About the Park

- Deed-Restricted, Master-Planned Business Park
- Development Ready Office, Industrial, and Retail Sites Available
- Cane Island Parkway Interchange Gives Direct Access Into and Out of the Park onto I-10
- West Ten Planned Development District expands the use allowances and defines zoning to protect the environment, prevent unsuitable uses/structures, maintain property values, and attract high quality park tenants
- Located in City of Katy, Waller and Fort Bend Counties
- Zoned to Katy Independent School District
- Tax Incentives

Utilities

- Served by Fort Bend / Waller Counties MUD No. 2
- CenterPoint Gas and Electric

Frontage

- 1.6 miles (8448’) on I-10
- 1.5 miles (7920’) on Hwy 90
- 0.75 miles on Cane Island Parkway

Demographics

- The West Houston/Katy area has 1,500,000 residents, 25% of Houston’s population, 44% with college degrees and 28% earning over $100,000 annually.
- A high concentration of energy company executives, engineers, architects, and other professionals live in the Katy area.
- Faster growth than The Woodlands or Sugar Land with a younger population, lower crime index, lower median home cost, and lower cost of living index.
- West Ten Business Park is at the leading edge of the westward growth of Houston. With small and large land sites available for purchase and build-to-suit/design build capabilities, West Ten Business Park is an ideal location for expanding businesses.
- Ten major master-planned communities in the Katy area
- Katy ISD is consistently ranked #1 in the Houston area and among the top school districts in Texas
- Cost of living in Katy is 6% below the national average

<table>
<thead>
<tr>
<th>DEMOGRAPHICS</th>
<th>1-MILE</th>
<th>3-MILE</th>
<th>5-MILE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 POPULATION</td>
<td>423</td>
<td>35,978</td>
<td>114,265</td>
</tr>
<tr>
<td>AVERAGE HH INCOME</td>
<td>$173,924</td>
<td>$146,255</td>
<td>$139,179</td>
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<tr>
<td>5-YR PROJECTED GROWTH</td>
<td>24.6%</td>
<td>20.2%</td>
<td>18.76%</td>
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</tbody>
</table>

www.WestTen.com
The Cane Island Parkway/I-10 interchange provides direct access to the Park from I-10, as well as a north/south overpass over the interstate.
### Drive Times

<table>
<thead>
<tr>
<th>Location</th>
<th>Time</th>
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</thead>
<tbody>
<tr>
<td>Grand Parkway</td>
<td>5 min</td>
</tr>
<tr>
<td>Beltway 8/Energy Corridor</td>
<td>15 min</td>
</tr>
<tr>
<td>Loop 610</td>
<td>23 min</td>
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<tr>
<td>Galleria</td>
<td>28 min</td>
</tr>
<tr>
<td>Downtown</td>
<td>30 min</td>
</tr>
<tr>
<td>Sugar Land</td>
<td>30 min</td>
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<tr>
<td>IAH</td>
<td>45 min</td>
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<tr>
<td>Austin</td>
<td>2.10 hrs</td>
</tr>
<tr>
<td>San Antonio</td>
<td>2.50 hrs</td>
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</tbody>
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