



# North Katy Parcel – Childcare / Retail

Childcare | Retail

15,557 Sq Ft Planned & Permitted | 1.48 Acres

23059 Clay Road, Katy, Texas, 77449

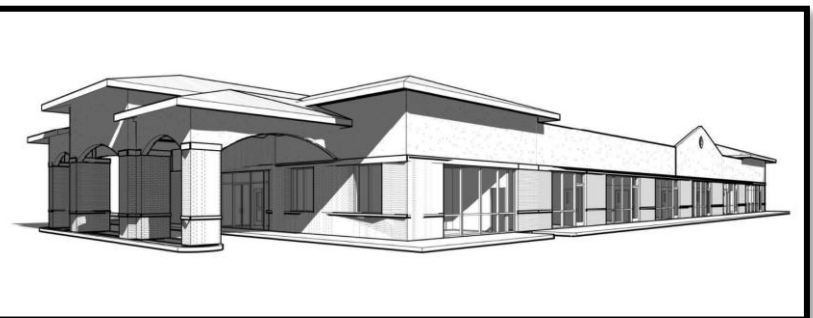
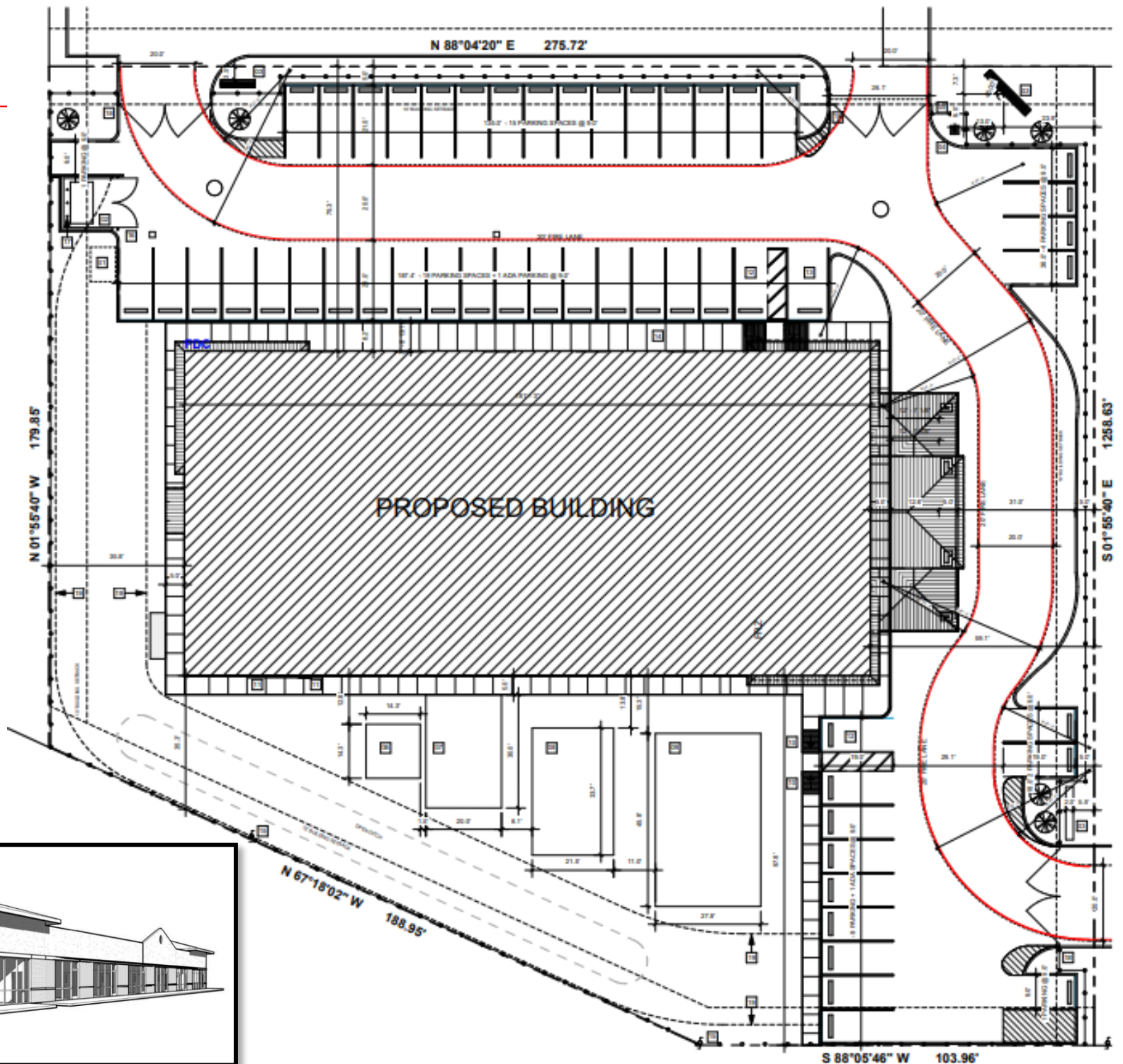
281-995-2619 | [Ashish@WadhvaniHoldings.com](mailto:Ashish@WadhvaniHoldings.com)



# North Katy Parcel – Childcare / Retail

## SITE PLAN

52 Parking Spaces





# North Katy Parcel – Childcare / Retail

## COMMUNITY MAP





# North Katy Parcel – Childcare / Retail

## NEIGHBORHOOD MAP





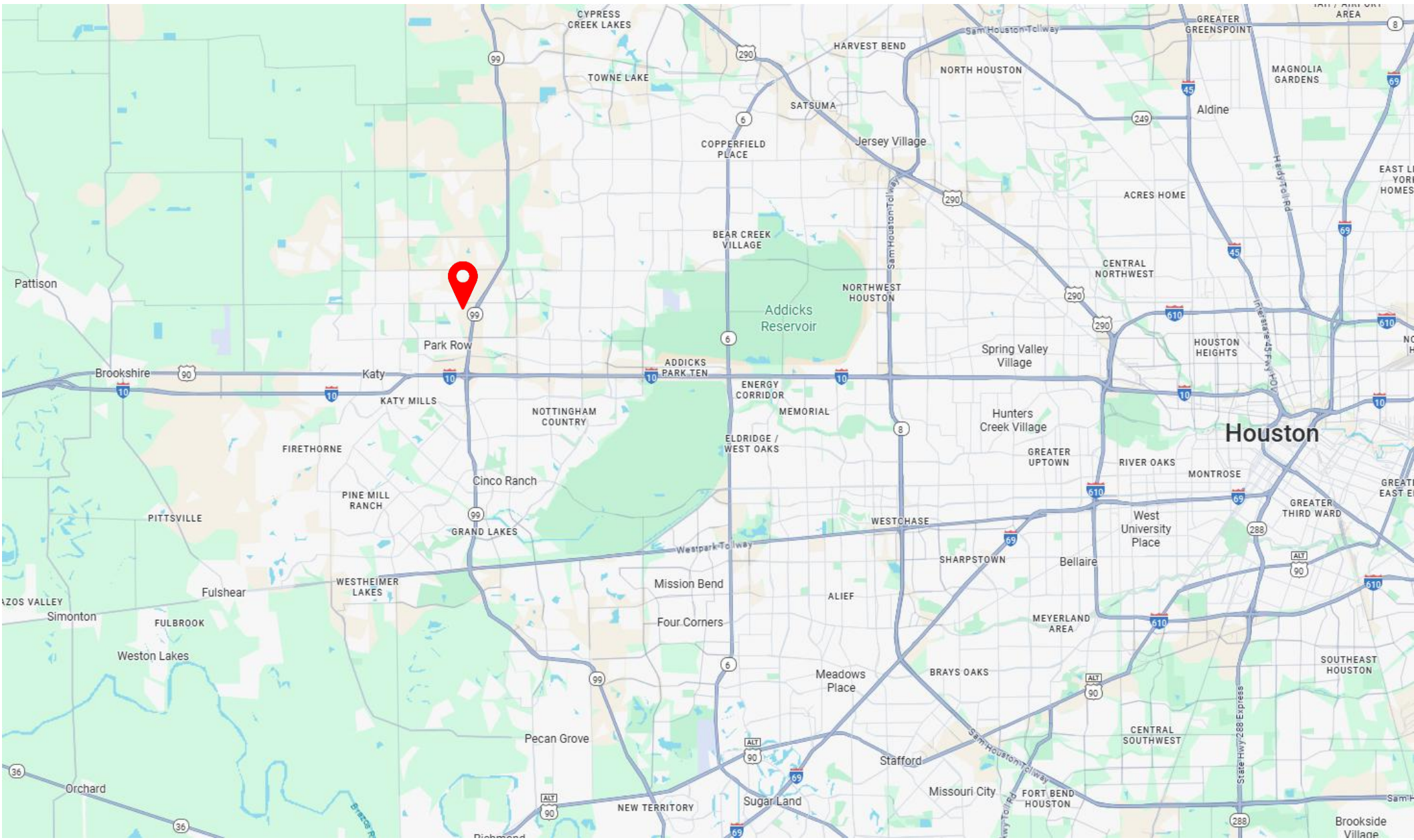
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## AREA MAP

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- 0.9 Miles (4 minutes) away from Grand Parkway 99
- 4.3 Miles (7 minutes) away from I-10
- 12.4 Miles (17 minutes) away from Highway 6

- 6.8 Miles (13 minutes) away from Katy Mills Mall
- 15.3 Miles (17 minutes) away from Brookshire
- 17.3 Miles (23 minutes) away from Cypress
- 29.3 Miles (32 minutes) away from Sugar Land
- 31.1 Miles (32 minutes) away from Downtown



# North Katy Parcel – Childcare / Retail

## PROPERTY SUMMARY

Square Footage	15,557 SF Permitted
Lot Size (acres)	1.482 Acres
Uses	Childcare, Retail, Medical, Office
Permits Status	Valid Through 2027
County	Harris
City	Katy
Map View	<a href="https://maps.app.goo.gl/aHA7ZYECnuuSr8Tt5">https://maps.app.goo.gl/aHA7ZYECnuuSr8Tt5</a>

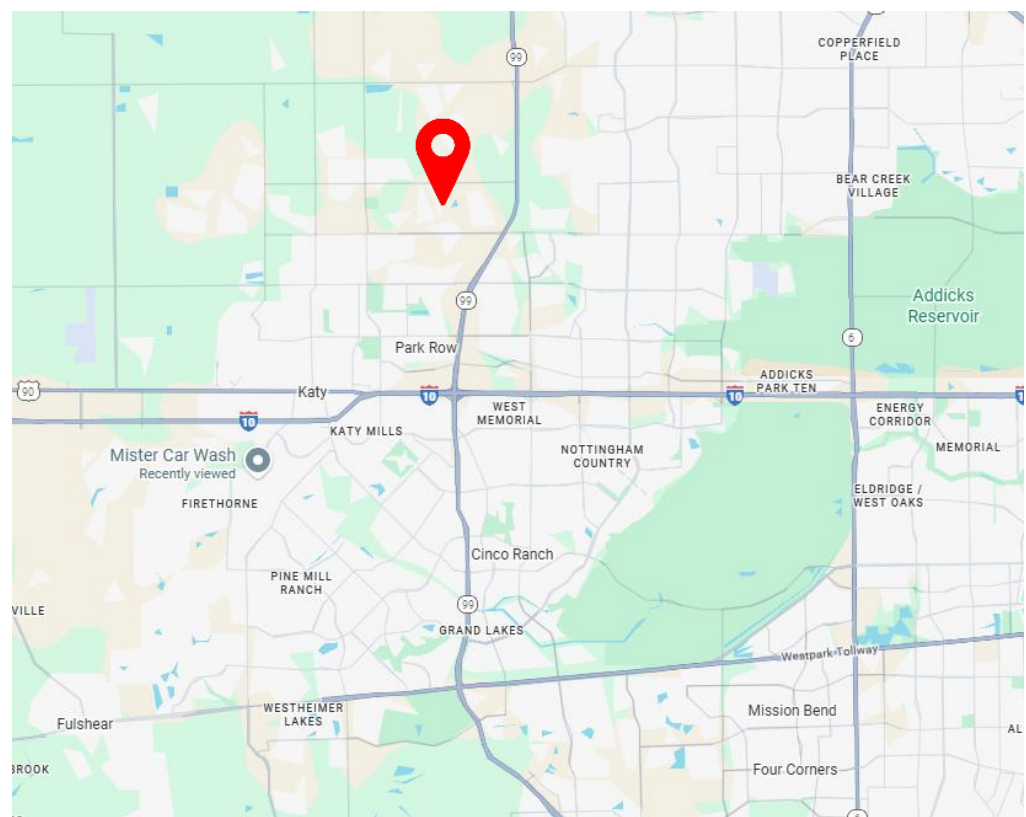
Demographic Summary	2 mile	5 mile	10 mile
<b>Population</b>			
2024 Population	33,951	249,371	761,125
2029 Population Projection	34,926	259,725	817,057
Annual Growth 2020-2024	2.8%	2.9%	2.8%
<b>Households</b>			
2024 Households	10,176	79,851	243,401
2029 Household Projection	10,456	83,146	260,980
Annual Growth 2020-2024	2.8%	2.9%	2.8%
Avg Household Size	3.3	3.1	3.1
<b>Housing</b>			
Median Home Value	\$248,464	\$233,690	\$287,263
Median Year Built	2010	2006	2005
<b>Household Income</b>			
Avg Household Income	\$104,716	\$99,279	\$121,568
Median Household Income	\$101,472	\$83,904	\$98,743

## DEVELOPMENT SUMMARY

Located in the desirable city of the Katy, the Property is a great opportunity for a successful childcare, retail, or sports operator looking to grow. This property has recently been permitted and is shovel-ready for a childcare facility.

The property contains 15,557 SF of potential building space in addition to 52 parking spaces. The property can be easily converted into any retail concept that can also include a drive through and additional parking spaces.

Shadow anchored by an Amazon Distribution facility on the other side of Peek Rd, the property sits directly inside of extensive new residential development. The Property is tucked right behind a retail center on Clay Rd, providing good access and visibility, along with an element of safety for a childcare facility.





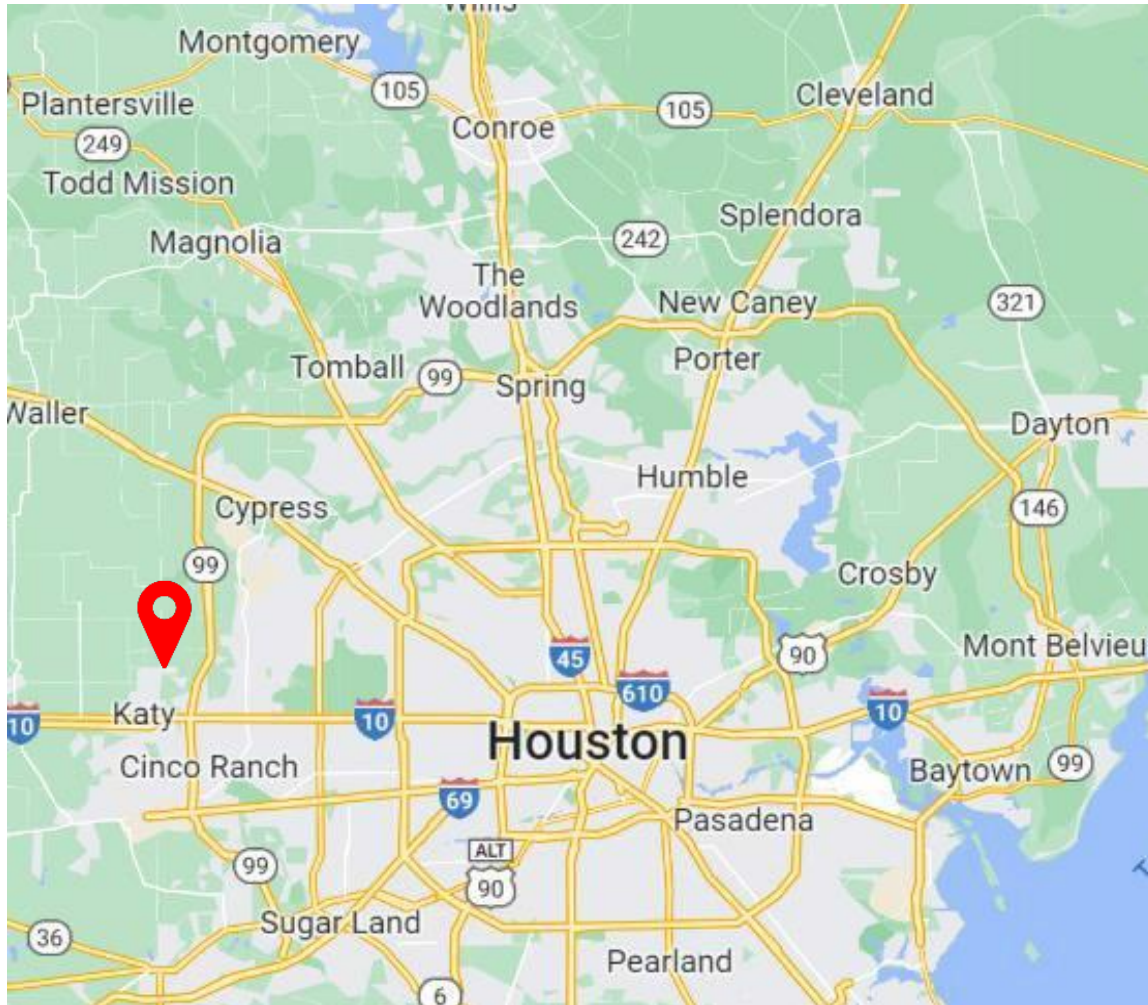
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## ABOUT KATY

The City of Katy is the hub of three counties - Harris, Waller and Fort Bend - and is located 30 miles west of Houston. The City was founded on rice farming in the late 1800s and was formally incorporated in 1945.

The City provides the highest quality of life for its residents. Beautiful neighborhoods, master-planned communities and abundant green space for parks and recreation. Katy ISD ranks among the top school districts in the country, offering students excellent education. Many businesses call Katy home, and the City of Katy is proactive in economic development to create a business-friendly environment.

Katy offers the best of both worlds - the charm of a small town, but all the conveniences of a large city. It is rich in traditions and heritage and boasts a community pride that is unmatched. Whether you're a young professional, growing family, retired senior or business owner, Katy is your hometown.







# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ashish Wadhvani	724326	info@wadhvaniholdings.com	281-995-2619
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

# EXCLUSIVELY REPRESENTED BY:



**ASHISH WADHWANI**

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