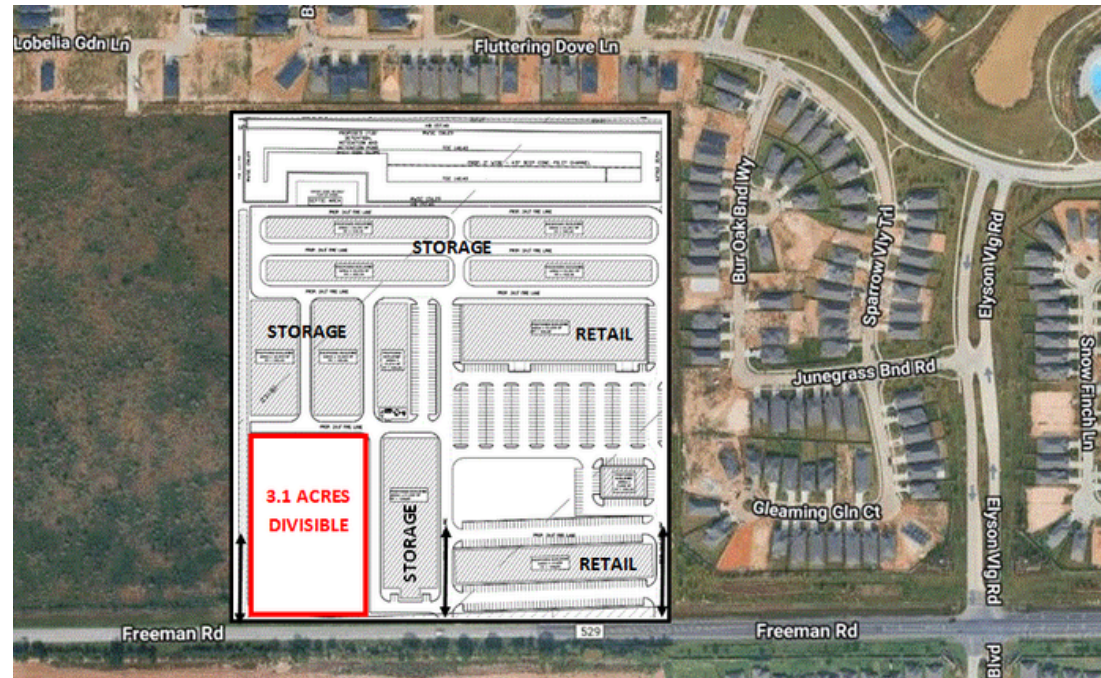


## 3.1 ACRES LAND | KATY

### 24710 FM 529, Katy, TX 77493

### Property Highlights:

- Off-site detention and private water/sewer to be provided by developer
- Minimal restrictions
- Site to be raised out of the flood plain
- 2.5 miles West of Grand Parkway (99)
- Surrounded by numerous master planned single family subdivisions
- Shortage of retail sites and underserved retail market



### CONTACT BROKER FOR PRICING

ERIC HUGHES

Partner

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All information contained herein is believed to be reliable. All information is subject to error, omissions, and prior withdrawal without notice.



**Nelson  
Junior  
High**

**Katy ISD**

**Freeman  
High School**

**Katy ISD**

**Elyson**

**Freeman Rd**

**Katy Hockley Cut Off Rd**

**Elyson**

**3,600 Acres  
6,200+ Homes  
at Buildout**

**Future Katy ISD  
Elementary  
School**

**SITE**

**Katy Lakes**  
**1,000+ Homes  
at Buildout**

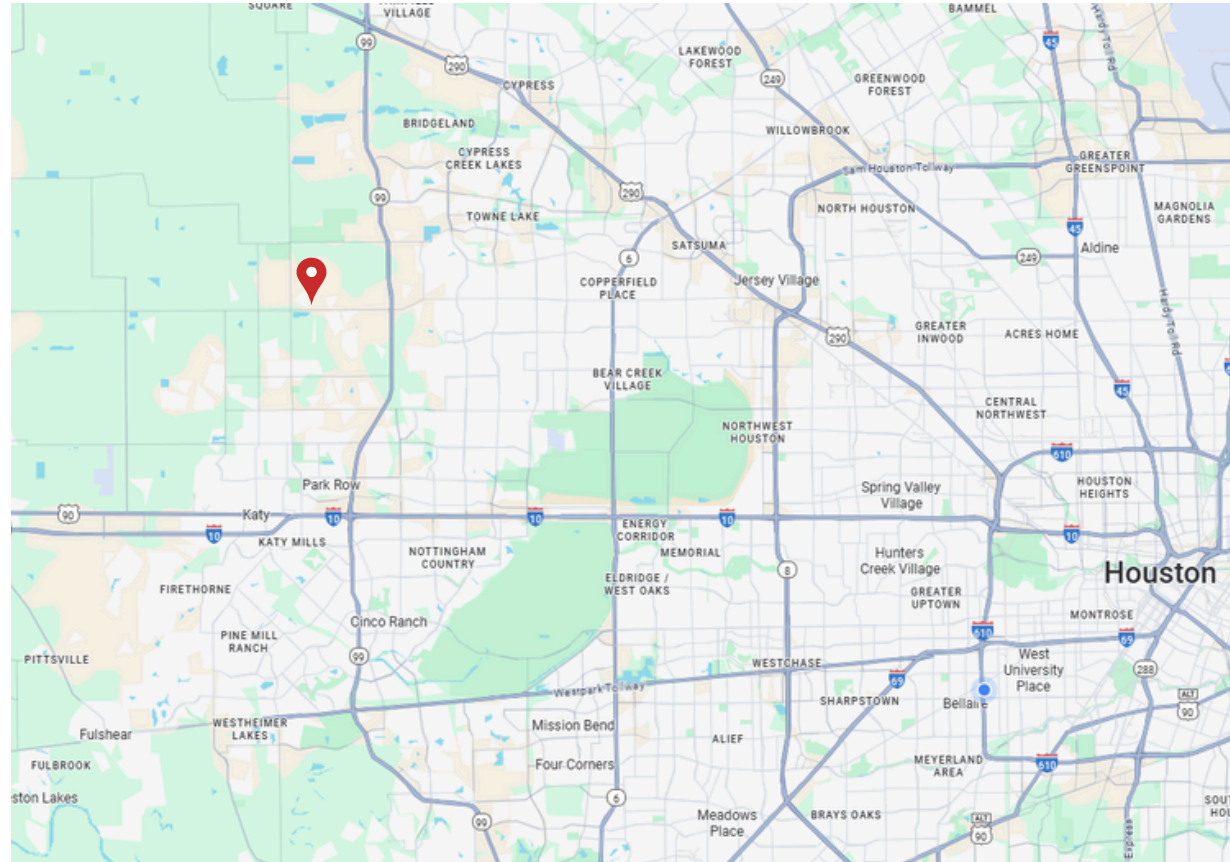
**Porter Rd**

**Hidden Forest  
Estates**



# Demographics:

	2 Miles	3 Miles	5 Miles
2023 Population:	14,196	21,178	94,070
2028 Proj. Population:	18,134	26,314	118,443
Daytime Population:	8,570	13,648	57,697
Average HH Income:	\$129,476	\$128,114	\$122,829



**ERIC HUGHES**

Partner

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