



For Sale

Prime Development Site

Sale Price:

\$20.00 PSF

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Pin Oak Road & Katy Freeway Katy, TX 77494

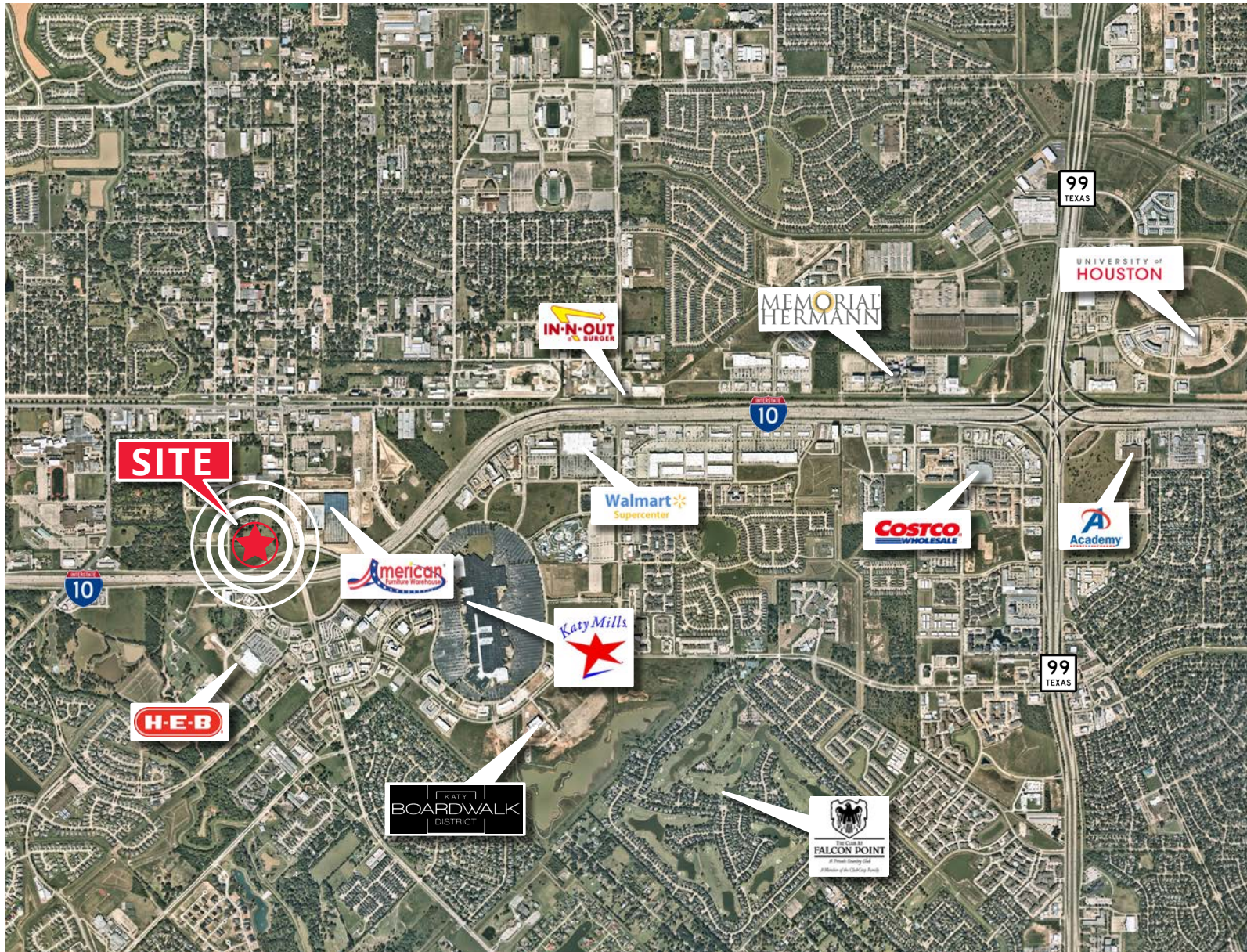
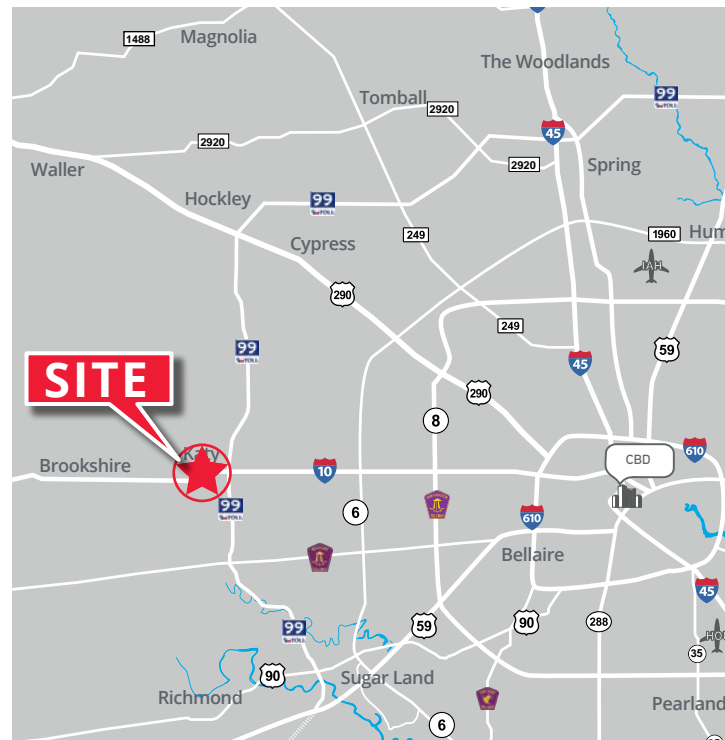
- 10.7 Acres for sale on Interstate 10 (Energy Corridor) in Katy, Texas
- 28 miles west of Houston's CBD
- At northwest corner of heavily-traveled I-10 and Pin Oak Rd across from Katy Mills Mall; American Furniture surrounded by retail, office and residential development
- Ideal site for retail development in one of Houston's fastest growing suburbs in northern Fort Bend County

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Location

The site is located on Interstate 10 at Pin Oak Road, 28 miles west of Houston. Pin Oak Road is a major exit off the interstate leading to several of Katy's high-end residential master-planned communities including Cinco Ranch, Falcon Point, Cross Creek Ranch and Firethorne. The property is located in the Energy Corridor, the 4th largest employment area in the Houston area. The Grand Parkway (State Highway 99) is approximately two miles east of the site and provides easy access to Sugar Land to the south or US 290 and Interstate 45 to the north.



Area Amenities

Katy Boardwalk District will consist of an upscale mixed use development including a 55,000-SF convention center, 89-acre nature park with lake, walking trail and nature preserves, loft living space, retail and restaurants, hotel, and public plaza.

Typhoon Texas is a 45-acre waterpark development adjacent to the Katy Mills Mall that opened in May 2016.

Katy Mills Mall is an outlet shopping mall with 1.3M SF of retail space of over 160 retailers such as Kate Spade, Off 5th Saks Fifth Ave., Bass Pro Shop, and Bed Bath & Beyond as well as a movie theater and numerous restaurants. Katy Mills completed a major interior transformation in December 2018.

University of Houston has a new campus on 46 acres near I-10 and the Grand Parkway. The new 80,000-sq.-ft-facility features state-of-the-art labs and studios for students pursuing studies with the UH College of Nursing and the UH Cullen College of Engineering.

American Furniture is a 500,000-square-foot retail showroom on 29 acres in the Village at Katy scheduled to open first quarter 2020.

Katy Area Accolades

- Katy Independent School District Named Top Houston Area School District for 2015, Niche
- Katy Independent School District Designated as a TEA "Recognized" public school district serving 181 square miles, with an enrollment of over 73,000 students
- Katy Named 4th Best Place to Start a Business in Texas
- Katy Area Ranks No. 1 in the U.S. for Top High Growth Areas
- Katy Area Wins Three "Best Senior Living" Awards
- MD Anderson Named Top-Ranked Hospital for Cancer Care
- Relocate America Rates Katy in Top 100 Places to Live
- Katy Area Neighborhoods Make Nation's Top Selling List

[City of Katy](#)

[Katy Economic Development Council](#)

[Katy Independent School District](#)



Katy Boardwalk District



Typhoon Texas



Katy Mills Mall



University of Houston



Leading Area Employers

According to the Katy Area Economic Development Council, Katy has been recognized as one of the most recession-resistant economies in the U.S. Listed below are the Top 25 Largest Employers in the Katy area, including its rapidly growing employment base in the healthcare and technology industries.

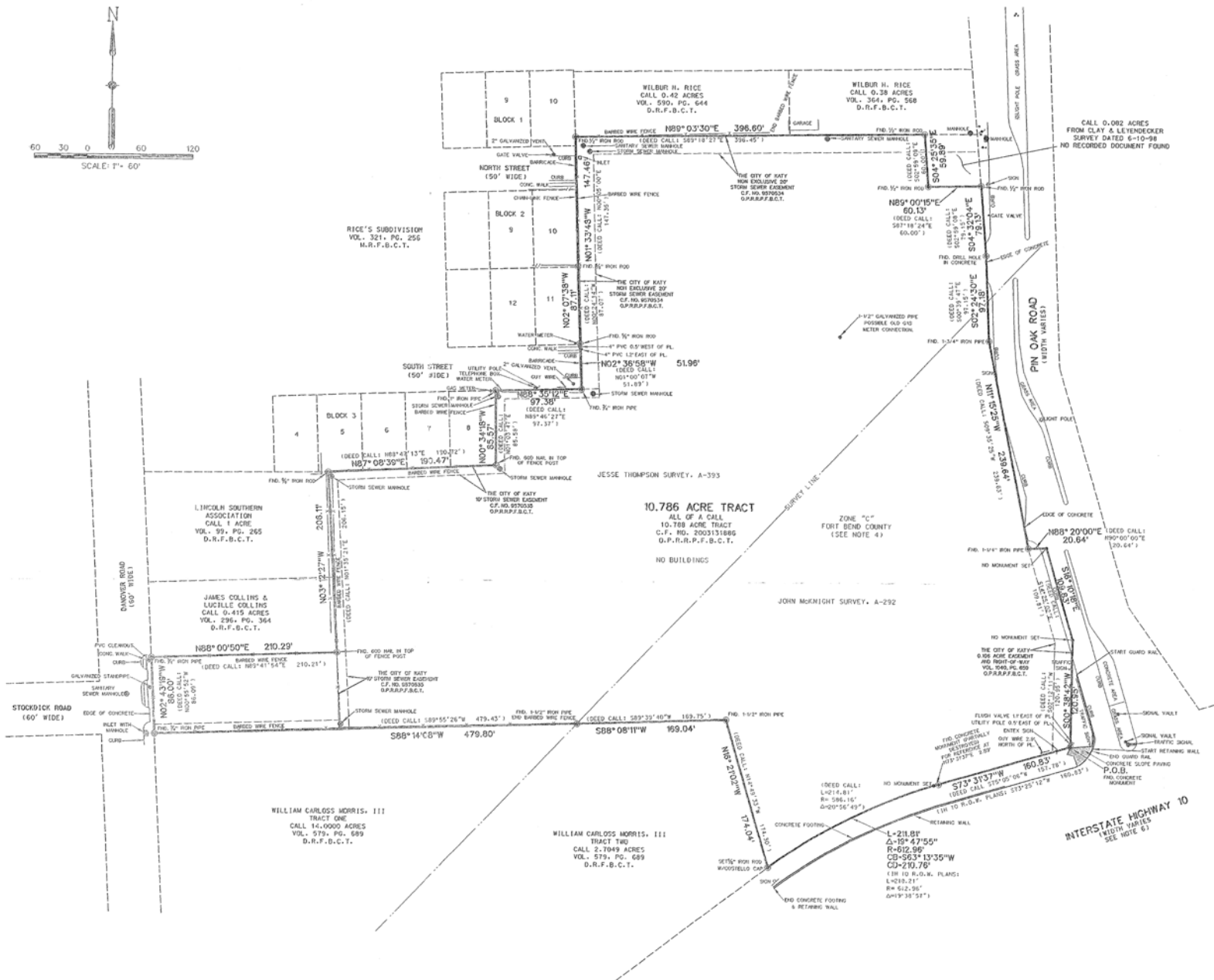
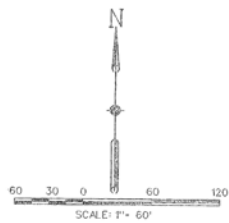
Leading Employers in the Katy Area: 2019

Name	Size	NAICS	Product & Service
Katy ISD	10,000	61111	Education / Public Schools
Shell Exploration and Production	6,500	21211	HQ*, Oil and Gas
Wood PLC. & Subsidiaries	5,000	54133	HQ, Engineering, Oil and Gas
BP North America	4,500	21211	HQ, Oil and Gas
Katy Mills - Simon Group	3,500	44211	Retail, Stores and Offices
Academy Sports + Outdoor	2,800	42391	HQ. Distribution Center
Houston Methodist West	2,000	62211	Hospital
LaCentera - Cinco Ranch	1,700	44211	Retail Stores & Offices
HEB	1,325	45211	Retail, Grocery Stores
Walmart / Sam's	1,240	45211	Retail Stores
Memorial Hermann Katy Hospital	1,100	62111	Hospital
Igloo	1,000	32614	HQ, Distribution and Manufacturing
Geico	1,000	54421	Claims Adjustment Center
Kroger	970	45211	Retail, Grocery Stores
Schlumberger - Katy Technology Center	840	35301	HQ, Manufacturing of Oil & Gas Equipment
Texas Children's Hospital West Campus	751	62111	Hospital
Worley Parsons Group	750	54133	Engineering, Oil and Gas
Expro Americas	450	21311	HQ, Oil and Gas Field Services
Sewell	450	4411	Auto Sales
Gulf States Engineering	400	21311	Engineering, Oil and Gas
Gulf Island Fabrication	400	213112	HQ, Support Activities for Oil and Gas
Aecom	375	5413	HQ, Engineering Oil and Gas
DNV-GL	350	54138	HQ, Risk Management, Software and Testing
Salata	350	722511	HQ, Full-Service Restaurant Management
Diamond Offshore	300	213112	Oil and Gas
Sercel, Inc.	275	33451	Manufacturing, Instrumentation for Electricity
City of Katy	226	999300	Local Government
Knight Transportation	210	484121	General Freight Trucking

* HQ: Headquarters



Survey



Tot Katy Town Center Limited Partnership
Stewart Title

This is to certify that this map or plat and the survey in accordance with the "Minimum Standard Detail Required for Land Title Surveys," jointly established and adopted by 1999, and includes items 1, 2, 3, 4, 6, 8, 10, 11a, 12, 13a, 13b, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 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983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

James J. Bels
Steven J. Betz, registration no. 5055

[Click to view Enlarged Survey](#)

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Demographics

1 Mile Radius



3,215
Population



1,058
Households



\$117,521
Avg HH Income



934
Total Businesses

[Click to view Interactive Map](#)

Property Specifications

Location:	Pin Oak Road & Katy Freeway
Total Acreage:	± 10.7 Acres
Zoning:	C-2 Commercial/Retail
Access:	Pin Oak Road & Danover Road
Frontage:	650' Pin Oak Road 85' Danover Road 160' on I-10 Feeder
Utilities:	Yes, City of Katy
Detention:	On-site
County:	Fort Bend
Flood Zone:	Zone X; Outside flood plain; Small impact at Danover
Divisible:	No
Neighbors:	American Furniture, Katy Mills, HEB, Prosperity Bank, Ace Hardware
Sales Price:	\$20.00 PSF

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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.

11-2-2015



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.

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Buyer/Tenant/Seller/Landlord Initials

Date