



www.KATatUniversity.com | www.UKaty.com



FOR LEASE
SPACE LIMITED!
RETAIL - RESTAURANT
MEDICAL - OFFICE - SCHOOL



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DUAL Highway - 24/7 Traffic

Center of Traffic Flow
In & Out UH Campus

Methodist
HOUSTON LEADING MEDICINE
Texas Children's Hospital
5 mile
1,000 and 1,650 Employees

of Employees in 10 mile

bp	5,000	WOOD GROUP MUSTANG	4,000
ConocoPhillips	3,000	Shell	3,000
amazon	1,000	iqloo	1,000

356,000 SF Class A Office
Mason Creek Center - 1.5 mi

Academy
SPORTS+OUTDOORS
Headquarter - 1.5 mile
2,900 Employees

DNV-GL 565 Employees
NEWARK 120 Employees

1.7 mi
GEICO
610 Employees

Under Construction
UNIVERSITY OF HOUSTON
UH Katy Campus
Est. 10,000 Student
Opening Fall 2019

Luxury Apartment
350 Units

Future Katy Town Center
82 Acre Premier Development

Class "A"
Multi-Family
300 Units

UKaty

Coming Soon
POPS+STROKE
EAT. PLAY. DRINK.

Coming Soon
WALK-ONS #1 Sports Bar
by ESPN

New Apartment
336 Units

GLORIA'S
LATIN CUISINE

Hu
海底捞火锅
Hot Pot

CINEMARK
Century
Cinema

Academy
SPORTS+OUTDOORS

35,381 VPD

289,800 VPD

Schlumberger
600 Employees

MART
KAT Phase I
#1 International
Supermarket

JCPenney

la Madeleine
COFFEE FRENCH CAFE
RED ROBIN
SLIM CHICKENS

Coming Soon
85° 1,000+ Stores
GLOBALLY
Kinokuniya
80+ Stores Globally
17 Stores

HERMANN
1,000 Employees

METRO
Metro Transit Center
1,700 Parking Space
To Downtown Daily

COSTCO
WHOLESALE

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John Woo | 832-876-8678 | Passion Realty
Johntherealtor@hotmail.com

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HEART Location - Mini Town Center

BUS | METRORAIL

- DOWNTOWN HOUSTON
- TEXAS MEDICAL CENTER
- ENERGY CORRIDOR

35,381 CPD

99 TEXAS

900 Medical Professionals
3 min drive

Park & Ride
1,700 Parking Space

MART

STOP

Potential Site for 300+ Unit Apartment

STOP

COLONIAL PARKWAY

Houston Community College
Up to 54 acre

Mason Creek Office Centers
356,000 SF3 min drive

University of Houston
Under Construction
Est. 10,000 Students

Entertainment Center
Indoor Kart Racing
Video Arcade

Golf Entertainment
By Tiger Woods
Coming Soon

Katy Town Center
Future Site 82 acre
10 min walk

57,000 SF
250 Rooms

85°

UKaty

ANDRETTI
INDOOR KARTING & GAMES

POPSTROKE
EAT. PLAY. DRINK.
Coming Soon

TEXAS MEDICAL CENTER WEST CAMPUS - 5.3 mile

MD Anderson Cancer Center
HOUSTON

Methodist
LEADING MEDICINE

Texas Children's Hospital

INTERSTATE 10

289,800 CPD

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Landmark - University Center



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Estimated 10,000 UH Student Campus



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Estimated 7,000 Students - 1 Min Drive



Houston Community College Campus | \$55 Million | 140,000 SF

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FREE Grease Trap & Fire Sprinkler Tap In



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Nearby Major Brands



Golf Entertainment
By Tiger Woods

UNIVERSITY of
HOUSTON

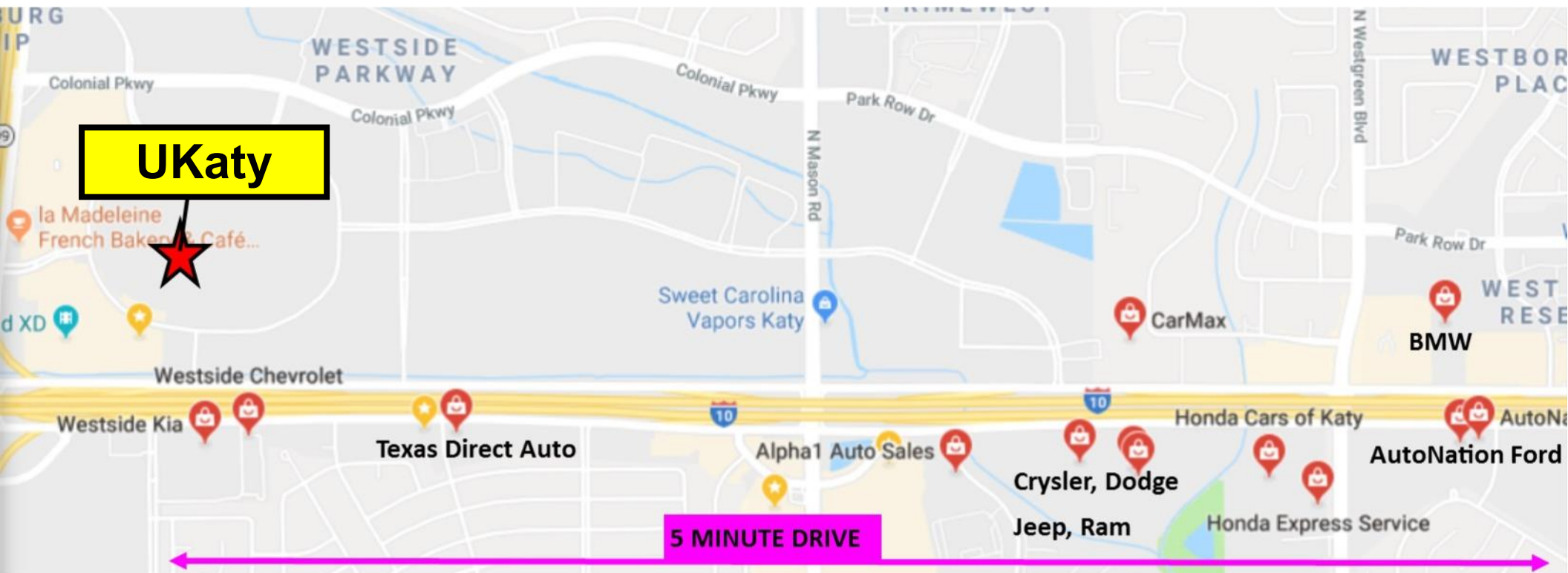
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HUGE Catering & Delivery Income

HUGE DELIVERY BUSINESS

12 Dealerships in 5 Minute Drive

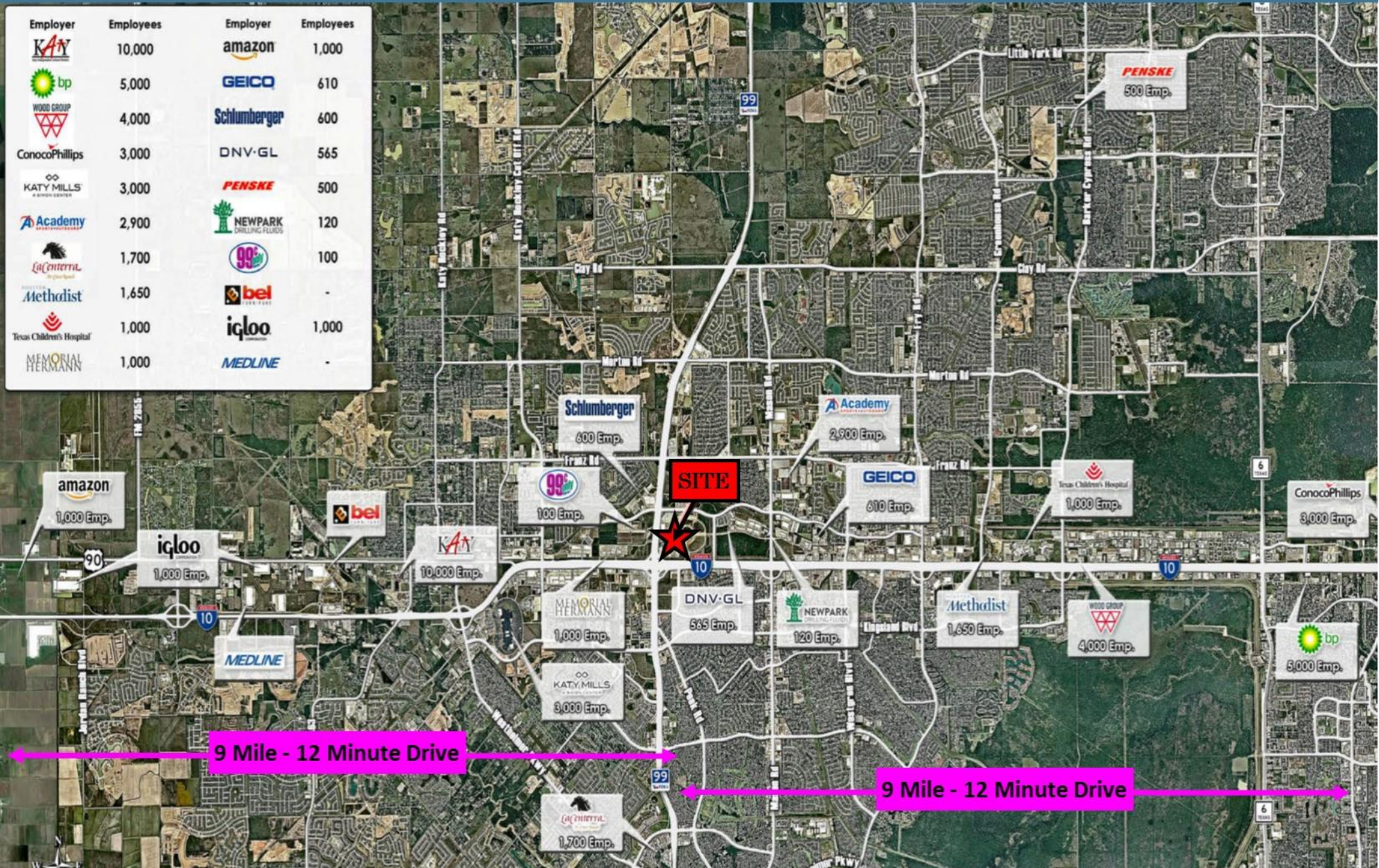
Car Max, BMW, Kia, Chevrolet, Texas Direct Auto, Alpha 1
Crysler, Dodge, Jeep, Ram, Honda, Auto Nation Ford



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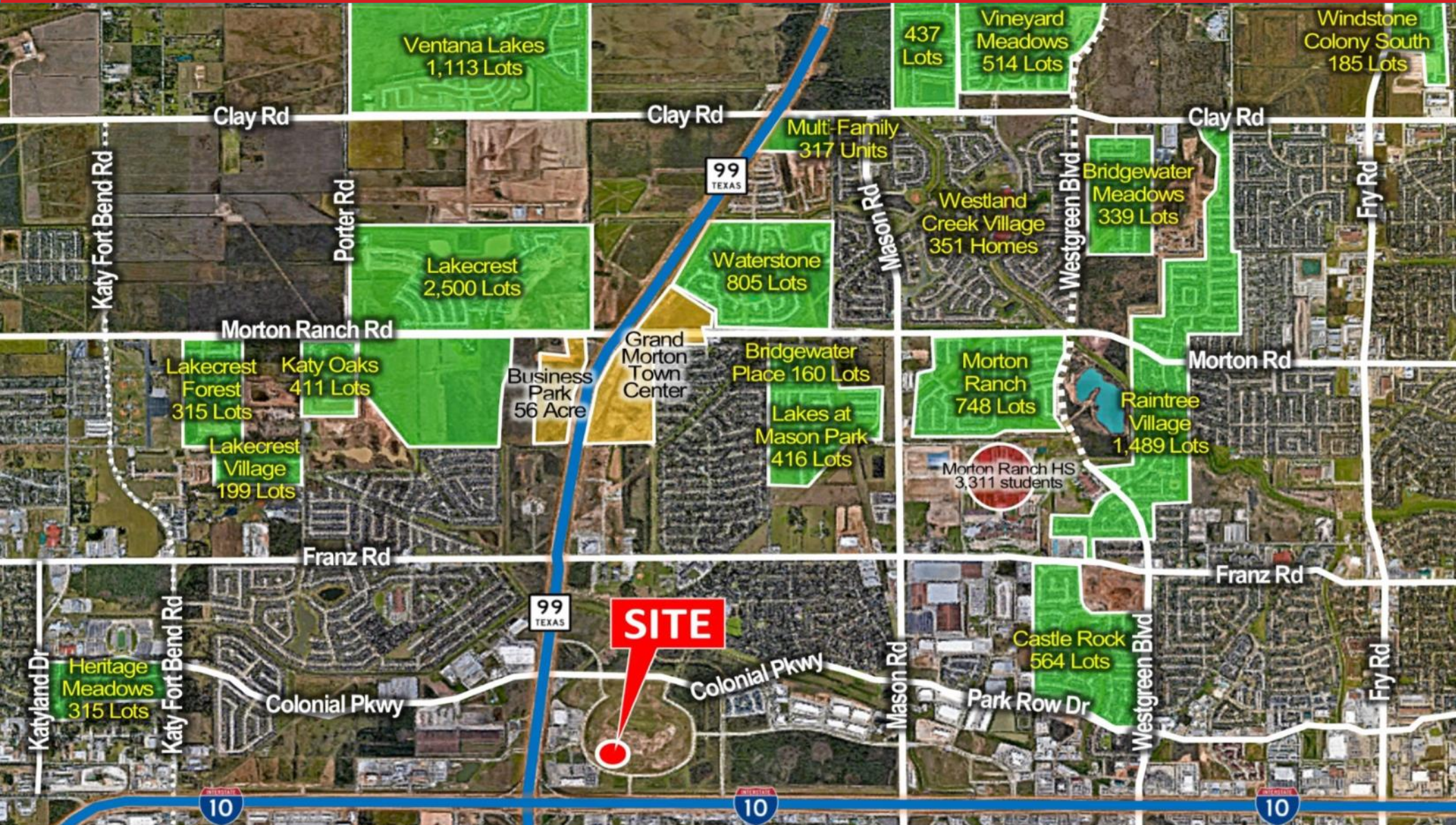
39,000 Employees in 12 Minute

Employer	Employees	Employer	Employees
KATY	10,000	amazon	1,000
bp	5,000	GEICO	610
WOOD GROUP	4,000	Schlumberger	600
ConocoPhillips	3,000	DNV·GL	565
KATY MILLS A BROWN CENTER	3,000	PENSKE	500
Academy	2,900	NEWPARK DRILLING FLUIDS	120
LaCentra	1,700	99	100
Methodist	1,650	bel	-
Texas Children's Hospital	1,000	igloo	1,000
MEMORIAN	1,000	MEDLINE	-



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\$123K Avg HH Income in 5 mile 787K Population in 10 mile



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Information About Brokerage Services

11-2-2015

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.

Passion Realty LLC	9006262	johntherealtor@hotmail.com	(832) 876-8678
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JohnWoo	0666286	johntherealtor@hotmail.com	(832) 876-8678
Designated Broker of Firm	License No.	Email	Phone
JohnWoo	0666286	johntherealtor@hotmail.com	(832) 876-8678
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Woo	0666286	johntherealtor@hotmail.com	(832) 876-8678
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date