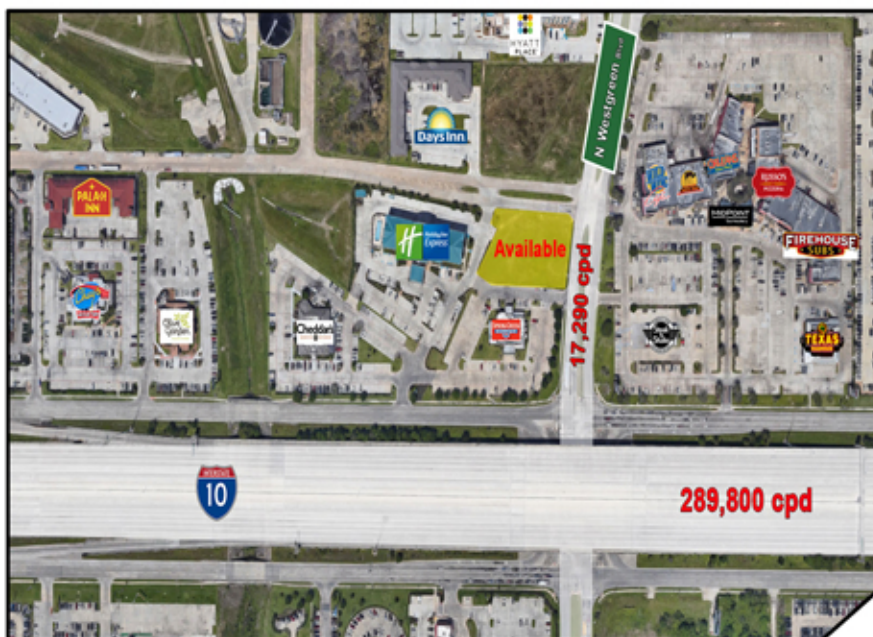
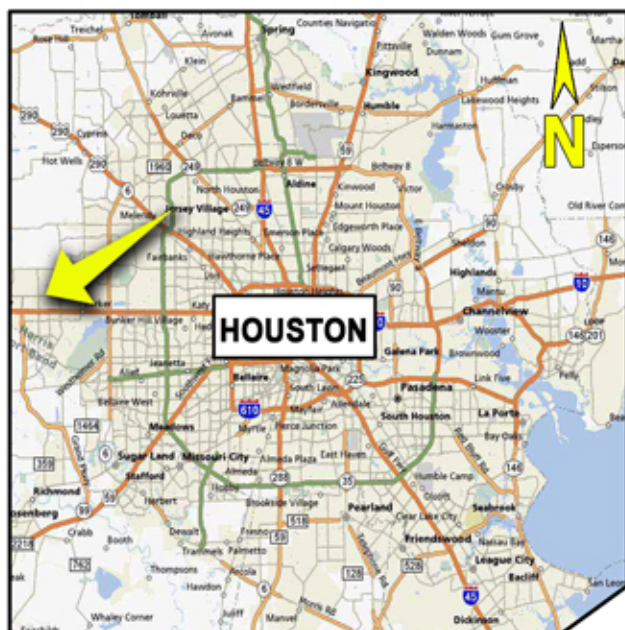




Near NWC WESTGREEN at INTERSTATE 10 North of Spring Creek BBQ KATY (HOUSTON), TX

Chad Moss
832-804-8526
chadmoss@propertycommerce.com

AVAILABLE PAD - FOR LEASE



Pad Size (approximately):

0.82 acres

Utilities:

All to site

Castlewood MUD

Detention:

Provided

Area Information:

Harris County, TX

Katy, TX

Katy ISD

Rate:

Call for quote

Location:

NWC Westgreen and Interstate 10
21000 Katy Fwy, Katy, TX 77449

Traffic Counts:

Interstate 10: 289,800 cpd
N Westgreen Blvd: 17,290 cpd

Facts:

Area businesses include:
Cheddar's, Spring Creek BBQ,
Olive Garden, Chuy's, CVS,
Texas Roadhouse, AutoNation Ford,
AutoNation Dodge Chrysler Jeep,
BMW West Houston, Honda Katy,
Don McGill Toyota,
Geico Corporate Office

Demographics 2019:

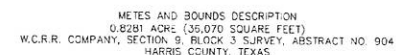
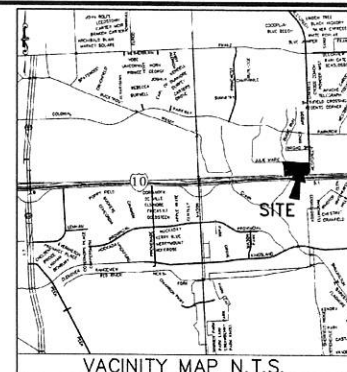
	1mi	3mi	5mi
Population	17,799	136,995	263,903
Daytime Population	18,600	108,901	215,654
Avg HH Income (\$)	85,305	113,689	114,832
Number of HH	6,557	45,046	85,625

This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenants's own investigation and not any representations made by Property Commerce JW, Inc. or by any selling/leasing broker.

GRAPHIC SCALE



1 inch = 20 ft



BEGINNING at a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the north end of a cutback line in the south right-of-way line of Julie Marie Lane (60 feet wide) as recorded in Volume 310, Page 35 of the Map Records of Harris County, Texas, and the west right-of-way line of Westgreer Drive (width varies) as recorded under Harris County Clerk's File Numbers F798619, G557563 and W335308, same being the most northerly northeast corner of the herein described tract,

THENCE, South 39°51'20" East, along said cutback line, a distance of 20.04 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the west right-of-way line of said Westgreen Drive, marking the south end of said cutback line, the most easterly northeast corner of the herein described tract and a point of curvature of a non-tangent curve to the left;

THENCE, Southwesterly, along the west right-of-way line of said Westgreen Drive, a distance of 92.71 feet along the arc of said curve to the left, having a radius of 2,050.00 feet, a central angle of 02°35'28" and a chord which bears South 06°43'37" West, 92.70 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" found marking a point of reverse curvature of a curve to the right;

THENCE, Southwesterly, continuing along the west right-of-way line of said Westgreen Drive, a distance of 50.87 feet along the arc of a s.d. curve to the right, having a radius of 490.50 feet, a central angle of 05°56'34" and a chord which bears South 08°24'09" West, 50.85 feet to an "X" cut in concrete set marking the southeast corner of the herein described tract;

THENCE, departing the west right-of-way line of Westgreen Drive, the following three (3) courses:

WEST, a distance of 212.85 feet to an "X" cut in concrete set marking an angle point in the south line of the herein described tract.

North 62°05'23" West, a distance of 41.54 feet to an "X" cut in concrete set marking the southwest corner of the herein described tract;

North 27°54'37" East, a distance of 163.77 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" found in the south right-of-way line of the aforesaid Julie Marie Lane and marking the northwest corner of the herein described tract;

THENCE, South 87°56'35" East, along the south right-of-way line of said Julie Marie Lane, a distance of 178.46 feet to the POINT OF BEGINNING and containing 0.8281 acres (36,070 square feet) of land. This description is based on a Land Title Survey made by Terra Surveying Company, Inc., dated October 24, 2011. TSC Project Number 1851-0711-S.

1. This survey reflects both history and assessment information as per a commitment for title insurance issued by Old Republic National Title Insurance Company, G.P. Number 110045501 effective date October 13, 2011 and issued on October 20, 2011. No additional research regarding the existence of easements or restrictions was conducted.
2. This tract is subject to the restrictive covenants of record at Film Code Number 626089 of the Harris County Map Records and under Harris County's Master File Number 20080009930.
3. Surface or subsurface faulting, hazardous waste, wetlands designations or other environmental issues have not been addressed within the scope of this survey.
4. This engine work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the client and is not to be copied, reproduced, disseminated, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction.
5. Bearings shown herein are based on Westgreen Center Subdivision as recorded at Film Code Number 626089 of the Map Records of Harris County, Texas.
6. Any future development of this tract is subject to requirements per City of Houston Ordinance Number 99-262, which stipulates platting and setbacks. Constraints. Proposed usage of this tract will determine the setbacks and setbacks will be determined by the City of Houston. The City of Houston building codes to establish minimum published setback requirements. Ultimately the City of Houston Planning Commission will determine required setbacks upon review of plans or plots submitted to said Commission.
7. This tract lies in unshaded zone "X", areas determined to be outside the 0.2% annual chance flood as indicated in the FEMA Flood Insurance Rate Map, Houston, Texas, 45201C0515, dated June 16, 2007.
8. There are no natural drainage conduits on this tract.
9. This tract is affected by an Agreement Waiving Tax Exemption recorded under Harris County Clerk's File Number 200903074881 and the Houston City Clerk's Master File Number 20090499997.
10. This tract is affected by an Affidavit to the Master File regarding Storm Water Management Plans as recorded under Harris County Clerk's File Number 20080235391.

(CM)	CONTROL MONUMENT
FOC	FIBER OPTIC CABLE MARKER
H.C.C.F.	HARRIS COUNTY CLERKS FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IP	IRON PIPE
IR	IRON ROD
NO	NUMBER
N.T.S.	NOT TO SCALE
PLM	PIPELINE MARKER
P.O.B	POINT OF BEGINNING
R.C.W.	RIGHT OF WAY
SET	5/8" IRON ROD WITH PLASTIC CAP STAMPED "TERRA SURVEY"
SQ. FT.	SQUARE FEET
TYP	TYPICAL
VOL. PG.	VOLUME AND PAGE
W/	WITH

-  MANHOLE
-  "BB" INLET
-  SIGN
-  TELEPHONE PEDESTAL
-  GRATE INLET
-  WATER VALVE
-  FIRE HYDRANT
-  LIGHT STANDARD
-  BACKFLOW PREVENTER
-  WAFER METER

TO: Carrol Family Investments, Ltd.
Westgreen 1-10, LP
Old Republic National Title Insurance Company

I hereby certify that this plot correctly represents a survey made on the ground under my supervision on October 24, 2011 and that said survey complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1A, Condition II Survey.

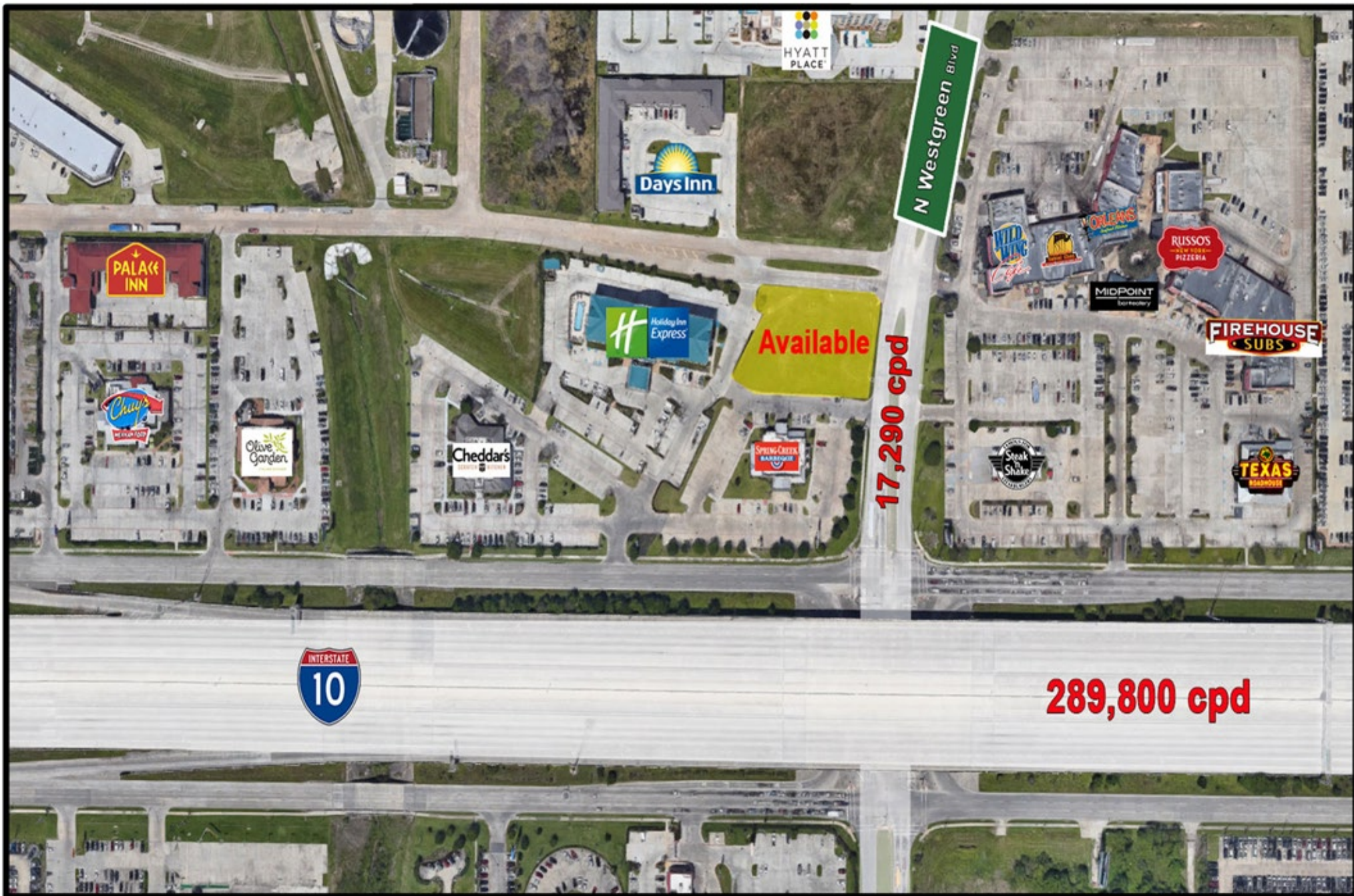

George Collier
Registered Professional
Land Surveyor
Texas Registration No. 4461



REV.NO.	DESCRIPTION	DATE	APPROVED
LAND TITLE SURVEY OF A 0.8281 ACRE (36,070 SQ. FT.) TRACT OUT OF THE W.C. R.R. COMPANY, SECTION 9, BLOCK 3 SURVEY, ABSTRACT NO. 904 HARRIS COUNTY, TEXAS			
		3000 WILCREST DR. — SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327 — FAX (713) 993-9231	
DRAWN BY: CAT/MES	SCALE: 1"=20'	KEY MAP: 446 W	
CHECKED BY: GC	DATE: Oct. 24, 2011	PROJECT No. 1851-G711-	
APPROVED BY: GC	FIELD BOOK: 07-27 11-25	SHEET 1 OF 1	

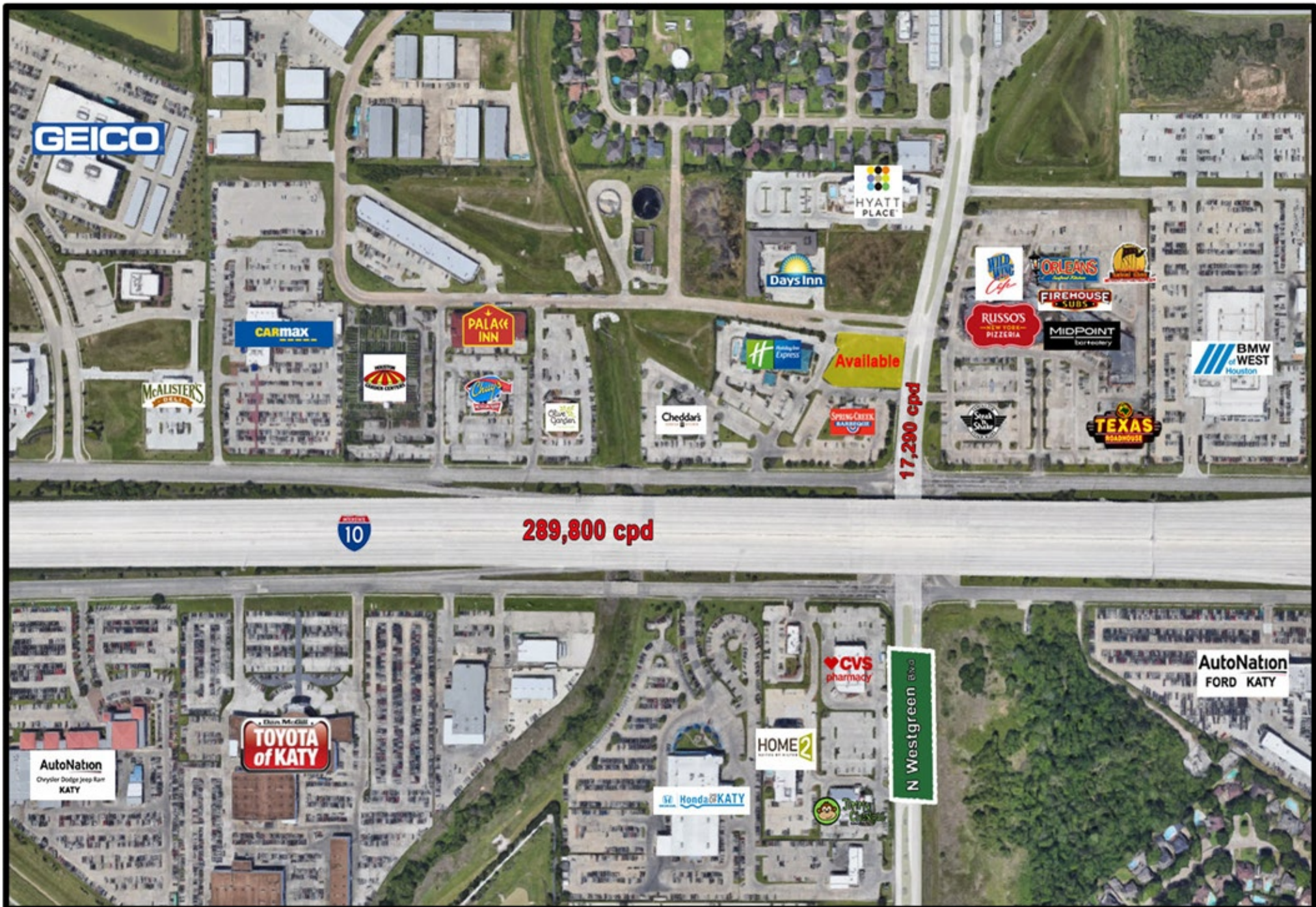


Near NWC Interstate 10 at N Westgreen Blvd
21000 Katy Fwy, Katy, TX 77449



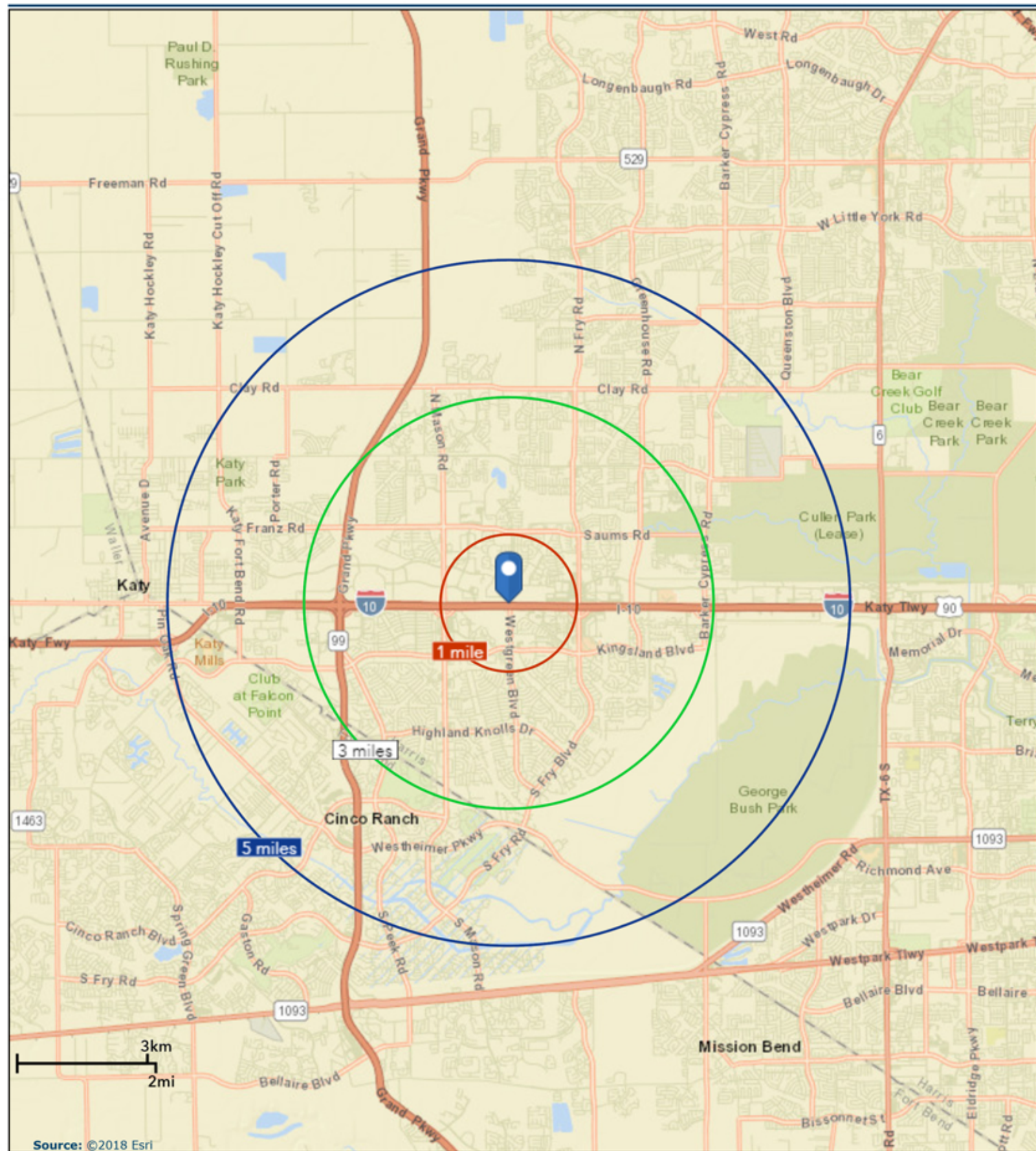


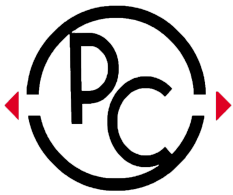
Near NWC Interstate 10 at N Westgreen Blvd
21000 Katy Fwy, Katy, TX 77449





WESTGREEN AT I-10 KATY (WEST HOUSTON),TX





Property Commerce Demographics

21000 Katy Fwy, Katy, Texas, 77449
Ring: 1 mile radius

Prepared by: Property Commerce
Latitude: 29.78573
Longitude: -95.73606

Population

2018 Total Population (Esri)	17,799
2023 Total Population (Esri)	19,607
2018-2023 Population: Annual Growth Rate (Esri)	1.95%

Households

2018 Total Households (Esri)	6,557
2023 Household Population (Esri)	19,486
2018-2023 Households: Annual Growth Rate (Esri)	1.86%

Family Households

2018 Total Family Households (Esri)	4,466
2023 Total Family Households (Esri)	4,894
2018-2023 Families: Annual Growth Rate (Esri)	1.85%

Daytime Population

2018 Total Daytime Population	18,600
2018 Daytime Population: Workers	9,509
2018 Daytime Population: Residents	9,091
2018 Daytime Population Density (Pop per Square Mile) (Esri)	5,925.3

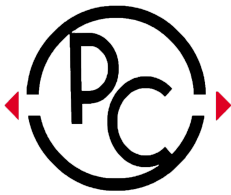
2018 Household Income

2018 Average Household Income (Esri)	\$85,305
2018 Average Household Income and Householder Age 15-24 (Esri)	\$59,389
2018 Average Household Income and Householder Age 25-34 (Esri)	\$79,700
2018 Average Household Income and Householder Age 35-44 (Esri)	\$92,776
2018 Average Household Income and Householder Age 45-54 (Esri)	\$98,357
2018 Average Household Income and Householder Age 55-64 (Esri)	\$92,024
2018 Average Household Income and Householder Age 65-74 (Esri)	\$79,193
2018 Average Household Income and Householder Age 75+ (Esri)	\$56,419

2023 Household Income

2023 Average Household Income (Esri)	\$96,901
2023 Average Household Income and Householder Age 15-24 (Esri)	\$67,250
2023 Average Household Income and Householder Age 25-34 (Esri)	\$91,550
2023 Average Household Income and Householder Age 35-44 (Esri)	\$104,628
2023 Average Household Income and Householder Age 45-54 (Esri)	\$113,129
2023 Average Household Income and Householder Age 55-64 (Esri)	\$103,694
2023 Average Household Income and Householder Age 65-74 (Esri)	\$89,809
2023 Average Household Income and Householder Age 75+ (Esri)	\$66,046

Source: Esri



Property Commerce Demographics

21000 Katy Fwy, Katy, Texas, 77449
Ring: 3 mile radius

Prepared by: Property Commerce
Latitude: 29.78573
Longitude: -95.73606

Population

2018 Total Population (Esri)	136,995
2023 Total Population (Esri)	151,579
2018-2023 Population: Annual Growth Rate (Esri)	2.04%

Households

2018 Total Households (Esri)	45,046
2023 Household Population (Esri)	151,413
2018-2023 Households: Annual Growth Rate (Esri)	1.89%

Family Households

2018 Total Family Households (Esri)	35,344
2023 Total Family Households (Esri)	38,757
2018-2023 Families: Annual Growth Rate (Esri)	1.86%

Daytime Population

2018 Total Daytime Population	108,901
2018 Daytime Population: Workers	38,878
2018 Daytime Population: Residents	70,023
2018 Daytime Population Density (Pop per Square Mile) (Esri)	3,852.5

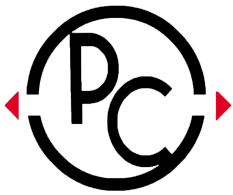
2018 Household Income

2018 Average Household Income (Esri)	\$113,689
2018 Average Household Income and Householder Age 15-24 (Esri)	\$63,486
2018 Average Household Income and Householder Age 25-34 (Esri)	\$91,208
2018 Average Household Income and Householder Age 35-44 (Esri)	\$114,684
2018 Average Household Income and Householder Age 45-54 (Esri)	\$132,535
2018 Average Household Income and Householder Age 55-64 (Esri)	\$133,541
2018 Average Household Income and Householder Age 65-74 (Esri)	\$109,210
2018 Average Household Income and Householder Age 75+ (Esri)	\$62,978

2023 Household Income

2023 Average Household Income (Esri)	\$123,957
2023 Average Household Income and Householder Age 15-24 (Esri)	\$70,130
2023 Average Household Income and Householder Age 25-34 (Esri)	\$100,328
2023 Average Household Income and Householder Age 35-44 (Esri)	\$128,448
2023 Average Household Income and Householder Age 45-54 (Esri)	\$144,380
2023 Average Household Income and Householder Age 55-64 (Esri)	\$145,761
2023 Average Household Income and Householder Age 65-74 (Esri)	\$125,853
2023 Average Household Income and Householder Age 75+ (Esri)	\$73,673

Source: Esri



Property Commerce Demographics

21000 Katy Fwy, Katy, Texas, 77449
Ring: 5 mile radius

Prepared by: Property Commerce
Latitude: 29.78573
Longitude: -95.73606

Population

2018 Total Population (Esri)	263,903
2023 Total Population (Esri)	302,936
2018-2023 Population: Annual Growth Rate (Esri)	2.80%

Households

2018 Total Households (Esri)	85,625
2023 Household Population (Esri)	302,627
2018-2023 Households: Annual Growth Rate (Esri)	2.70%

Family Households

2018 Total Family Households (Esri)	67,915
2023 Total Family Households (Esri)	77,449
2018-2023 Families: Annual Growth Rate (Esri)	2.66%

Daytime Population

2018 Total Daytime Population	215,654
2018 Daytime Population: Workers	79,280
2018 Daytime Population: Residents	136,374
2018 Daytime Population Density (Pop per Square Mile) (Esri)	2,746.2

2018 Household Income

2018 Average Household Income (Esri)	\$114,832
2018 Average Household Income and Householder Age 15-24 (Esri)	\$64,250
2018 Average Household Income and Householder Age 25-34 (Esri)	\$92,495
2018 Average Household Income and Householder Age 35-44 (Esri)	\$118,033
2018 Average Household Income and Householder Age 45-54 (Esri)	\$133,947
2018 Average Household Income and Householder Age 55-64 (Esri)	\$133,255
2018 Average Household Income and Householder Age 65-74 (Esri)	\$107,560
2018 Average Household Income and Householder Age 75+ (Esri)	\$63,935

2023 Household Income

2023 Average Household Income (Esri)	\$125,135
2023 Average Household Income and Householder Age 15-24 (Esri)	\$70,643
2023 Average Household Income and Householder Age 25-34 (Esri)	\$102,049
2023 Average Household Income and Householder Age 35-44 (Esri)	\$131,671
2023 Average Household Income and Householder Age 45-54 (Esri)	\$146,192
2023 Average Household Income and Householder Age 55-64 (Esri)	\$146,089
2023 Average Household Income and Householder Age 65-74 (Esri)	\$123,159
2023 Average Household Income and Householder Age 75+ (Esri)	\$73,946

Source: Esri



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.

Property Commerce Leasing, Inc.	579840		832-804-8500
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