

LAND FOR SALE

0 GRAND CIRCLE BOULEVARD
KATY, HARRIS COUNTY, TEXAS 77449

Vinrealty is pleased to present an attractive investment opportunity featuring a commercial land parcel of approximately 4 acres (174,184 sq. ft.), located in University Center-Katy.



KATY GRAND



**SITE
4 ACRES**



Cinemark

CINEMARK

Grand Cir Blvd

Grand W Blvd



103,307 VPD



246,038 VPD



E Femhurst Dr

Wild West Motel

Buckeye Dr

Pop

VIN REALTY

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ASKING PRICE

\$6,000,000

PROPERTY INFORMATION

Topography:	Generally level
Total Acreage:	4.0000 Acres (174,240 SF)
Flood Zone:	Unshaded Zone X (outside 100-year flood plain)
Utilities:	All public utilities available
Frontage:	Grand Circle Boulevard (80' R.O.W.)
Highest & Best Use:	Commercial / Retail use, based on surrounding development

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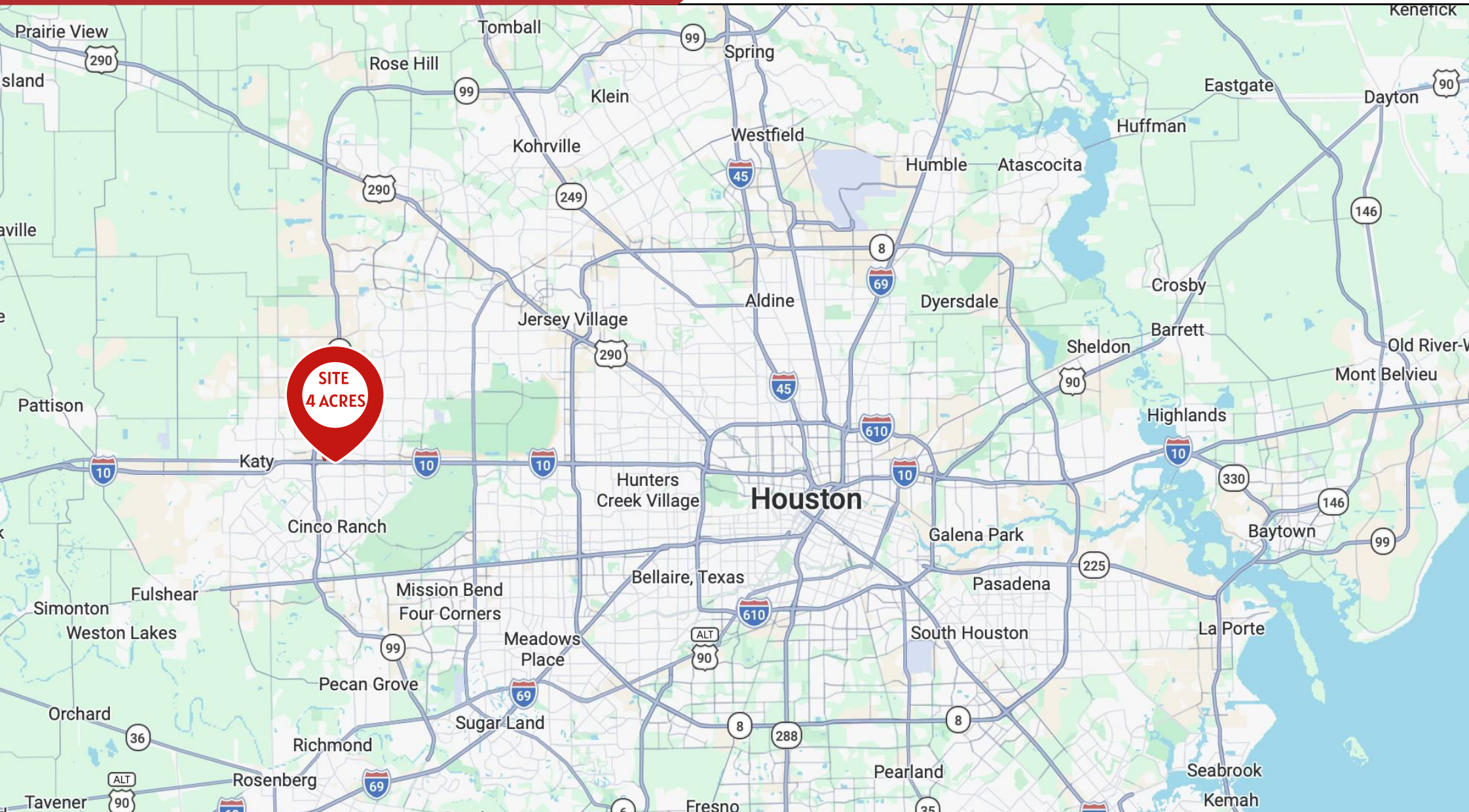
\$6,000,000

PROPERTY HIGHLIGHTS

Submarket:	Katy / West Harris County Major Highways: Adjacent to I-10 (Katy Freeway) and SH-99 (Grand Parkway)
Neighborhood:	Upper socio-economic area, far west Harris County / east Katy
Nearby Businesses:	Hmart KATY ASIAN TOWN, UH CAMPUS, POPSTROKE Andretti Indoor Karting & Games Katy PopStroke, Cinemark Katy and XD, Katy Premium All You Can Eat, Home Run Dugout, Portillo's Katy, Gloria's Latin Cuisine

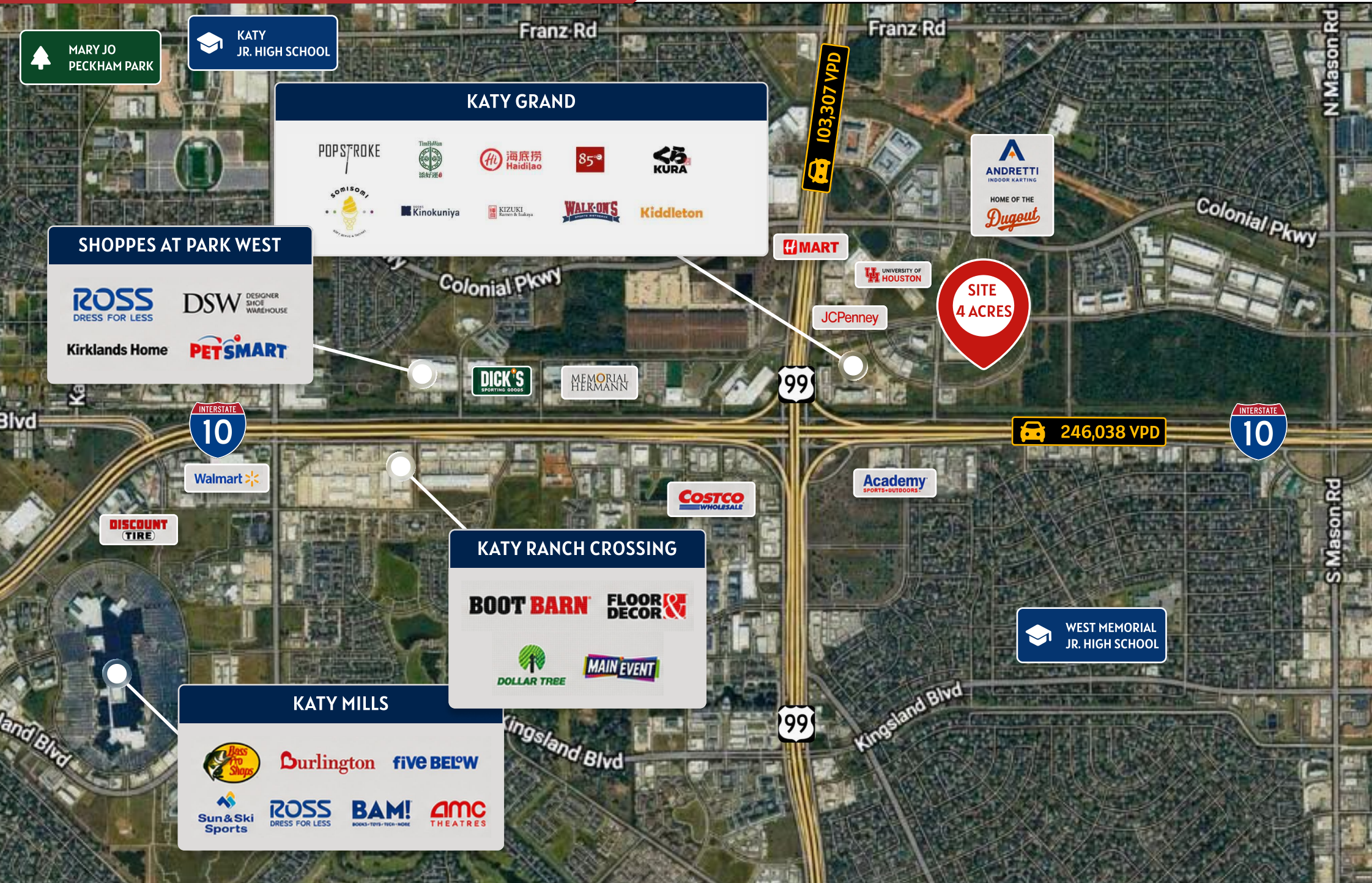
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MARY JO
PECKHAM PARK

KATY
JR. HIGH SCHOOL

KATY GRAND

POPSTROKE



Haidilao

85¢

KURA



Kinokuniya

KIZUKI

WALK-ON'S

Kiddleton

SHOPPES AT PARK WEST

ROSS
DRESS FOR LESS

DSW
DESIGNER
SHOE
WAREHOUSE

Kirklands Home

PETSMART

DICK'S
SPORTING GOODS

MEMORIAL
HERMANN

MART

UNIVERSITY OF
HOUSTON

JCPenney

SITE
4 ACRES

ANDRETTI
INDOOR KARTING

HOME OF THE
Dugout

INTERSTATE
10

Walmart

DISCOUNT
TIRE

KATY RANCH CROSSING

BOOT BARN FLOOR
DECOR

DOLLAR TREE

MAIN EVENT

COSTCO
WHOLESALE

Academy
SPORTS+OUTDOORS



WEST MEMORIAL
JR. HIGH SCHOOL

KATY MILLS



Burlington

five BELOW

Sun & Ski
Sports

ROSS
DRESS FOR LESS

BAM!
BOOKS • TOYS • TECH • MORE

AMC
THEATRES

99

INTERSTATE
10



246,038 VPD

103,307 VPD

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CONTACT US

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A **LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

VIN REALTY LLC	9011594	tringuyen@vin-realty.com	(832)782-4690
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Tri Nguyen	602302	tringuyen@vin-realty.com	(832)782-4690
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Tri Nguyen	602302	tringuyen@vin-realty.com	(832)782-4690
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Alex Nguyen	775356	alexnguyen@vin-realty.com	(832)282-6772
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from **VIN REALTY** and should not be made available to any other person or entity without the written consent of **VIN REALTY**.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation and makes no warranty or representation with respect to:

- the income or expenses for the subject property;
- the future projected financial performance of the property;
- the size and square footage of the property and improvements;
- the presence or absence of contaminating substances, PCBs, or asbestos;
- the compliance with State and Federal regulations;
- the physical condition of the improvements thereon;
- the financial condition or business prospects of any tenant; or
- any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, **VIN REALTY** has not verified, and will not verify, any of the information contained herein, nor has **VIN REALTY** conducted any investigation regarding these matters. Accordingly, **VIN REALTY** makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature; that you will hold and treat it in the strictest confidence; and that you will not disclose its contents in any manner detrimental to the interests of the Owner. You also agree that by accepting this Memorandum, you agree to release **VIN REALTY** and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.