

# KATY PAD SITES AVAILABLE



westside  
**POINTE**  
PAD SITES  
AVAILABLE  
GROUND LEASE OR  
MULTI-TENANT  
RETAIL

TEXAS MEDICAL CENTER  
WEST CAMPUS  
±5.3 MILES  
UNIVERSITY OF TEXAS  
MD Anderson  
Cancer Center  
METHODIST  
LEADING MEDICINE  
Texas Children's  
Hospital



# WESTSIDE POINTE

I-10 & Westside Parkway | Katy TX 77450

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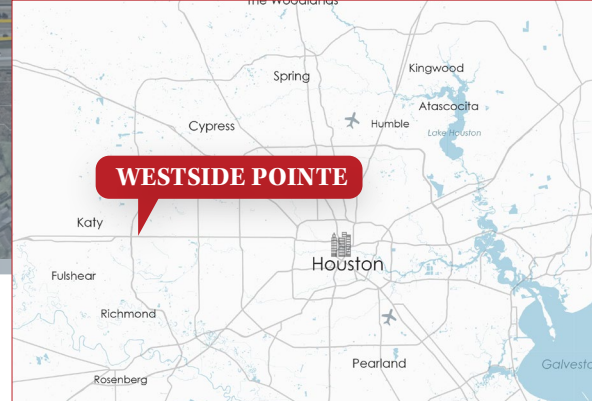
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**Palo Duro Commercial Partners**  
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# Westside Pointe | Pad Sites for Ground Lease

## LOCATION

I-10 & WESTSIDE PARKWAY  
KATY TEXAS 77450

## AVAILABLE

Nine Pad Sites Available Ranging in size from  $\pm 1.0$  AC to  $\pm 2.1$  AC  
Future Multi-Tenant Building Available ( $\pm 13,000$  SF)  
see site plan for availability

## GROUND LEASE RATE

Call for pricing

## PROPERTY HIGHLIGHTS

- Pad sites available at new 18-acre retail development
- Cross-access back to Grand Circle Drive
- Sits at the northwest corner of Interstate 10 and Westside Parkway, fronting Interstate 10
- Protected left-turn lane coming soon from Westside Parkway into the site
- Nearby traffic drivers including Popstroke, Andretti Indoor Karting, Home Run Dugout, Cinemark 19, and brand new Pitch 25 and Electric Pickle (*coming soon*)
- Adjacent to Katy Grand with approximately 6.6 million visits/year

## TRAFFIC COUNTS

Interstate 10: 216,636 vpd ('23)  
Interstate 10 Frontage Rd: 30,332 vpd ('23)



## 2024 DEMOGRAPHIC OVERVIEW

VARIABLE	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,369	133,936	303,355
PROJECTED POPULATION (5 YRS)	11,443	141,007	322,014
TOTAL HOUSING UNITS	4,480	50,168	107,311
PROJ. TOTAL HOUSING UNITS (5 YRS)	5,061	53,588	115,678
MEDIAN HOME VALUE	\$274,276	\$289,019	\$326,550
AVG. HOUSEHOLD INCOME	\$113,548	\$122,282	\$139,262



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# Westside Pointe Project Highlights



## Prime Location

Unmatched visibility & access at the NEQ of Interstate 10 & the Grand Parkway.

Interstate 10 Frontage & future protected left-turn lane into site from Westside Parkway.

## Thriving Retail

Proximity to Katy Asian Town and concepts including PopStroke, Andretti Karting, Home Run Dugout, and new concepts Pitch 25 and Electric Pickle (*coming soon*) ensure consistent foot traffic.

## Booming Market

The site benefits from Katy's expanding population and rapid growth of residential developments.

In Katy ISD, with projected student enrollment of 100K+ by 2028.



**University of Houston  
Victoria at Katy Campus**  
10,000+ Students



**Pitch 25**  
*Opening for 2026 FIFA World Cup*  
21,000 SF with two outdoor mini soccer pitches & outdoor shaded beer garden



**Electric Pickle**  
*Coming Soon*  
4 Acres with 10 Pickleball courts & 11,000 SF restaurant



**Popstroke**  
Two 18-hole mini golf course concept by Tiger Woods



**Home Run Dugout**  
Batting Bays, Parties & Events + Restaurant & Bar



**Andretti Indoor Karting**  
90,000 SF sports hub with karting, video arcades, VR games, & more



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# Immediate Trade Area



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# Intersection & Access



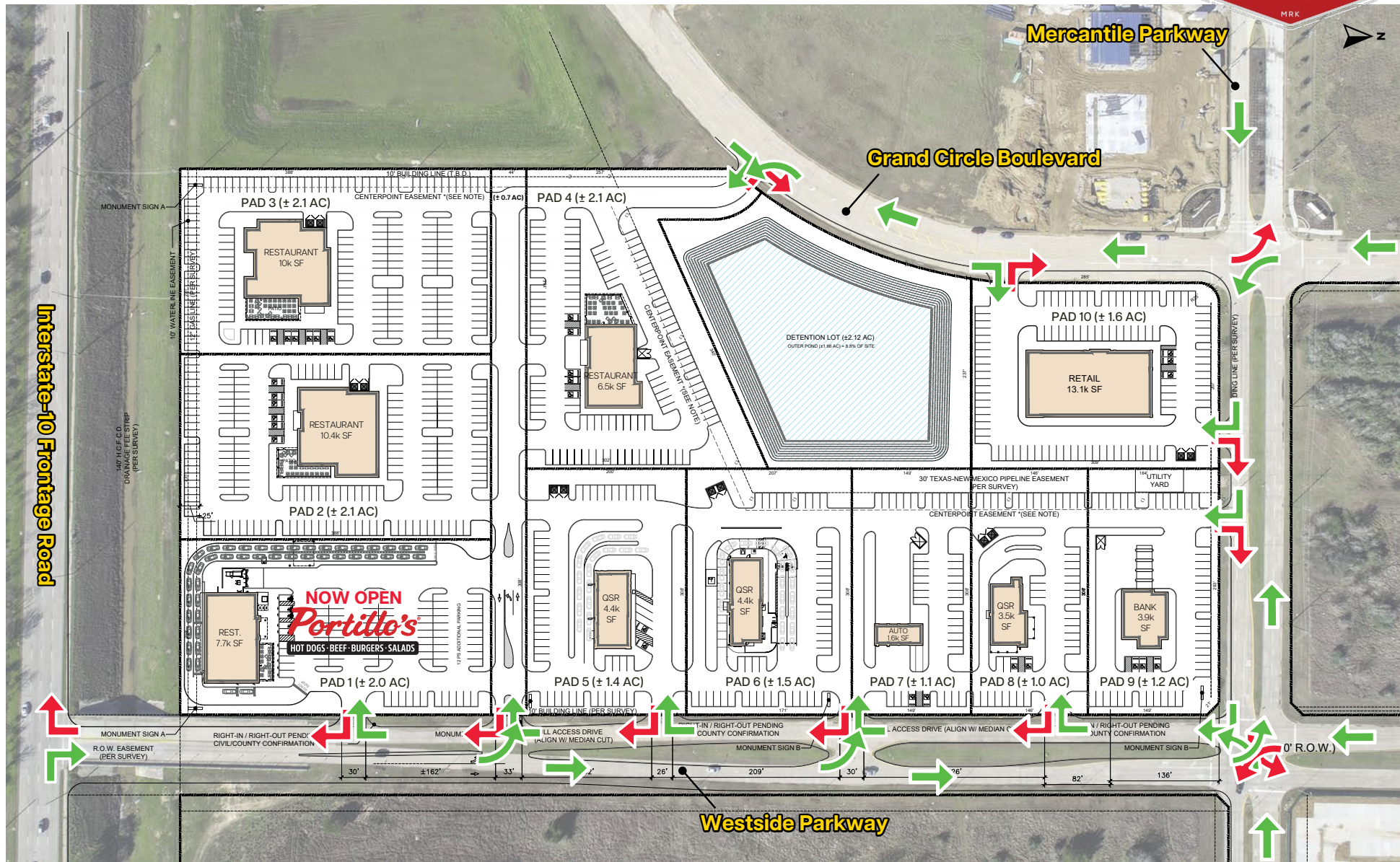
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# Site Plan



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

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DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
Ashley Strickland	614649	ashley@palodurocp.com	281.995.2200
SALES AGENT / ASSOCIATE	LICENSE NO.	EMAIL	PHONE
BUYER, SELLER, LANDLORD OR TENANT		DATE	

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.