



±2 ACRES - PORTER ROAD

For Sale
or Lease

SWC of Porter Road and Porter Ranch Lane | Katy, Texas
2 Acres Centralized in High-Growth Katy Corridor

MAYDE CREEK ESTATE
TOTAL UNITS: 10
OCCUPIED: 10
PRICE RANGE: \$200K - \$250K

Katy Legacy
Under Construction
Total Units: 177

PORTER LAKE CENTER

THE LEARNING EXPERIENCE

SITE

VENTANA LAKES
TOTAL UNITS: 2,151
OCCUPIED: 2,151
PRICE RANGE: \$195K - \$496K

PATRICIA E. PAETOW
HIGH SCHOOL
3,400 STUDENTS

STOCKDICK JUNIOR
HIGH SCHOOL
1,313 STUDENTS

4,884 VPD

5,493 VPD

Housing Overview

Existing
Active

*Source: Zonda 2024, internal knowledge

Brett Strake

281.477.4388 | bstrake@newquest.com

Anders Fry

281.640.7137 | afry@newquest.com

Project Highlights

±2 Acres Available For Sale or Ground Lease in Katy, Texas

- Excellent demographics with numerous rooftops (see page 3) in the area including 215 future units adjacent to the property
- Conveniently located between new master-planned communities, Elyson and Sunterra
- Prime location for a retail user to service the families in the area
- The property is 1 mile west of Paetow High School, Stockdick Junior High School, and Catherine Bethke Elementary School, with 5,997 total enrolled students between the schools

Brett Strake

bstrake@newquest.com
281.477.4388

Anders Fry

afry@newquest.com
281.640.7137

Approximate Size:	±2 acres
Price:	Contact broker
Engineering/Detention/Utilities:	TBD
School District:	Katy ISD
Frontage:	200 ft on Porter Road 300 ft on Sabino Bend Land



78% POPULATION GROWTH
within 3 miles from 2020 to 2025

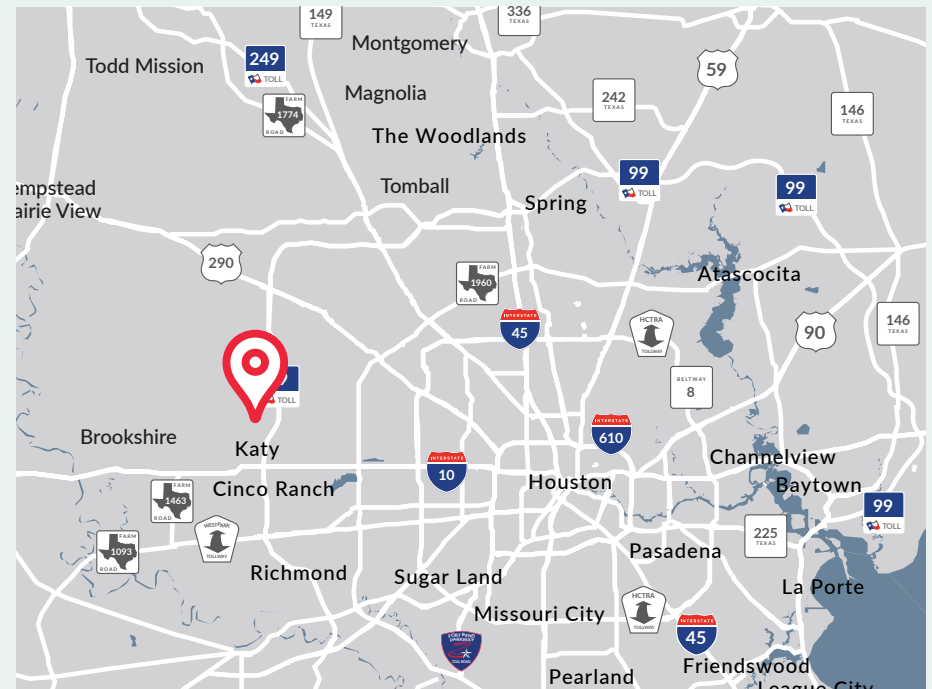


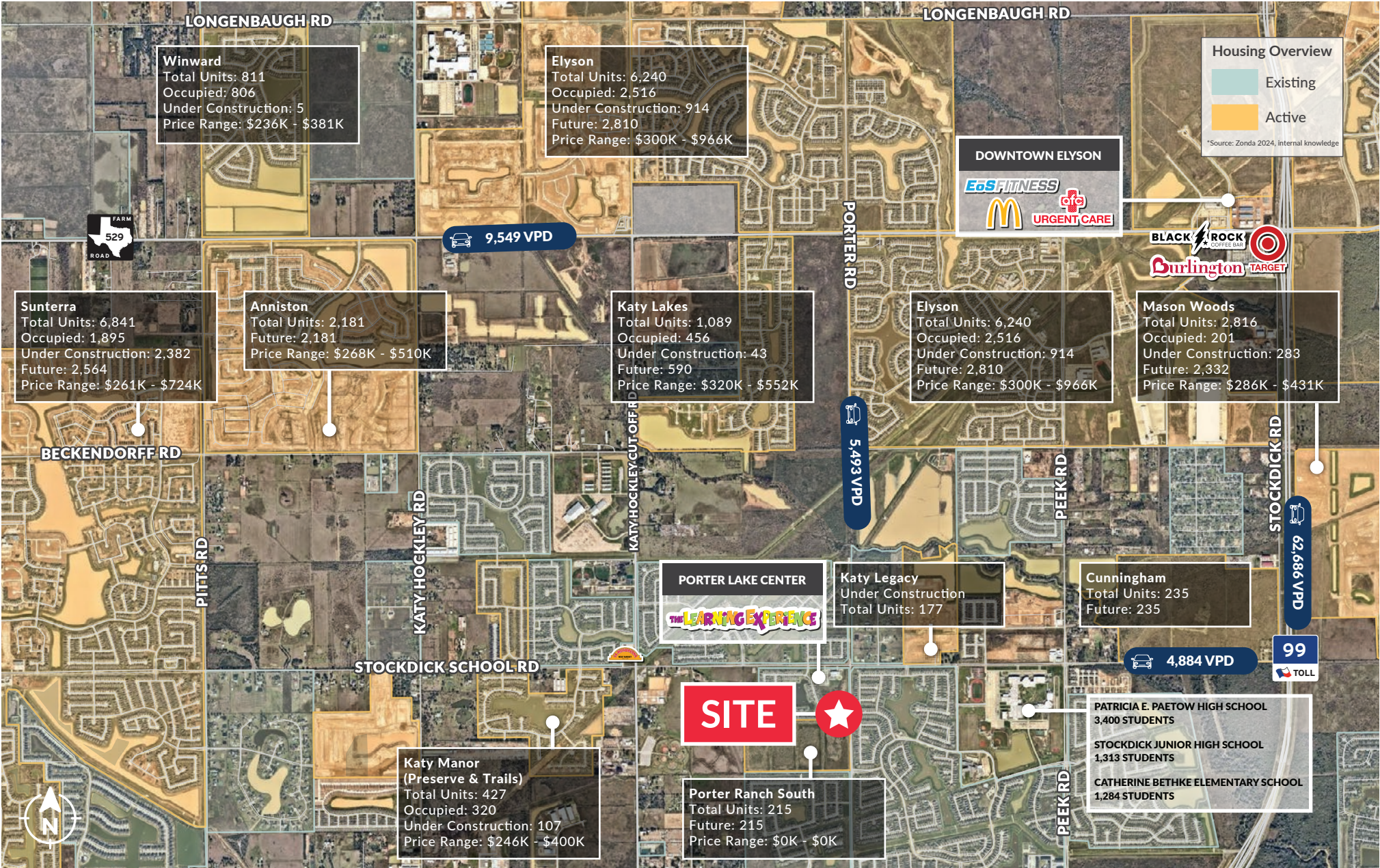
\$143K AVERAGE HOUSEHOLD INCOME
within 1 mile



239,497 POPULATION
within 5 miles

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25





TxDOT Traffic Counts as of 2024

06.25 | 01.25

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,464	26,038	74,309
Current Population	8,245	86,332	239,497
2020 Census Average Persons per Household	3.35	3.32	3.22
2020 Census Population	6,942	48,401	162,694
Population Growth 2020 to 2025	18.77%	78.37%	47.21%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	3.83%	7.31%	12.73%
2 Person Households	35.26%	33.88%	30.43%
3+ Person Households	60.91%	58.80%	56.84%
Owner-Occupied Housing Units	86.42%	79.45%	70.38%
Renter-Occupied Housing Units	13.58%	20.55%	29.62%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	36.30%	38.45%	36.50%
Black or African American	23.61%	20.96%	20.99%
Asian or Pacific Islander	10.18%	8.77%	7.96%
Other Races	29.25%	30.99%	33.51%
Hispanic	36.01%	38.78%	41.62%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$142,838	\$132,436	\$119,904
Median Household Income	\$132,628	\$116,326	\$99,836
Per Capita Income	\$44,699	\$41,890	\$38,374
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	17.45%	19.25%	21.64%
Estimated Bachelor's Degree	31.70%	28.09%	24.26%
Estimated Graduate Degree	17.72%	15.40%	12.25%
AGE	1 MILE	3 MILES	5 MILES
Median Age	30.9	32.3	33.0

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Brett Strake	695691	bstrake@newquest.com	281.477.4388
Sales Agent/Associate's Name	License No.	Email	Phone
Anders Fry	831400	afry@newquest.com	281.640.7137
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS25-493_DK_06.10.25