



CANE ISLAND CROSSING

3+ Acres Available For Sale - Less Than One Mile From I-10 In Katy

NEC of FM 1463 and S. Cane Island Parkway | Katy, Texas

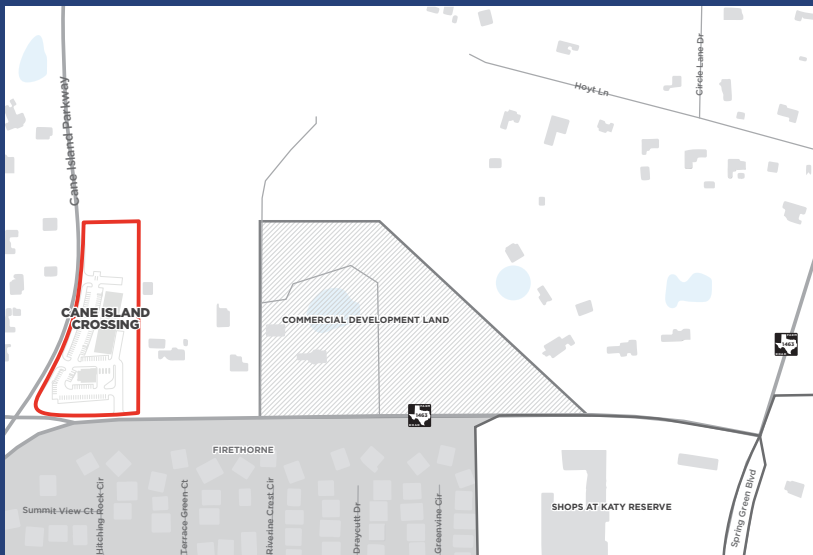
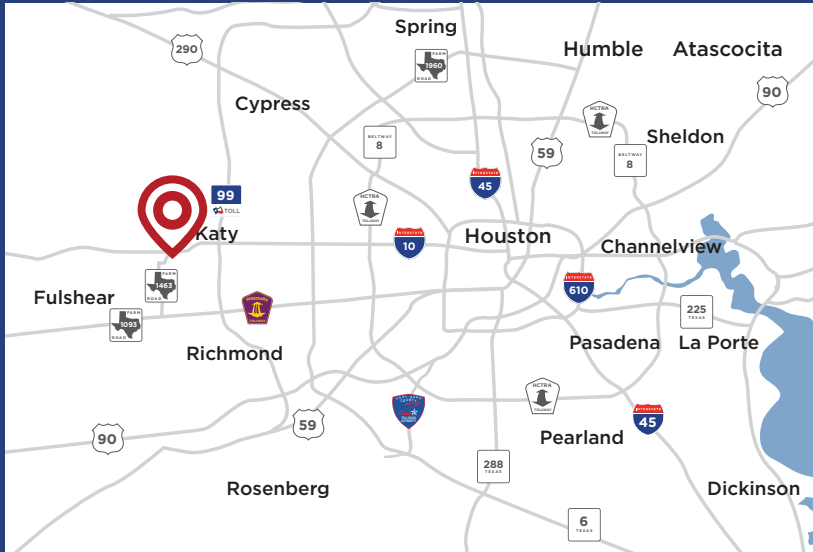
Glenn Dickerson | 281.477.4384 | Brad LyBrand | 713.438.9516

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

CANE ISLAND CROSSING

KATY, TEXAS

PROJECT HIGHLIGHTS



26%
POPULATION
GROWTH
WITHIN 3 MILES
SINCE 2020

2020 Census, 2023 Estimates with
Delivery Statistics as of 04/23



\$207K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILES



231,641
CURRENT
POPULATION
WITHIN 5 MILES

EXPLOSIVE RESIDENTIAL GROWTH

10,829 FUTURE HOUSEHOLDS | WITHIN A 5-MILE RADIUS
3,039 ANNUAL STARTS & 3,040 CLOSINGS | WITHIN A 5-MILE RADIUS
Mestrostudy Estimates as of 4Q 2022

72,548 TOTAL HOUSEHOLDS | WITHIN A 5-MILE RADIUS
116.64% HOUSEHOLD GROWTH | WITHIN A 5-MILE RADIUS
Regis Estimates as of 1Q 2023

**MAJOR
AREA
RETAILERS**



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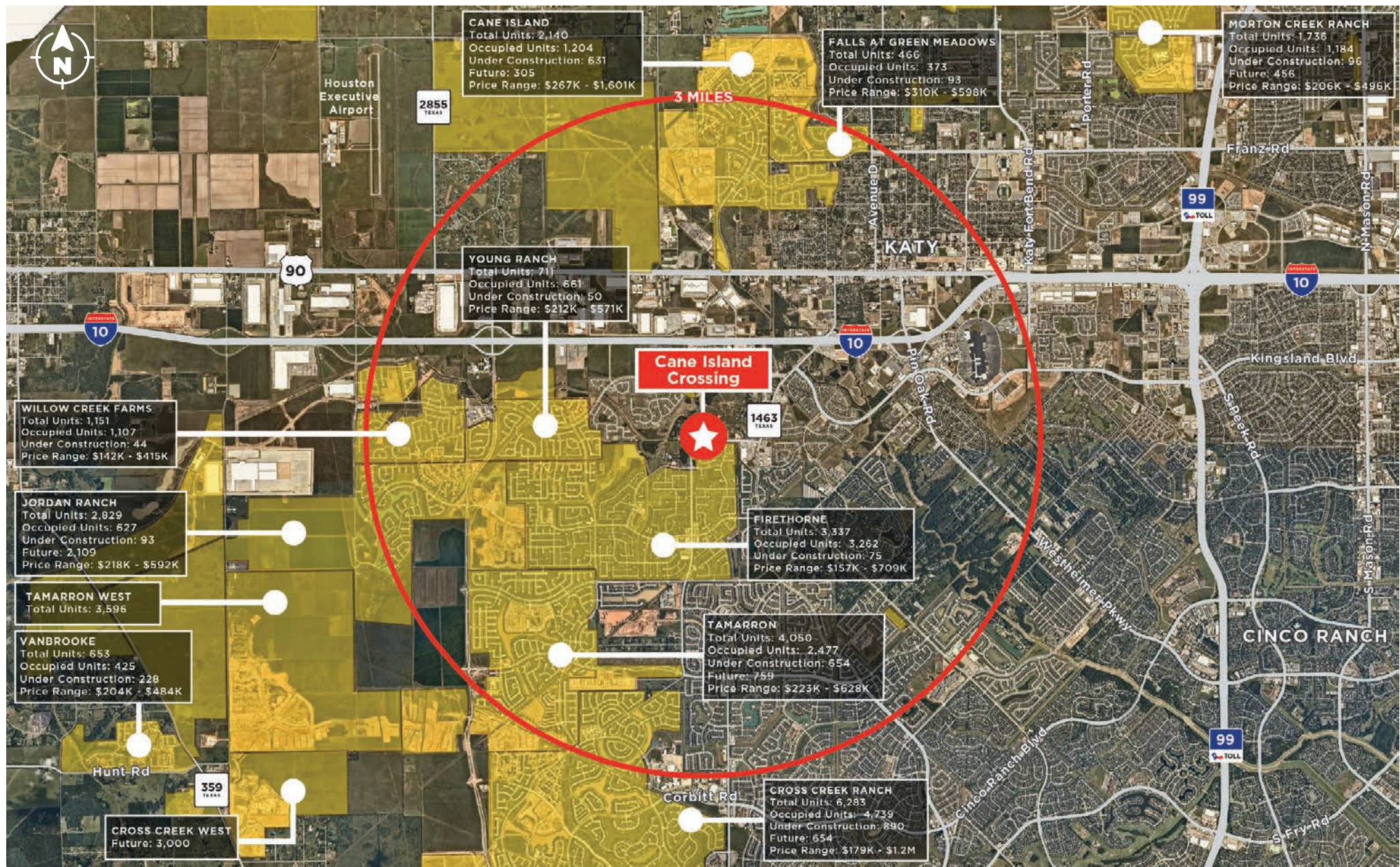
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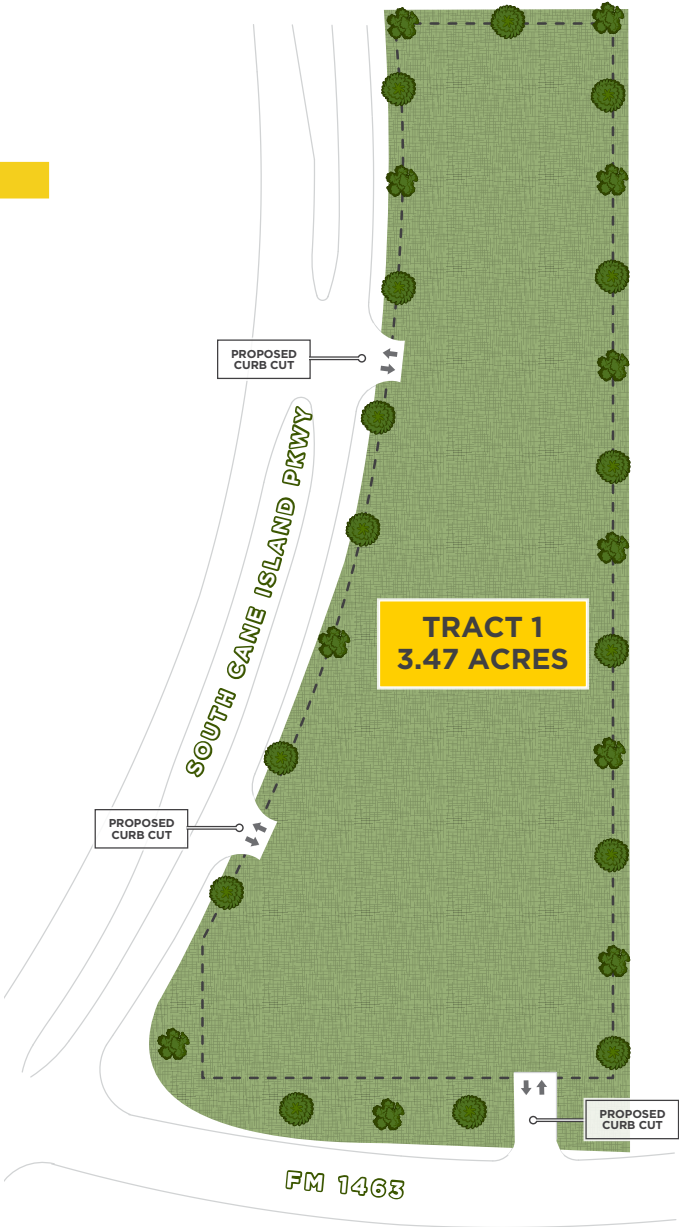








TRACT	BUSINESS	TRACT AREAS	AREAS
1	Available for Sale	151,127 SF	3.47 Acres



DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 04/23



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POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,204	25,859	72,548
Current Population	6,456	82,359	231,641
2020 Census Population	5,946	65,484	186,033
Population Growth 2020 to 2022	8.58%	25.77%	24.52%
2022 Median Age	35.6	35.1	34.6

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$207,066	\$173,842	\$165,283
Median Household Income	\$207,703	\$153,424	\$145,169
Per Capita Income	\$70,807	\$54,998	\$52,190

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
Estimated White	53.78%	50.37%	49.10%
Estimated Black or African American	10.98%	10.80%	10.41%
Estimated Asian or Pacific Islander	17.72%	18.51%	17.35%
Estimated Hispanic	19.38%	22.59%	26.23%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	12.94%	11.40%	11.68%
2 Person Households	28.10%	27.13%	25.88%
3+ Person Households	58.97%	61.47%	62.44%
Owner-Occupied Housing Units	86.95%	83.85%	76.78%
Renter-Occupied Housing Units	13.05%	16.15%	23.22%

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.

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.

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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	(281)477-4384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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