

## Office/Retail Space Available for Lease

- .5 miles from new Target & HEB development
- FM-529 expansion to 6 lanes beginning Q2 2023
- Property hosts a variety of businesses including restaurants, healthcare, and service users
- Within Elyson, a 6,000+ home community

### *Elyson Stats:*

- Over 6,000 homes anticipated at build out
- Approximately 2,200 plus occupied homes to date
- 750+ acres preserved for open space, parks, trails, lakes, waterways, amenities, etc.
- 30 miles of planned trails
- 13 active home builders



### LOCATION

6845 Peek Road Katy, TX 77493

### AVAILABLE

- 1,450 SF In-Line Space
- Office & Retail Space Available

## Contact Dana Thompson

713.523.2929

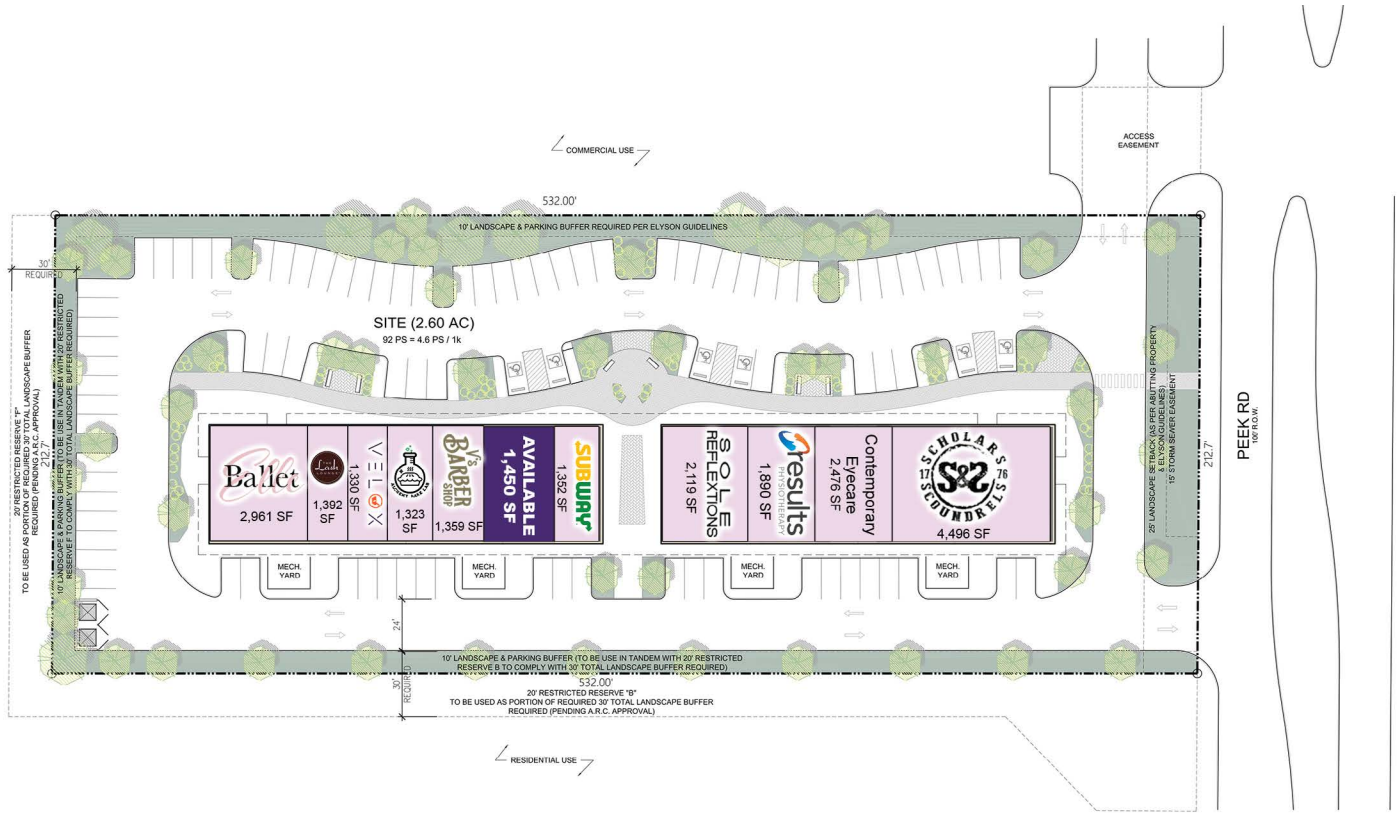
dthompson@newregionalplanning.com

## Contact Blake Tartt III

713.523.2929

btartt@newregionalplanning.com

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*Subject to Change*

## Traffic Counts



### FM 529/FREEMAN RD.

West of Porter Rd  
8,549 VPD ('19)  
East of Grand Parkway  
15,074 VPD ('16)



### GRAND PARKWAY

South of FM 529  
53,856 VPD ('19)

## Demographics



### POPULATION

151,568 (5 mi)



### HOUSEHOLDS

42,409 (5 mi)



### AVERAGE HH INCOME

\$100,799 (1 mi)

FOR MORE INFORMATION, PLEASE CONTACT

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1600 West Loop South, Suite 600 | Houston, TX 77027

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# ELYSON

- 497 home sales last year (goal was 344, so we exceeded home sales goal by 17%)
- Goal for 2021 – 438 home sales but will exceed 500. Will just depend on supply chain for builders.
- Prices start in the \$220s and go up over \$700k
- All homes currently are single family traditional product types.
- Lot sizes start at 40' and go up to 70' in width.



Future  
**H-E-B**  
timewise

EXPANSION

99  
TOLL

Grand Central West  
Industrial Park  
2.2M Square Feet

Peek Rd

KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE

KISD  
McElwain  
Elementary

Elyson  
Clubhouse

Elyson  
Flats

Elyson Blvd

529  
ROAD



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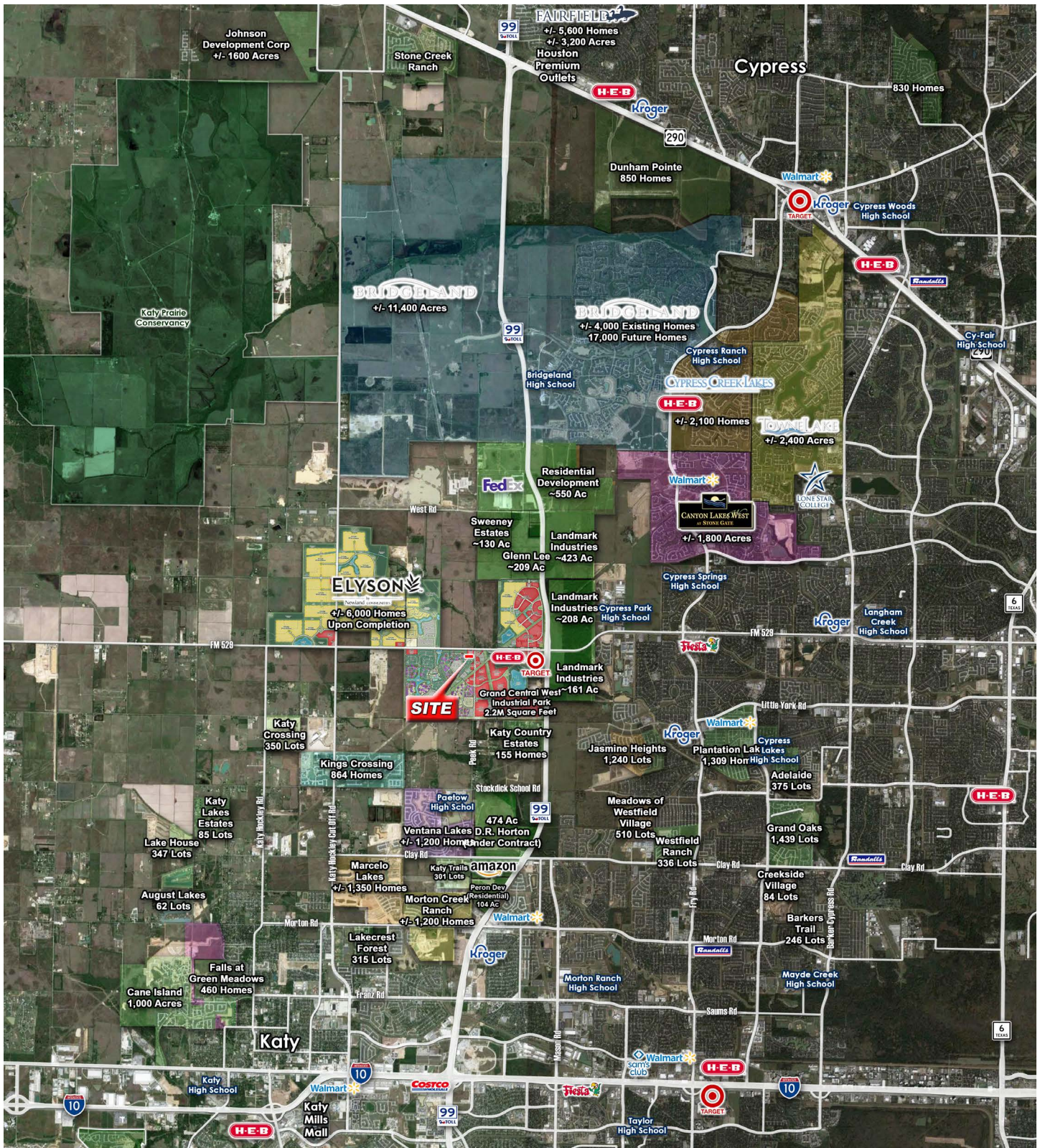
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2020 Total Population	4,815	23,868	151,568
2020 Group Quarters	0	1	12
2025 Total Population	8,231	30,542	180,604
2020-2025 Annual Rate	11.32%	5.05%	3.57%
2020 Total Daytime Population	3,593	17,757	117,000
Workers	912	5,456	38,317
Residents	2,681	12,301	78,683
<b>Household Summary</b>			
2020 Households	1,256	7,111	42,409
2020 Average Household Size	3.83	3.36	3.57
2025 Households	2,137	9,266	50,481
2025 Average Household Size	3.85	3.30	3.58
2020-2025 Annual Rate	11.21%	5.44%	3.55%
2020 Families	1,057	6,006	35,934
2020 Average Family Size	4.15	3.63	3.86
2025 Families	1,799	7,826	42,778
2025 Average Family Size	4.17	3.56	3.86
2020-2025 Annual Rate	11.22%	5.44%	3.55%
<b>Housing Unit Summary</b>			
2020 Housing Units	1,354	7,524	44,166
Owner Occupied Housing Units	90.2%	87.1%	83.5%
Renter Occupied Housing Units	2.6%	7.4%	12.5%
Vacant Housing Units	7.2%	5.5%	4.0%
2025 Housing Units	2,141	9,509	51,736
Owner Occupied Housing Units	92.7%	88.9%	84.2%
Renter Occupied Housing Units	7.1%	8.5%	13.3%
Vacant Housing Units	0.2%	2.6%	2.4%
<b>Median Home Value</b>			
2020	\$258,575	\$192,289	\$191,297
2025	\$323,704	\$234,192	\$229,113
<b>Median Age</b>			
2020	31.6	30.7	30.9
2025	30.9	30.3	30.7
<b>2020 Households by Income</b>			
Household Income Base	1,256	7,111	42,409
<\$15,000	4.6%	5.2%	4.9%
\$15,000 - \$24,999	9.1%	5.4%	5.6%
\$25,000 - \$34,999	3.7%	5.3%	6.0%
\$35,000 - \$49,999	7.2%	9.4%	10.8%
\$50,000 - \$74,999	15.0%	16.7%	17.0%
\$75,000 - \$99,999	16.7%	17.2%	16.0%
\$100,000 - \$149,999	26.3%	26.7%	23.6%
\$150,000 - \$199,999	6.1%	6.8%	8.1%
\$200,000+	11.1%	7.4%	7.9%
Average Household Income	\$107,799	\$99,417	\$99,902

## KEY FACTS

151,568

Population



3.6

Average Household Size

30.9

Median Age

\$82,183

Median Household Income

9.5%

Unemployment Rate

## EDUCATION

13%

No High School Diploma

24%  
High School Graduate31%  
Some College32%  
Bachelor's/Grad/Prof Degree

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# 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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