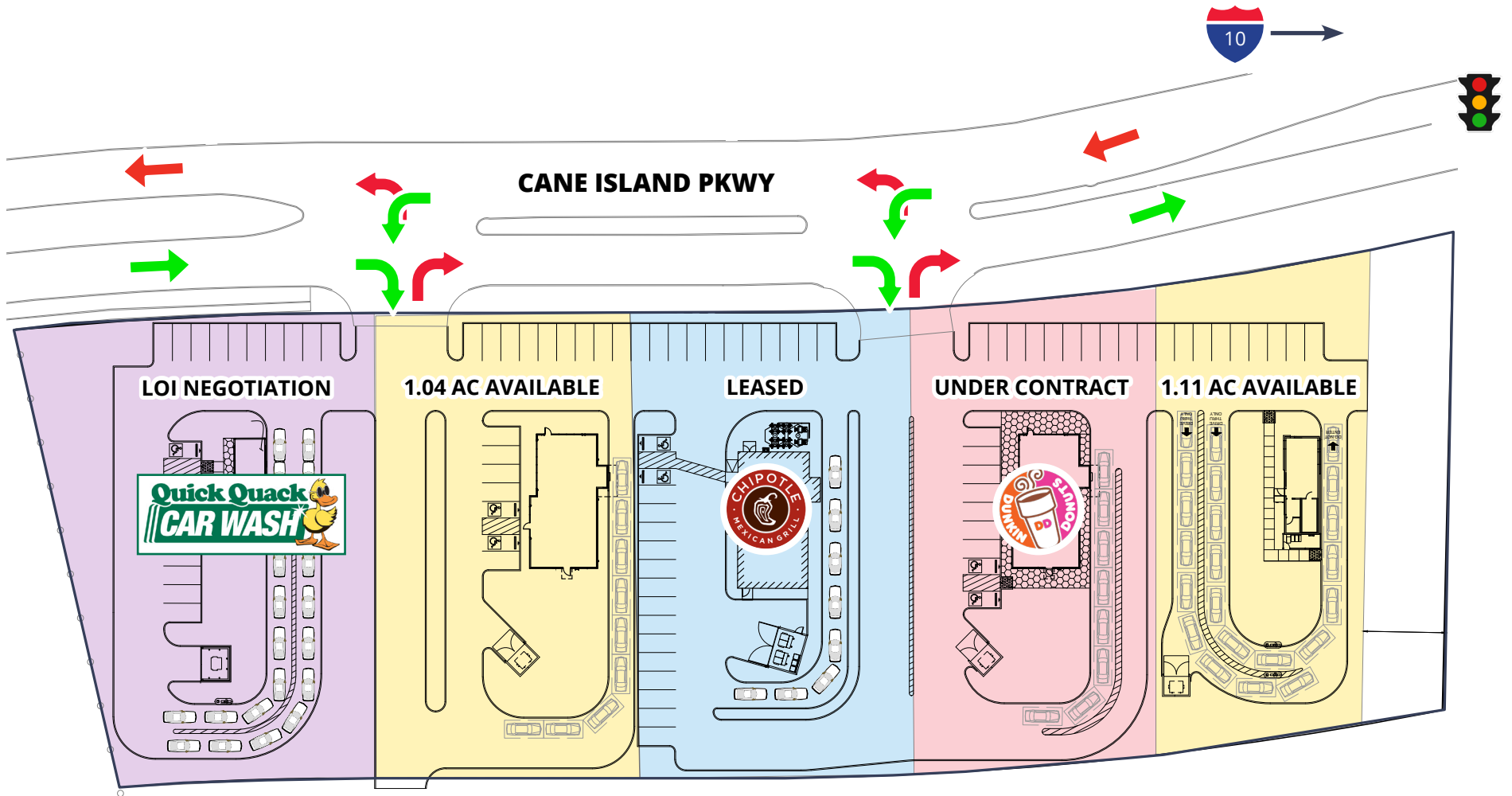
Wade Greene
Principal & Director
+1 713 830 2189
wade.greene@colliers.com

Hannah Tosch
Principal
+1 713 830 2192
hannah.tosch@colliers.com



1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com

Site Plan



**FUTURE BUSINESS PARK
UNDER CONTRACT**



Nearby Attractions

West Ten Business Park & Cane Island Park Business Center

- Approximately 3,003 employees within one mile

Buc-ee's (Longest Car Wash Location Worldwide)

- Approximately 3.7 million visits annually





3,003 Employees
(1-Mile Radius)

Subject
Property

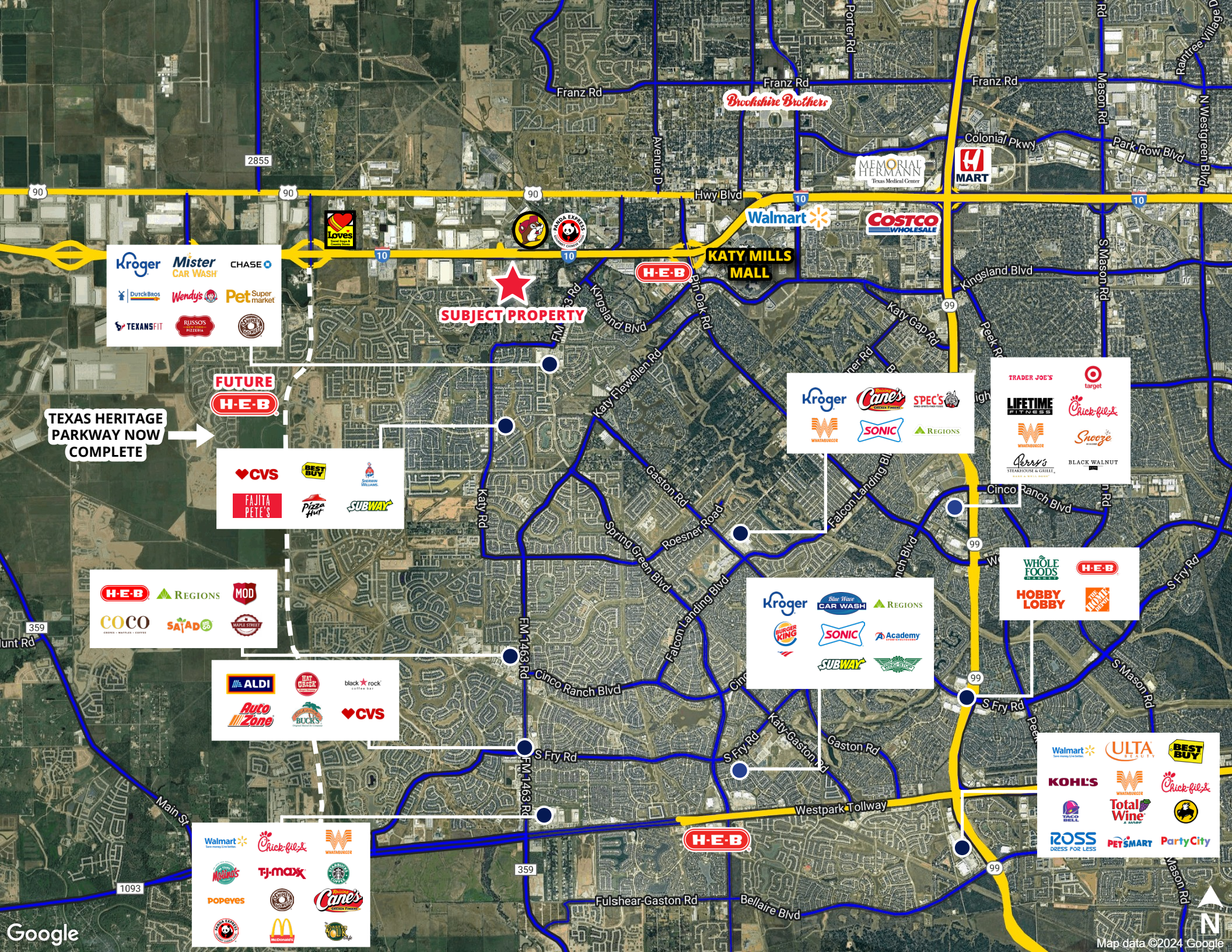
Cane Island Pkwy

109,000 VPD

29,430 VPD

Area Highlights

- Katy ISD projected growth of 100,000+ students enrolled by 2028
- 5-year projected total population of 225,963 within 5 miles
- Approximately 109,000 vehicles per day on I-10
- New retail development anchored by Home Depot under construction across from site on Cane Island Parkway
- Site located less than two miles from new Texas Heritage Marketplace retail development



SUBJECT PROPERTY

KATY MILLS MALL

TEXAS HERITAGE PARKWAY NOW COMPLETE

FUTURE H-E-B

Kroger	Mister CAR WASH	CHASE
Dutch Bros	Wendy's	Pet Supermarket
TEXANS FIT	RUSSOS PIZZERIA	SPINNY'S

CVS	BEST BUY	Subway
FAJITA PETE'S	Pizza Hut	SUBWAY

H-E-B	REGIONS	MOD
COCO	SAJAD	MARLBOROUGH

ALDI	HAT DICK	black rock
Auto Zone	BUCKS	CVS

Walmart	Chick-fil-A	WATABOUGE
ANON'S	TJ-maxx	Starbucks
popeyes	SPINNY'S	Cane's
McDonald's	McDonald's	McDonald's

Kroger	Cane's	SPEC'S
WATABOUGE	SONIC	REGIONS

Kroger	Blue Wave CAR WASH	REGIONS
BURGER KINGS	SONIC	Academy
SUBWAY	WINGS	

TRADER JOE'S	target
LIFETIME FITNESS	Chick-fil-A
WATABOUGE	Snooze
Perry's STEAKHOUSE & GRILLE	BLACK WALNUT

WHOLE FOODS	H-E-B
HOBBY LOBBY	WATABOUGE

Walmart	ULTA	BEST BUY
KOHL'S	WATABOUGE	Chick-fil-A
TACO BELL	Total Wine & SPIRITS	
ROSS DRESS FOR LESS	PETSMART	Party City

Future Johnson Development
2,200 Homes

Cane Island
2,140 Homes

Williamsburg Parish
867 Homes

Lake Crest
811 Homes



Holiday World
A Division of Oldemark

Trails of Katy
358 Homes

SUBJECT PROPERTY

KATY MILLS MALL



Willow Creek Farms
1,151 Homes

TEXAS HERITAGE MARKETPLACE DEVELOPMENT

Wood Creek Reserve
465 Homes

Pin Oak Village
444 Homes

Falcon Point
522 Homes

Jordan Ranch
2,829 Homes

Young Ranch
882 Homes

Firethorne
3,337 Homes

Avalon
299 Homes

Grayson Lakes
225 Homes

Lake Point Estates
86 Homes

Tamarron
3,900 Homes

Cinco Ranch NW
1,162 Homes

Silver Ranch
1,355 Homes

Falcon Ranch
852 Homes

TEXAS HERITAGE PARKWAY NOW COMPLETE





Demographic Summary Report

Cane Island Pkwy & I-10 W, Katy, Texas, 77494

Prepared by Colliers
 Latitude: 29.777263
 Longitude: -95.850130

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	207	9,582	25,423
2010 Total Population	644	17,399	63,860
2024 Total Population	2,247	59,553	189,990
2024 Group Quarters	25	250	592
2029 Total Population	2,606	69,946	223,689
2023-2028 Annual Rate (CAGR)	3.01%	3.27%	3.32%
2000 to 2010 Population Change	211.1%	81.6%	151.2%
2000 to 2024 Population Change	985.5%	521.5%	647.3%
2010 to 2029 Population Change	304.7%	302.0%	250.3%
2024 to 2029 Population Change	16.0%	17.5%	17.7%
2024 Total Daytime Population	3,157	55,438	156,296
Workers	1,855	21,296	53,926
Residents	1,302	34,142	102,370
2024 Workers % of Daytime Population	58.8%	38.4%	34.5%
2024 Residents % of Daytime Population	41.2%	61.6%	65.5%
Household Summary			
2000 Households	87	3,240	8,151
2010 Households	195	5,833	20,237
2024 Households	605	18,221	59,662
2024 Average Household Size	3.67	3.25	3.17
2029 Households	706	21,570	71,223
2023-2028 Annual Rate	3.14%	3.43%	3.61%
2000 to 2010 Household Change	124.1%	80.0%	148.3%
2000 to 2024 Household Change	595.4%	462.4%	632.0%
2010 to 2029 Household Change	262.1%	269.8%	251.9%
2024 to 2029 Household Change	16.7%	18.4%	19.4%
2010 Families	139	4,674	17,118
2024 Families	502	15,697	49,328
2029 Families	589	18,590	58,702
2023-2028 Annual Rate	3.25%	3.44%	3.54%
Housing Unit Summary			
2024 Housing Units	635	19,250	64,055
Owner Occupied Housing Units	87.3%	87.1%	74.8%
Renter Occupied Housing Units	12.7%	12.9%	25.2%
Vacant Housing Units	4.7%	5.3%	6.9%
Owner Occupied Median Home Value			
2024 Median Home Value	\$478,743	\$452,184	\$431,868
2029 Median Home Value	\$534,722	\$490,049	\$480,643
Income			
2024 Per Capita Income	\$58,370	\$56,903	\$52,914
2024 Median Household Income	\$166,588	\$157,795	\$135,318
2024 Average Household Income	\$190,340	\$185,800	\$167,719
Household Income Base	605	18,221	59,662
<\$15,000	5.3%	2.4%	3.5%
\$15,000 - \$24,999	1.6%	1.8%	2.2%
\$25,000 - \$34,999	2.0%	1.8%	3.1%
\$35,000 - \$49,999	2.8%	4.6%	4.8%
\$50,000 - \$74,999	3.6%	9.5%	10.7%
\$75,000 - \$99,999	5.3%	7.7%	9.8%
\$100,000 - \$149,999	17.4%	17.4%	20.4%
\$150,000 - \$199,999	27.8%	22.4%	18.8%
\$200,000+	34.4%	32.5%	26.8%



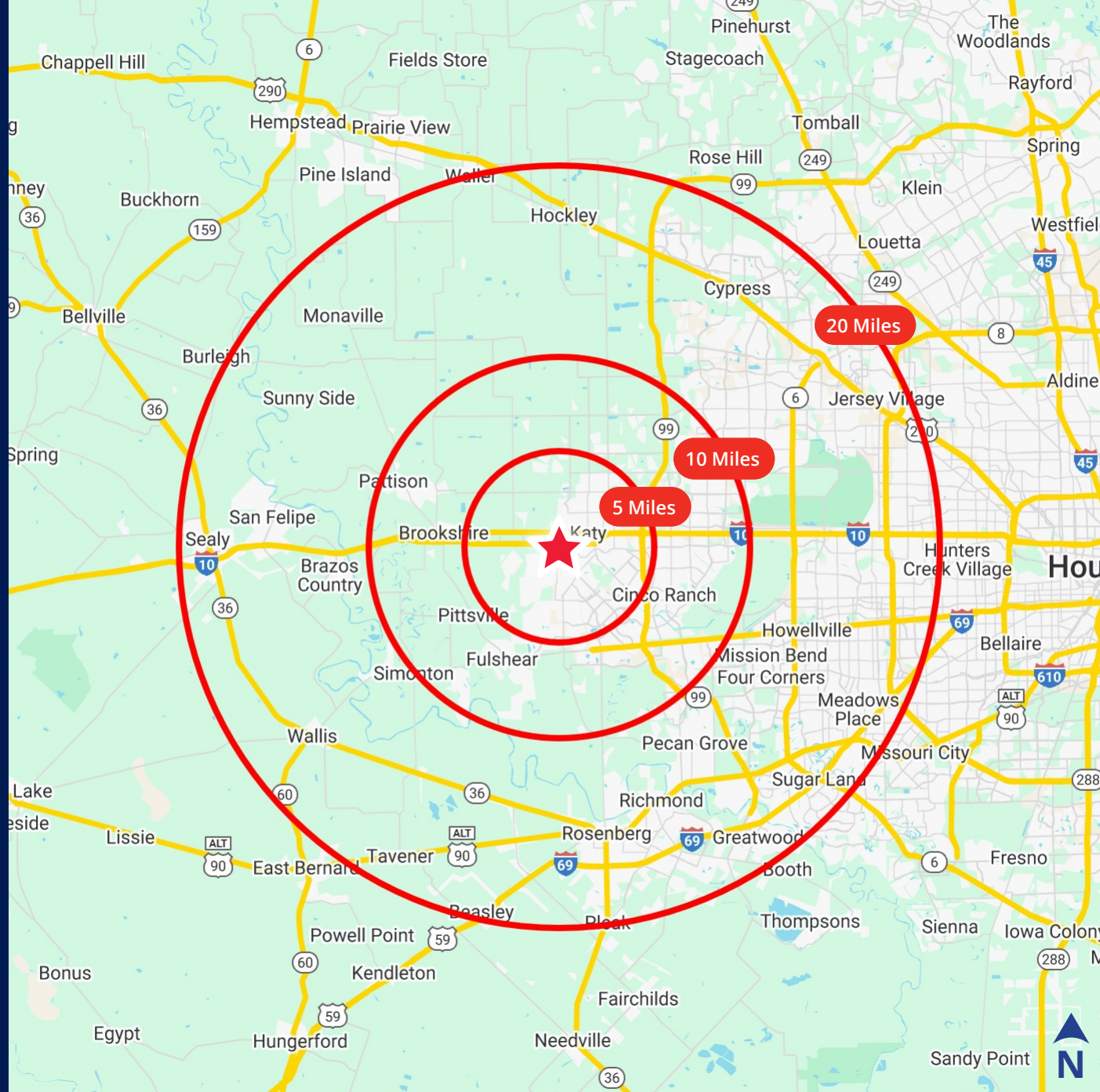
1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com

Wade Greene

Principal & Director
+1 713 830 2189
wade.greene@colliers.com

Hannah Tosch

Principal
+1 713 830 2192
hannah.tosch@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Wade Greene IV CCIM	680080	wade.greene@colliers.com	+1 713 830 2189
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date