



**LAND FOR
LEASE
±1.38 ACRES
(Divisible)**

**GROUND
LEASE
OR
BUILD-TO-
SUIT**

**2712 N. Mason Road
Katy, TX 77449**

**99
TEXAS**

**WATERSTONE
FALLS**

**WESTLAND
CREEK VILLAGE**

**LAKES OF
BRIDGEWATER**

MORTON RD

N. MASON RD

SITE

**99
TEXAS**

**LAKES AT
MASON PARK**

WILLIAMSCHASE

**WILLIAMSBURG
COLONY**

**SKYBOX
HOUSTON**

**Mason
COMMERCIAL DEVELOPMENTS**

N. MASON RD

**MORTON RANCH
ELEMENTARY SCHOOL**



**MORTON RANCH JUNIOR
HIGH SCHOOL**



**MORTON RANCH HIGH
SCHOOL**

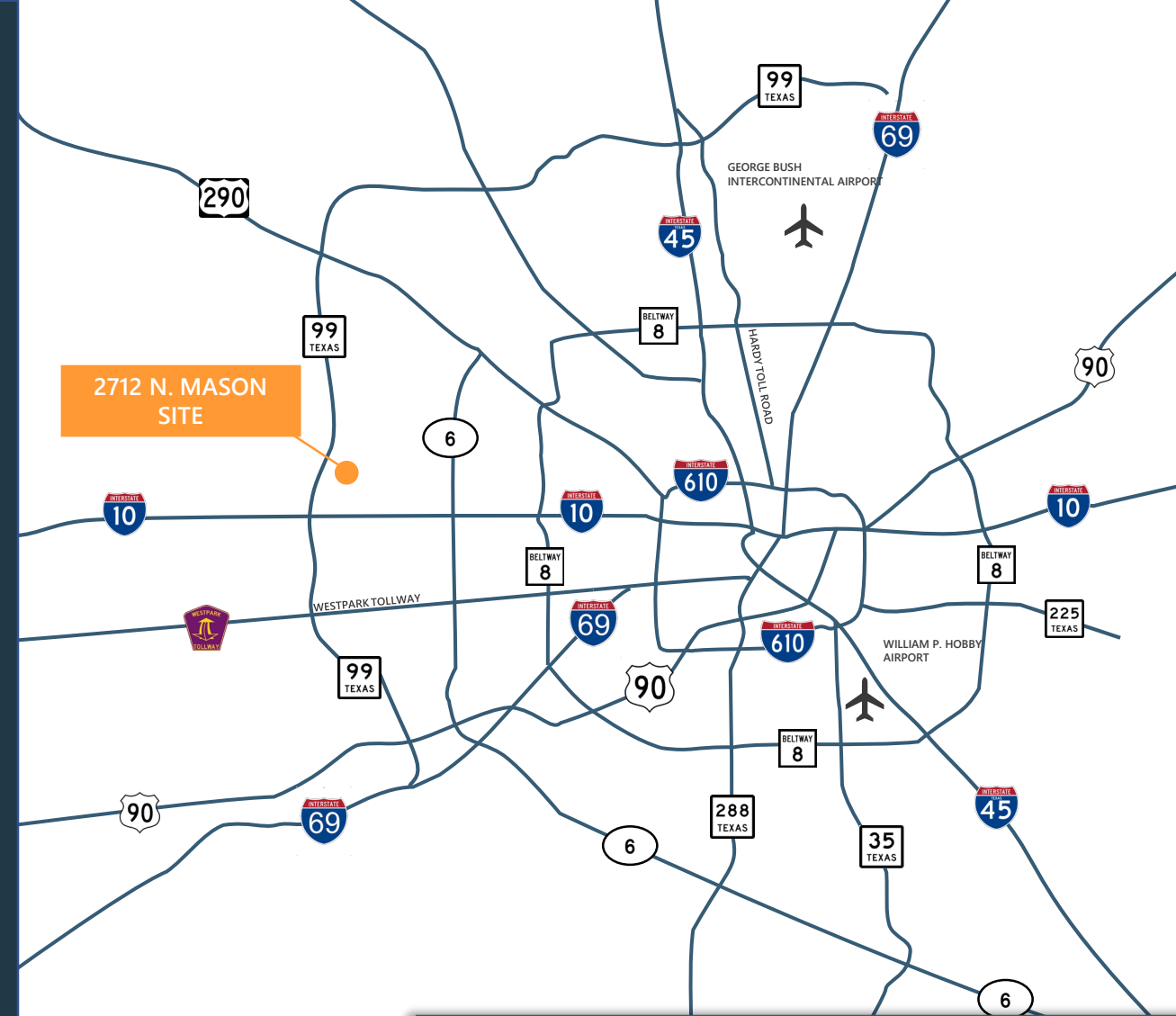


REAL ESTATE ADVISORS, LLC

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PROPERTY HIGHLIGHTS

- ±1.38 ACRES (DIVISABLE)
- BUILD-TO-SUIT OR DESIGN BUILT
- CROSS ACCESS WITH ANCHORED RETAIL ON EITHER SIDE
- OUTSIDE 500 YEAR FLOOD PLANS (NO HARVEY FLOODING)
- CONVENIENT ACCESS TO SH 99 & I-10
- LOCATED IN KATY, TX – ONE OF THE FASTEST GROWING CITIES IN TEXAS
- BLOCKS AWAY FROM ACADEMY HEADQUARTERS, GEICO CORPORATE & MORTON RANCH SCHOOL SYSTEM



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AREA RETAILER MAP



Walmart
9ROUND 30 MIN KICKBOX FITNESS
TACO BELL
MyKid's DENTIST
ups
cricket wireless
Little Caesars
Night Light pediatric urgent care
Great Clips

99 TEXAS

WATERSTONE FALLS

WESTLAND CREEK VILLAGE

LAKES OF BRIDGEWATER

MORTON RD

N. MASON RD

Shell
Wendy's
Pizza Hut
DaVita

SITE

99 TEXAS

Kroger
Chick-fil-A
ideal dental
Starbucks
ME MedExpress
supercuts.
SUBWAY
WHATABURGER
WING-STOP
T-Mobile

GNC
Sprint
REGIONS
Auto Zone
MATTRESS ONE
verizon
KUMON
SUBZERO NITROGEN ICE CREAM
CHASE

FAMILY DOLLAR
Portal Family Dentistry & Orthodontics
W

LAKES AT MASON PARK

MORTON RANCH

WILLIAMSCHASE

MORTON RANCH JUNIOR HIGH SCHOOL

WILLIAMSBURG COLONY

SKYBOX HOUSTON

MORTON RANCH ELEMENTARY SCHOOL

MORTON RANCH HIGH SCHOOL

FRANZ RD

N. MASON RD

Mason REAL ESTATE

Starbucks

Academy SPORTS+OUTDOORS
HEADQUARTERS

DEMOGRAPHICS

POPULATION

Demographics	1 Mile	3 Mile	5 Mile
Population	11,400	101,206	233,132
Households	3,605	29,007	91,000
Median HH Income	\$73,801	\$85,805	\$108,235

TRAFFIC

Street	Cross Street	Distance	Traffic Volume*
Mason Road	Franz Road	0.6 mi	29,420
Morton Road	Mason Road	0.3 mi	13,925
HW 99	Franz Road	2.2 mi	35,381
Franz Road	Mason Road	0.9 mi	13,088
Interstate 10	Highway 90	2.4 mi	151,937

*2016 TXDOT Traffic Count



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