

FOR LEASE

SEC I-10 WEST & KATY FORT BEND RD | KATY, TEXAS 77493



KATY RANCH CROSSING

SEC I-10 West & Katy Fort Bend Road | Katy, Texas

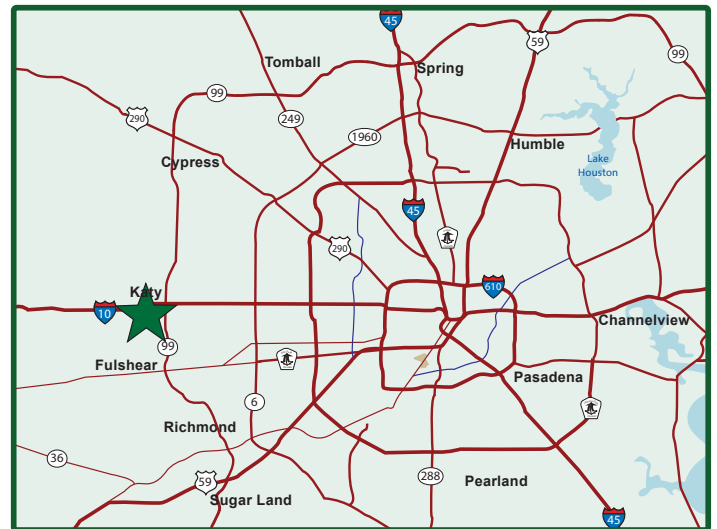
750,000 TOTAL RETAIL SPACE

250,000 SF Available

Ideal for retail, restaurant, entertainment, service, medical or flex space users

DESCRIPTION

- Located directly between Walmart & Costco
- 4,000 feet of lineal freeway frontage
- Eight (8) 45' high pylons along I-10
- Easy freeway and neighborhood access
- 129 acres of retail, apartments, medical & office
- Call for Pricing



4615 Southwest Freeway, Suite 550 | Houston, TX

www.evergreentx.com

FOR MORE INFORMATION:

► **LILLY GOLDEN, CCIM**
713.664.3634

lgolden@evergreentx.com



LOCATION

SEC I-10 West & Katy Fort Bend Rd, Katy, TX
Adjacent to Cinco Ranch, one of the fastest growing master planned communities in the nation!

AVAILABLE

250,000 SF Available
 Ideal for retail, restaurant, entertainment, service, medical or flex space users

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2015 Population	8,066	82,705	217,052
Daytime Pop.	8,128	70,035	171,939
Avg. HH Income	\$94,438	\$106,870	\$119,981

TRAFFIC COUNTS

I-10: 124,000 VPD
 (TXDOT 2012)
 Katy Fort Bend Rd: 10,690 VPD
 (TXDOT 2006)

AREA RETAILERS



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CINCO RANCH
by
Newland COMMUNITIES

Katy Boardwalk
Convention Center

Marshalls

Katy Mills
Mall

AMC
THEATRES

Burlington
Coat Factory

OLD NAVY

Bass
Pro Shops

Kingsland Blvd

Katy Fort Bend Rd

TYPHOON
TEXAS
WATERPARK

GLOWZONE

Integrity

NORTHERN
TOOL + EQUIPMENT

FLOOR
DECOR

planet
fitness

WWE

Guitar
Center

Tuesday
Morning

DOLLAR TREE

BOOT BARN

SPECS

MAIN EVENT
ENTERTAINMENT

Sprint

IHOP

JIMMY JOHN'S
GOURMET SANDWICHES

SALLY
LAUNDRY SUPPLY

at&t

ISO

SAVINGS

MATTRESS ONE

Subway

Freddy's
STEAKBURGERS

INTERSTATE
10

INTERSTATE
10

DICK'S
SPORTING GOODS

BED BATH &
BEYOND

buybuy
BABY

COST PLUS
WORLD MARKET

DXL
DESTINATION XL

PET SMART

DSW

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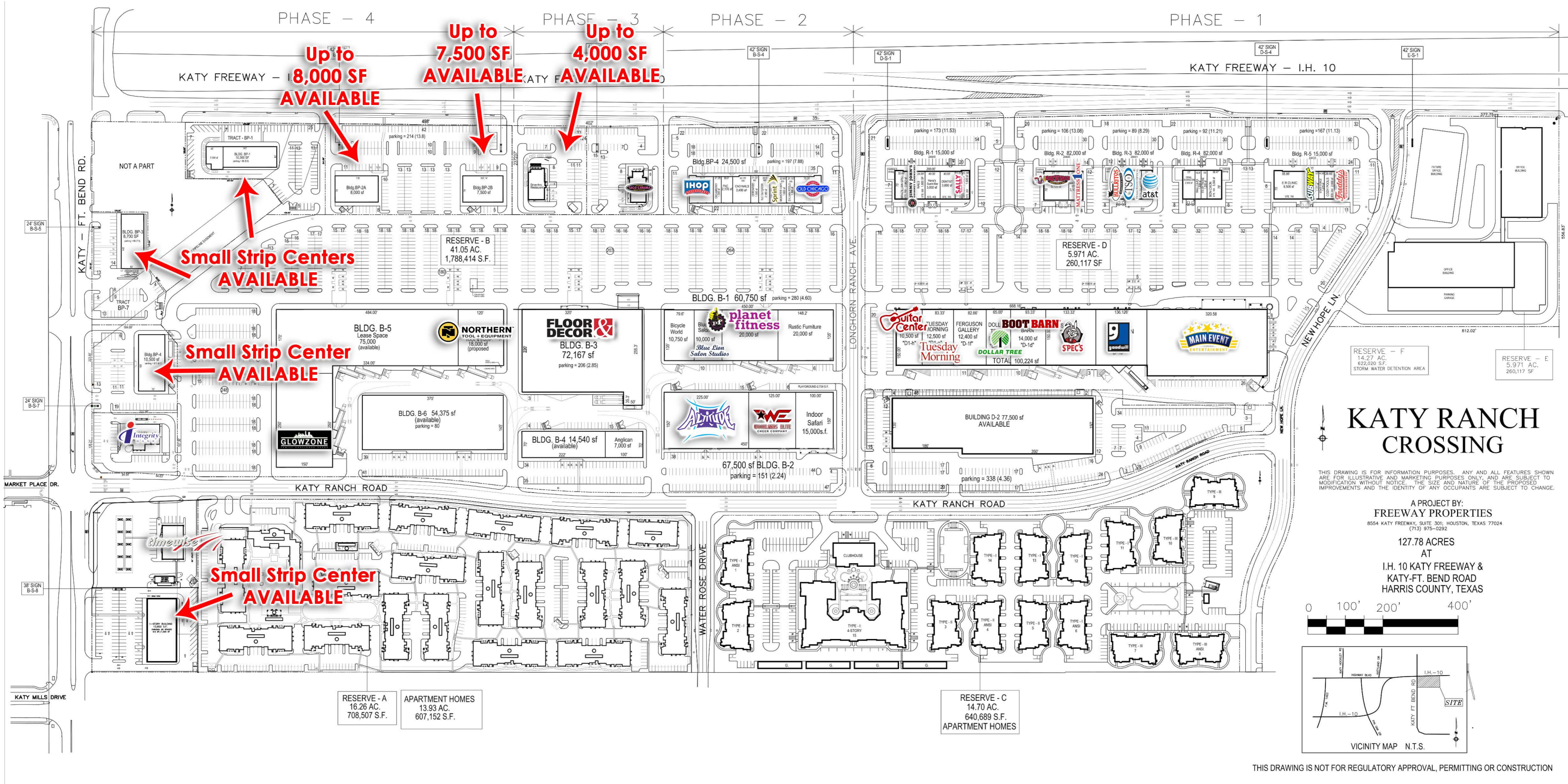


EVERGREEN
COMMERCIAL REALTY

SITE PLAN

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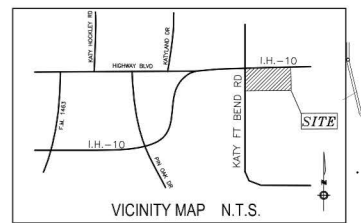
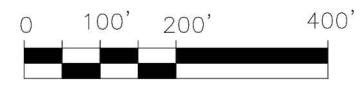


KATY RANCH CROSSING

THIS DRAWING IS FOR INFORMATION PURPOSES. ANY AND ALL FEATURES SHOWN ARE FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY, AND ARE SUBJECT TO MODIFICATION WITHOUT NOTICE. THE SIZE AND NATURE OF THE PROPOSED IMPROVEMENTS AND THE IDENTITY OF ANY OCCUPANTS ARE SUBJECT TO CHANGE.

A PROJECT BY:
FREEWAY PROPERTIES
 8554 KATY FREEWAY, SUITE 301, HOUSTON, TEXAS 77024
 (713) 975-0292

127.78 ACRES
 AT
 I.H. 10 KATY FREEWAY &
 KATY-FT. BEND ROAD
 HARRIS COUNTY, TEXAS



THIS DRAWING IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

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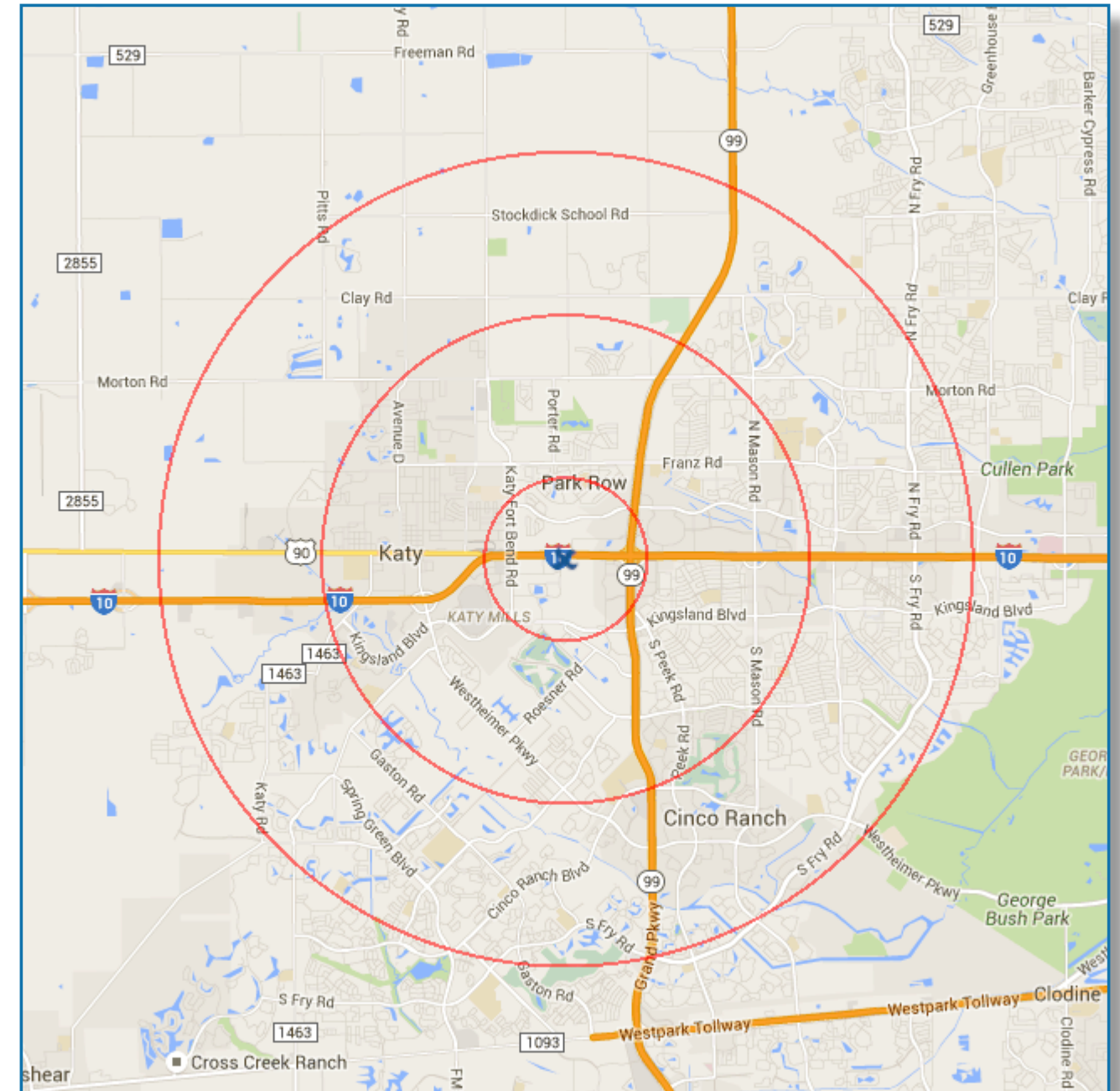
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EVERGREEN
 COMMERCIAL REALTY

	1 mi Ring	3 mi Ring	5 mi Ring
Population Trend			
2000 Total Population	1,313	44,830	96,698
2010 Total Population	5,366	66,376	173,844
2015 Total Population	8,066	82,705	217,052
2020 Total Population	10,264	98,244	260,686
Households Trend			
2000 Total Households	395	14,529	30,881
2010 Total Households	1,716	22,446	56,937
2015 Total Households	2,470	26,746	67,849
2020 Total Households	3,026	30,604	78,554
Population Change Trend			
2000 to 2010 Population Change	308.7%	48.1%	79.8%
2000 to 2015 Population Change	514.3%	84.5%	124.5%
2010 to 2020 Population Change	91.3%	48.0%	50.0%
2015 to 2020 Population Change	27.3%	18.8%	20.1%
Household Change Trend			
2000 to 2010 Household Change	334.4%	54.5%	84.4%
2000 to 2015 Household Change	525.3%	84.1%	119.7%
2010 to 2020 Household Change	76.3%	36.3%	38.0%
2015 to 2020 Household Change	22.5%	14.4%	15.8%
2015 Race			
White alone	65.8%	74.4%	70.2%
Black or African American alone	14.7%	7.7%	8.4%
American Indian and Alaska Native alone	.4%	.6%	.5%
Asian alone	7.0%	6.1%	9.7%
Native Hawaiian and OPI alone	.1%	.1%	.1%
Some Other Race alone	8.3%	7.8%	7.6%
Two or More Races	3.6%	3.4%	3.5%
2015 Income			
Per Capita Income	\$31,806	\$34,259	\$37,473
Household Income: Median	\$80,036	\$82,521	\$90,809
Household Income: Average	\$94,438	\$106,870	\$119,981
Average household size	3.0	3.1	3.2
Total Daytime Population	8,128	70,035	171,939
Total Employee Population	4,078	26,574	54,492
Total Daytime at Home Population	4,050	43,461	117,447
Total Employee Population (% of Daytime Population)	50.2%	37.9%	31.7%
Total Daytime at Home Population (% of Daytime Population)	49.8%	62.1%	68.3%





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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date