



GRAND PARKWAY & MORTON RANCH

Last Pad Site for Sale or Lease at Major Thoroughfare Corner

Grand Parkway and Morton Ranch Road | Katy, Texas

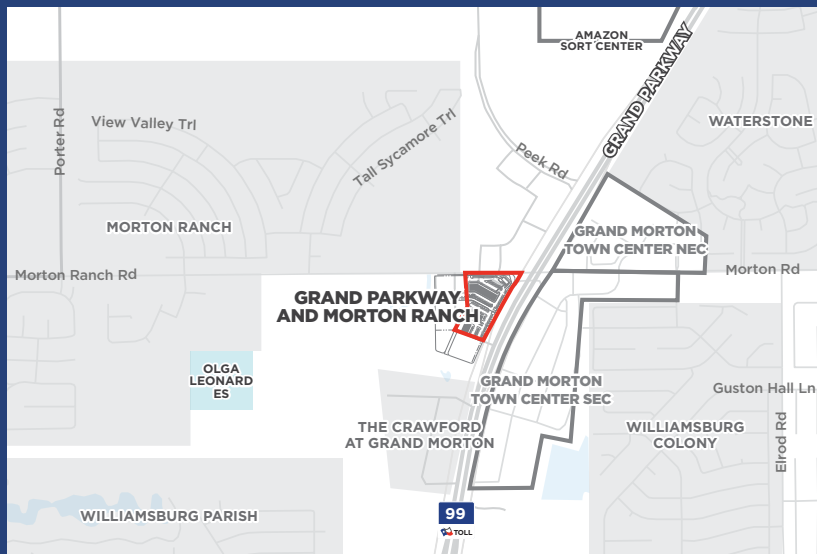
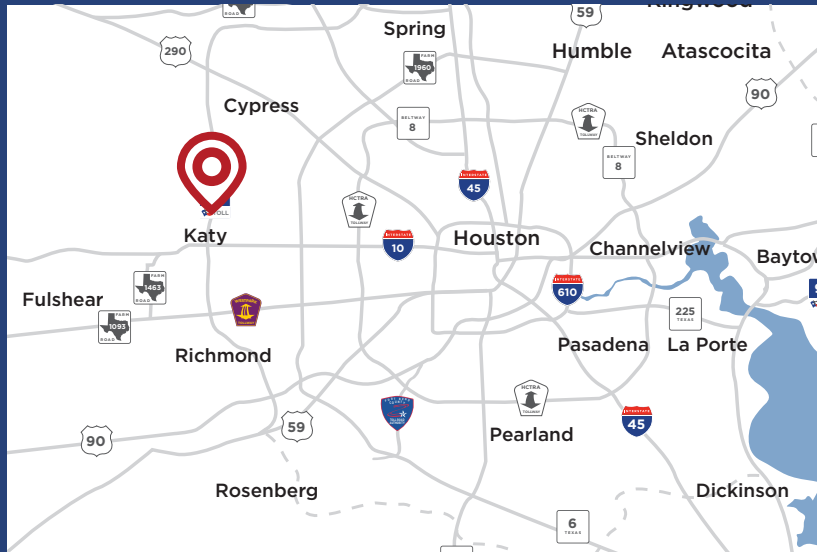
Rebecca Le | Josh Friedlander | 281.477.4300

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

GRAND PARKWAY & MORTON RANCH

PROJECT HIGHLIGHTS

KATY, TEXAS



14%
POPULATION GROWTH
WITHIN 3 MILES
SINCE 2020

2020 Census, 2022 Estimates with
Delivery Statistics as of 04/22



\$98K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



301,855
CURRENT
POPULATION
WITHIN 5 MILES

AGGRESSIVE RESIDENTIAL GROWTH

6,706 HOME CLOSINGS | 5-MILE RADIUS

\$1,774,505,183 ANNUAL HOME TRANSACTION VOLUME | 5-MILE RADIUS

\$335,377 AVERAGE HOME SALE PRICE | 5-MILE RADIUS

TOP 5 SUBDIVISIONS | ELYSON, JASMINE HEIGHTS
NOTTINGHAM COUNTRY, VENTANA LAKES

MetroStudy as of 2Q 2021

REBECCA LE
281.477.4327
rle@newquest.com

JOSH FRIEDLANDER
281.477.4381
jfriedlander@newquest.com



PROJECT HIGHLIGHTS



NEIGHBORING GRAND MORTON TOWN CENTER, A 91+ ACRE SHOPPING CENTER; CLAY 99 BUILDING 5, **A 1M-SF INDUSTRIAL COMPLEX, AND CLASS A OFFICE COMPLEXES**

HIGHLY ACCESSIBLE TO COMMUTERS TRAVELING ON 99 GRAND PARKWAY AND TO I-10 ENERGY CORRIDOR BRINGING **STRONG DAYTIME POPULATION**

NEAR KATY ISD ELEMENTARY, MIDDLE, AND HIGH SCHOOLS **WITH 4,300 STUDENTS** AND 7 MINUTES FROM **UNIVERSITY OF HOUSTON AT KATY** ENROLLING **4,931 STUDENTS**

AVAILABLE:
LAST PAD SITE
TRACT 1: 0.98 ACRES
TRACT 2: 0.86 ACRES

SITE PLAN

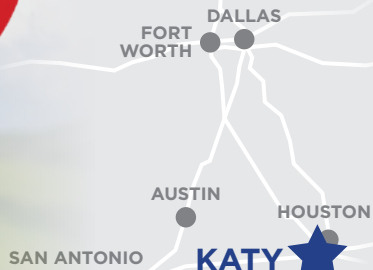
KEY	BUSINESS	LEASE AREAS
Tract 1	Under Contract	43,024 SF
Tract 2	Under Contract	37,630 SF
Reserve Tract 1	Sun Auto	30,865 SF
Reserve Tract 2	Einstein Bros. Bagels	77,687 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART



SP.18 | 04.22 | 09.21



CITY HIGHLIGHTS



NICHE[™]

**TOP-RATED
SCHOOL DISTRICT
IN HOUSTON &
ONE OF TEXAS'
FASTEST-GROWING**

LIFESTYLE INDEX

Cinco Ranch ranked #2 Best Suburban Community in Texas



\$129K average household income projected to grow to \$142K by 2024

SPENDING



EDUCATION INDEX

47.7% of the population holds a Bachelor's or graduate degree

Home to 4 satellite college campuses:



UNIVERSITY of HOUSTON



ECONOMY INDEX

55,000+ tech employees within a 30-minute drive

\$21+ billion in sales with 11,000 companies and over 200 corporations locally headquartered

Academy Sports	BP North America
GEICO	Katy ISD
Schlumberger	Shell Exploration
Wood	Houston Methodist
IGLOO	Memorial Hermann

TOP INDUSTRIES

	Health Care & Social 337,909 Jobs
	Establishments 185,794 Jobs
	Professional, Scientific, & Technical 169,298 Jobs
	Accommodation & Food 151,024 Jobs

DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 04/22



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rle@newquest.com

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POPULATION	2 MILES	3 MILES	5 MILES
Current Households	13,227	34,882	97,232
Current Population	43,346	109,511	301,855
2020 Census Population	45,479	96,748	265,782
Population Growth 2020 to 2022	-4.69%	13.19%	13.57%
2022 Median Age	31.6	32.0	32.8

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$94,579	\$89,761	\$98,762
Median Household Income	\$90,781	\$86,841	\$88,393
Per Capita Income	\$28,883	\$28,518	\$31,756

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	39.41%	39.53%	40.93%
Black or African American	18.23%	16.68%	16.32%
Asian or Pacific Islander	7.88%	7.36%	8.20%
Other Races	33.46%	35.33%	33.57%
Hispanic	40.02%	41.97%	39.27%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Household	12.31%	15.37%	15.68%
2 Person Households	27.05%	27.24%	27.10%
3+ Person Households	60.64%	57.39%	57.22%
Owner-Occupied Housing Units	75.44%	69.04%	68.12%
Renter-Occupied Housing Units	24.56%	30.96%	31.88%

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.

Home Asset, Inc., dba NewQuest Properties	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
Rebecca Le	519614	rle@newquest.com	(281)477-4300
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

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