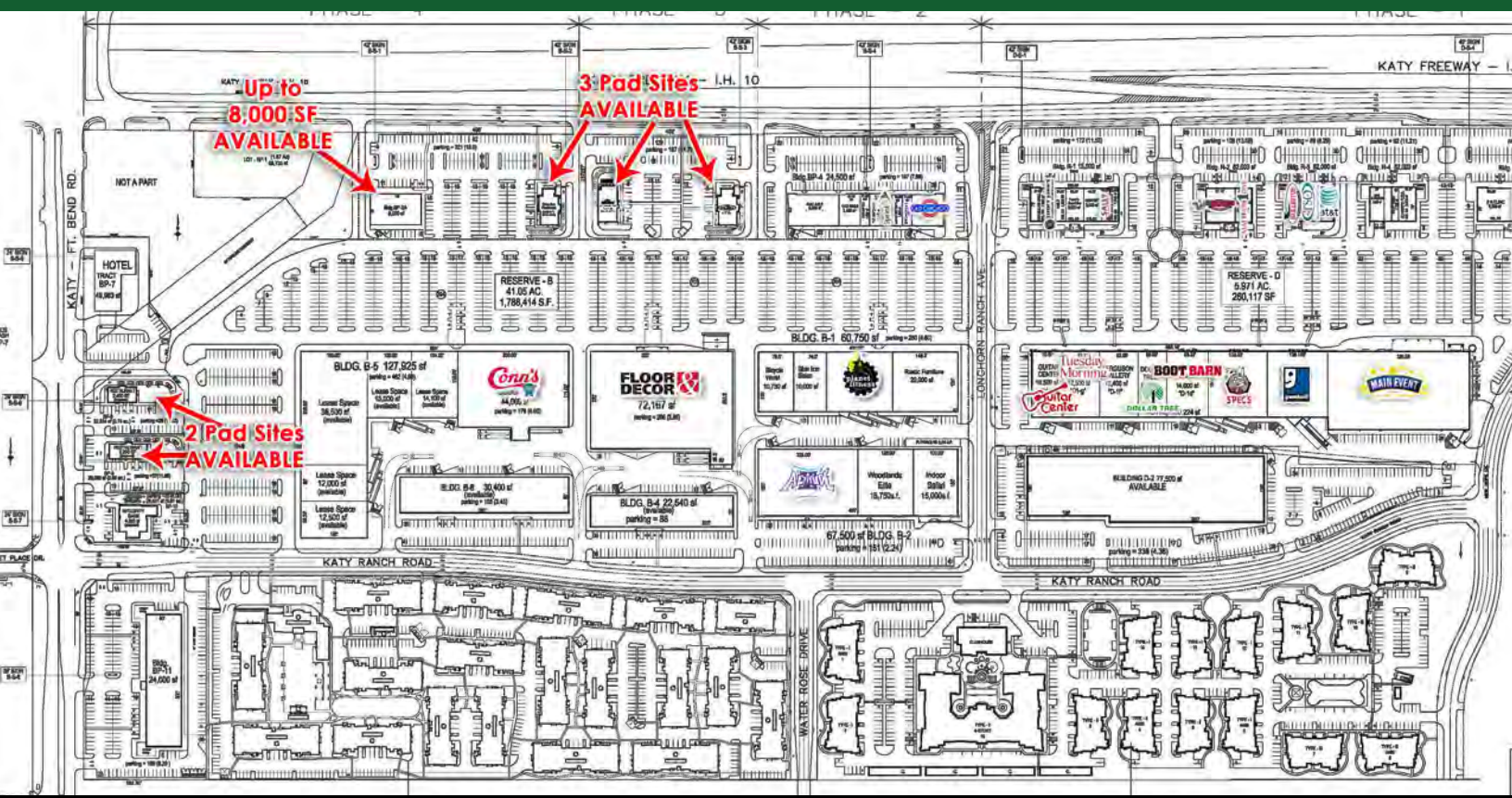


FOR LEASE

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



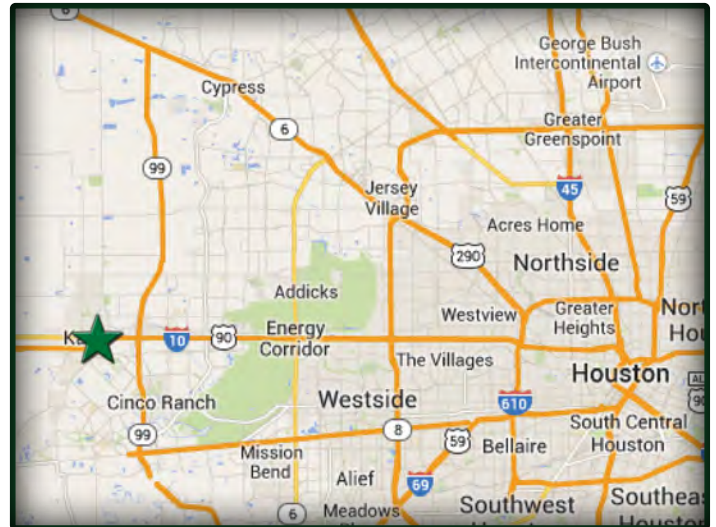
KATY RANCH CROSSING

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

950,000 TOTAL RETAIL SPACE
5 Fast Food Pads | 8,000 SF Restaurant Pad
100,000 SF Big Box Space
100,000 SF Small Strip and Flex

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

- 5 Fast Food Pads
- 8,000 SF Restaurant Pad
- 100,000 SF of Big Box Space
- 100,000 SF of Small Strip and Flex

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



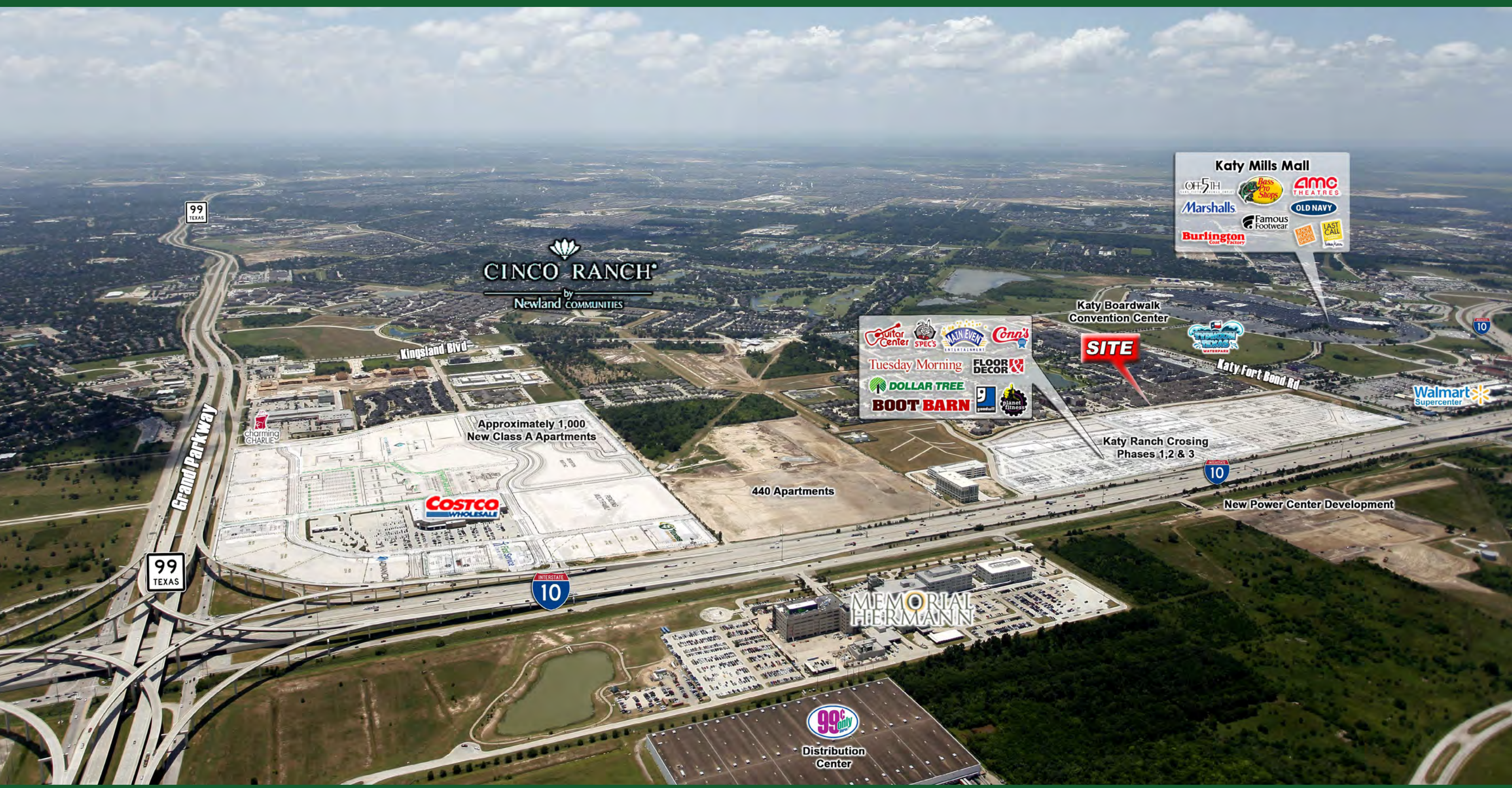
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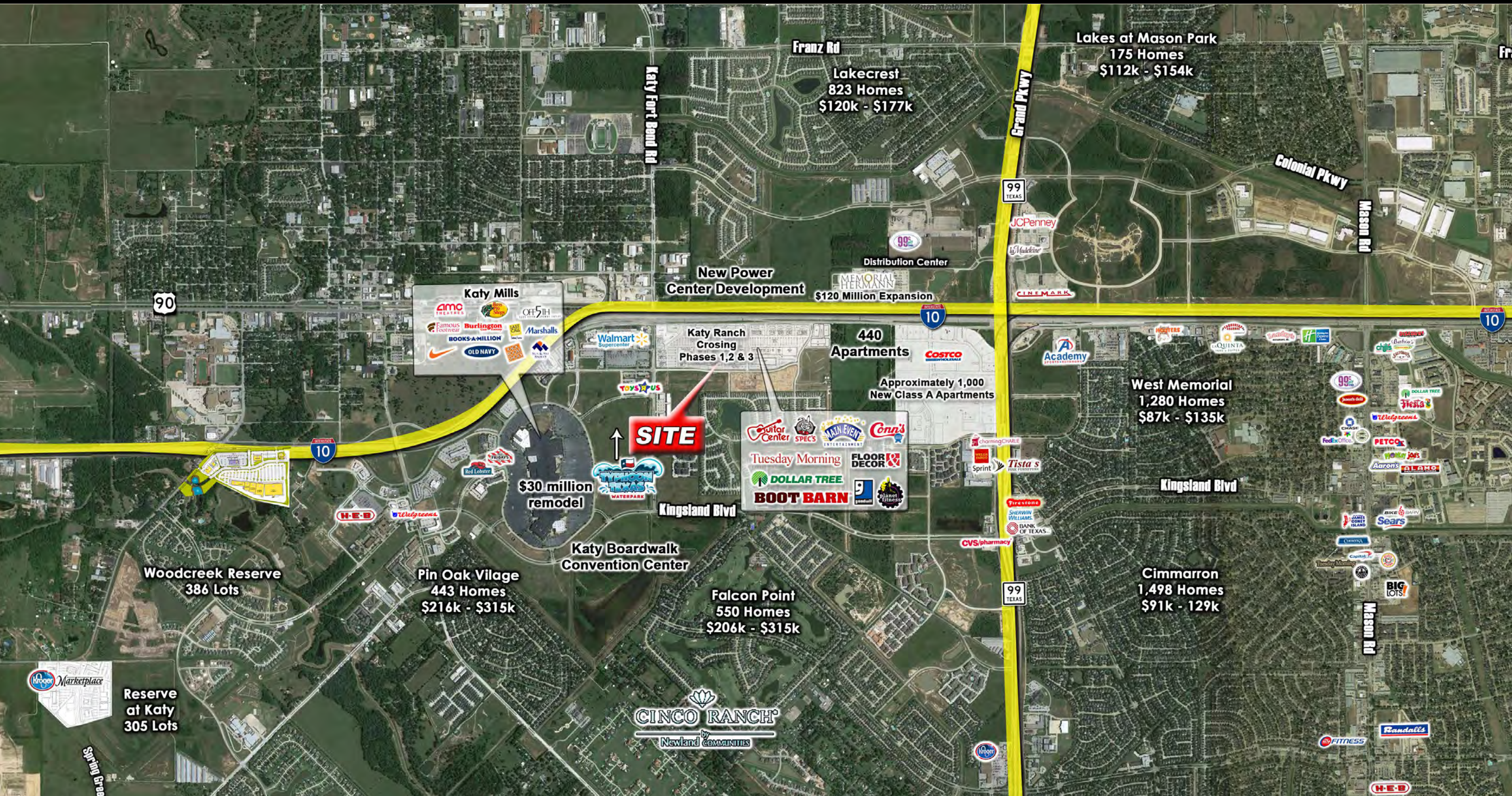
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RETAIL AERIAL

KATY RANCH CROSSING

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



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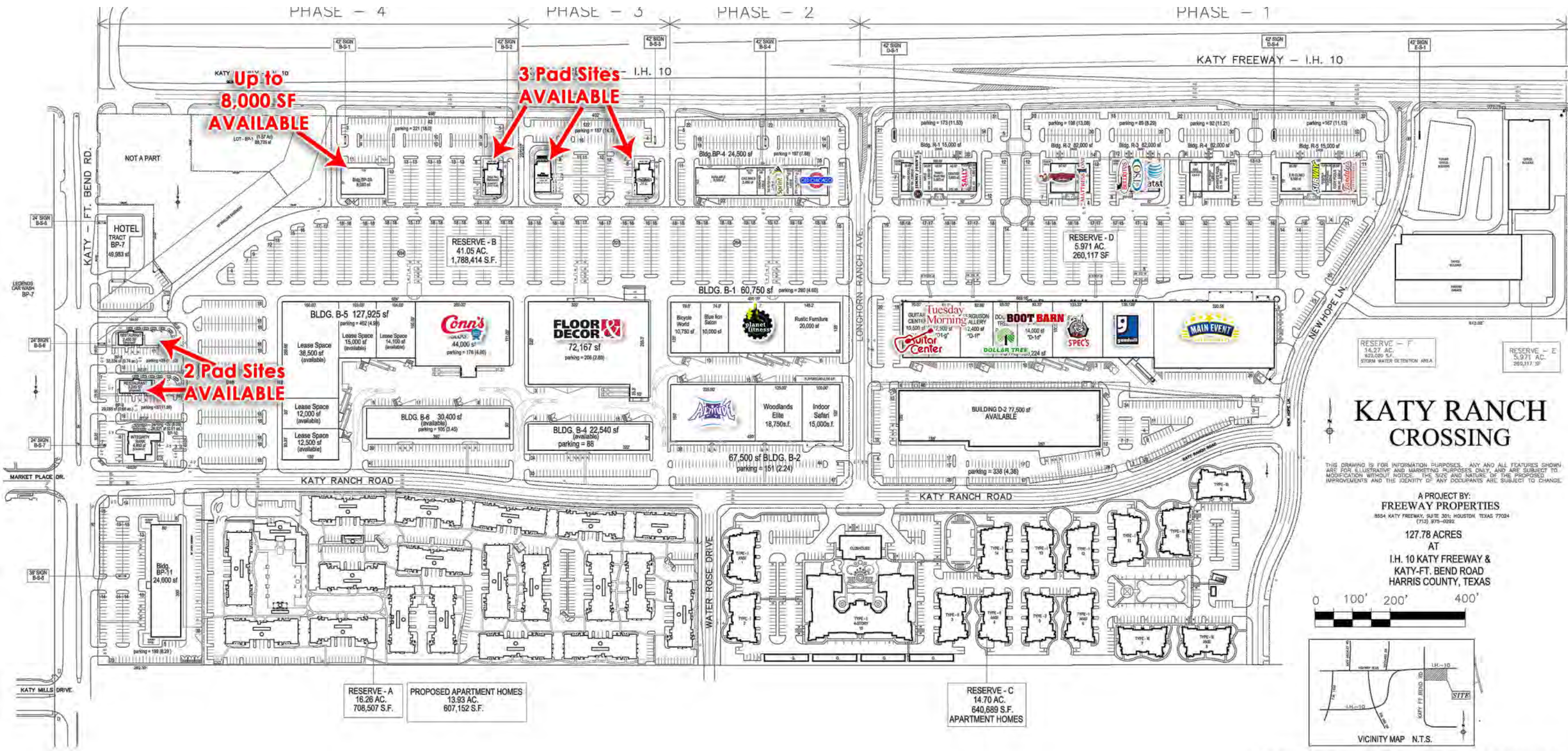
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SITE PLAN

KATY RANCH CROSSING

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

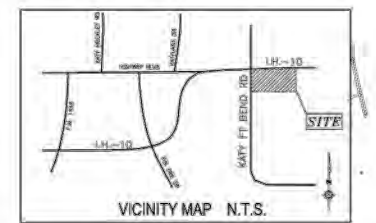
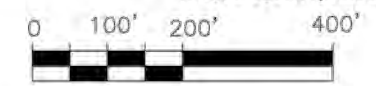


KATY RANCH CROSSING

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:
FREWAY PROPERTIES
 8534 KATY FREEWAY, SUITE 301, HOUSTON, TEXAS 77024
 (713) 879-0292

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

ISSUE DATE:
 10/14/2014

FOR MORE INFORMATION:

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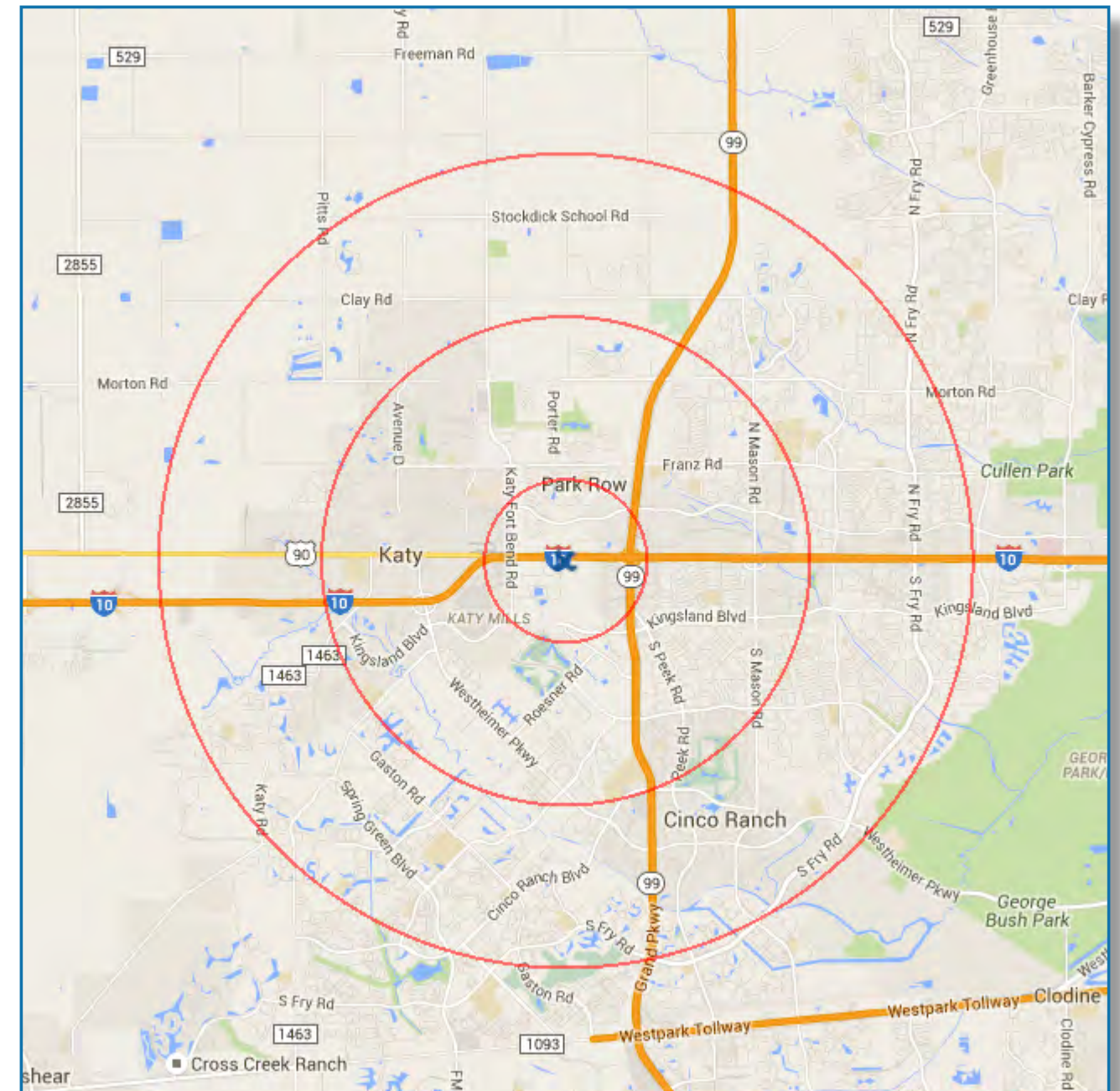
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EVERGREEN
 COMMERCIAL REALTY

	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%





Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

