



±18,500 s.f. of new construction retail space coming soon



TAMARRON

28618 FM 1463, Katy, TX 77494

FOR MORE INFORMATION,
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Jones Lang LaSalle Brokerage, Inc.





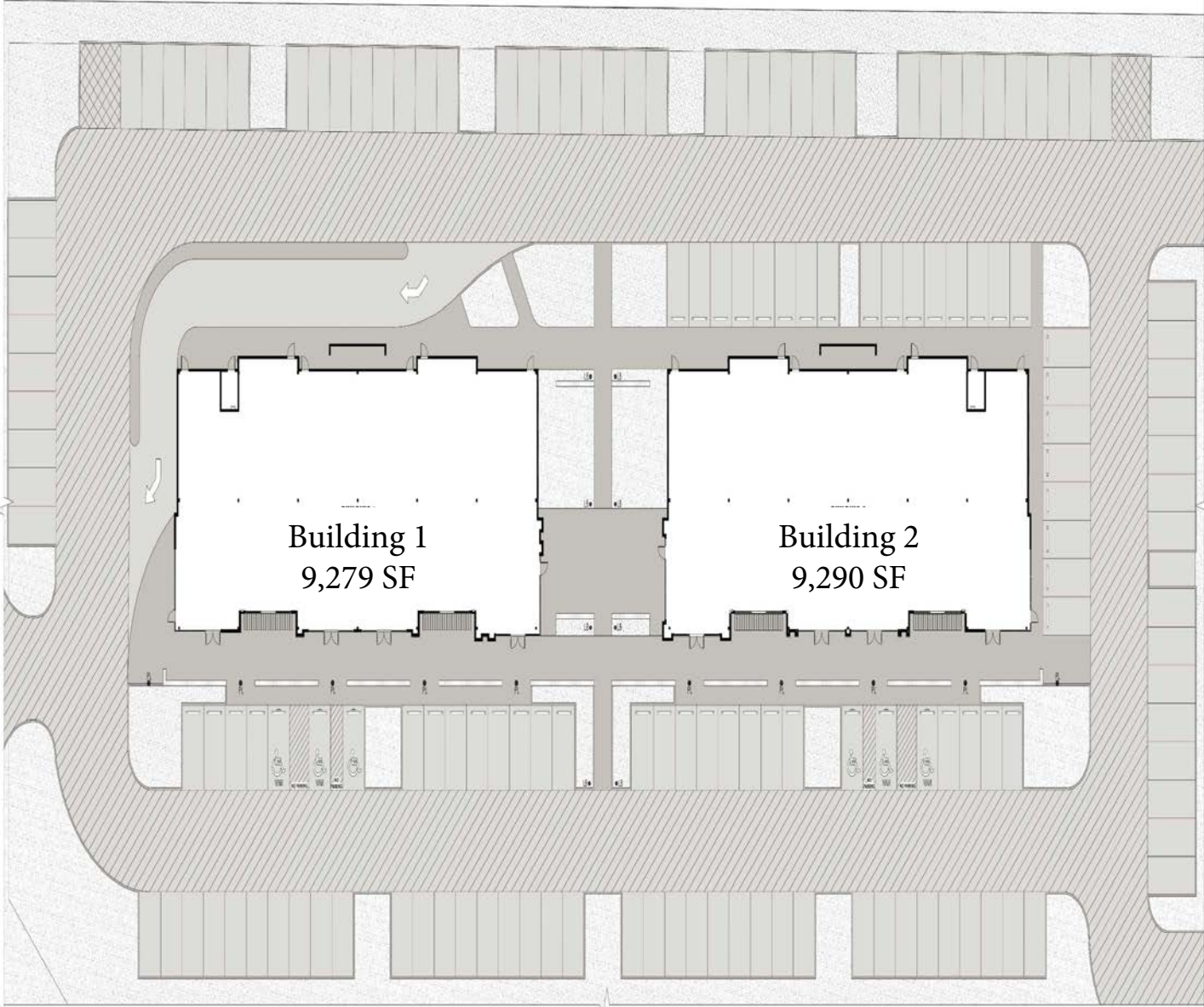
AMENITIES

- HOA
- Club House
- Exercise - Fitness
- Park
- Pool
- Tot Lot
- Walking - Nature Trails
- Resort-Style Pool
- Competition Lap Pool
- Splash Pad Fitness Center
- Playground
- Youth Soccer Fields
- Lounge Areas
- 8 Miles of Walking Trails
- Lakes



Tamarron is a beautifully developing master-planned community in the Katy-Fulshear area. This new home community is located on the corner of FM 1463 and Katy-Fulshear Rd. Just a few miles from I-10 and the Westpark Tollway, Tamarron will offer an easy commute and plenty of shopping and dining options. At completion, Tamarron will include over 4,000 homes and an amenity center with pools, splash pad, fitness center, soccer fields, lakes and walking trails. Homes are priced from the \$200s-\$500s.













TAMARRON KATY IS CLOSE TO:

- Katy Mills Mall
- Typhoon Texas waterpark
- Soon-to-be-built Katy Boardwalk District

UTILITIES

Water & Sewer
Fort Bend MUD 151

Gas
Centerpoint

DRIVE TIMES

I-10	4 mi./5 mins.
Energy Corridor	18 mi./24 mins.
Galleria	29 mi./39 mins.
Downtown	36 mi./45 mins.
Bush Intercontinental	48 mi./53 mins.
Hobby Airport	48 mi./55 mins.

TAXES

Property taxes in this neighborhood may vary but are approximately 3.46 as of 2019.



SCHOOLS

Katy Independent School District is a top rated public school district located in Katy, Texas. It has 75,428 students in grades K-12 with a student-teacher ratio of 15 to 1. According to state test scores, 88% of students are at least proficient in math and 87% in reading. Katy ISD has a 93% average graduation rate and a 15:1 student to teacher ratio (the national is 17:1).

2019

best Schools
rated by NICHE

#20 best Districts
for Athletes
in Texas

#16 Best of
1,031 School
Districts in
Texas

#27 most
diverse



- Lindsey Elementary School
- Amy Campbell Elementary
- Dean Leaman Junior High
- Seven Lakes Junior High
- Fulshear High School (LCISD)
- Obra D. Tompkins High School

The city of Katy is located at the three-border intersection of Harris, Fort Bend, and Waller counties, along Interstate 10, 29 miles (47 km) west of downtown Houston and 22 miles (35 km) east of Sealy.

Greater Katy includes communities such as Cinco Ranch, Green Trails, Grayson Lakes, Seven Meadows, Pine Mill Ranch, Silver Ranch, Firethorne, Grand Lakes and Cane Island. It also encompasses suburban developments from the 1970s and 1980s, such as Memorial Parkway, Kelliwood and Nottingham Country.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,595	59,908	120,762
Households	1,035	17,681	36,842
Families	875	15,140	31,538
Average Household Size	3.47	3.38	3.27
Owner Occupied Housing Units	1,016	16,682	32,816
Median Age	34.0	33.4	34.2
Average Household Income	\$165,074	\$166,709	\$164,361

BUSINESS SUMMARY	1 MILE	3 MILE	5 MILE
Total Businesses	30	383	1,835
Total Employees	192	3,620	19,085
Total Residential Population	0	0	0
Employee/Residential Population Ratio (per 100 Residents)	5	6	16

TRAFFIC COUNTS	VEHICLES PER DAY
FM 1463 at Tamarron	15,877
FM 1093 at Spring Green Blvd	24,167
Katy Freeway at FM 1463	62,000

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A DR Horton Community

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