SHOPS AT KATY RESERVE

Pad Site and Endcap Spaces Available in a Kroger & EōS Fitness Anchored Center

SWC and SEC of FM 1463 at Spring Green Boulevard
Katy, Texas

NOW OPEN:





NewQuest

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Project Highlights

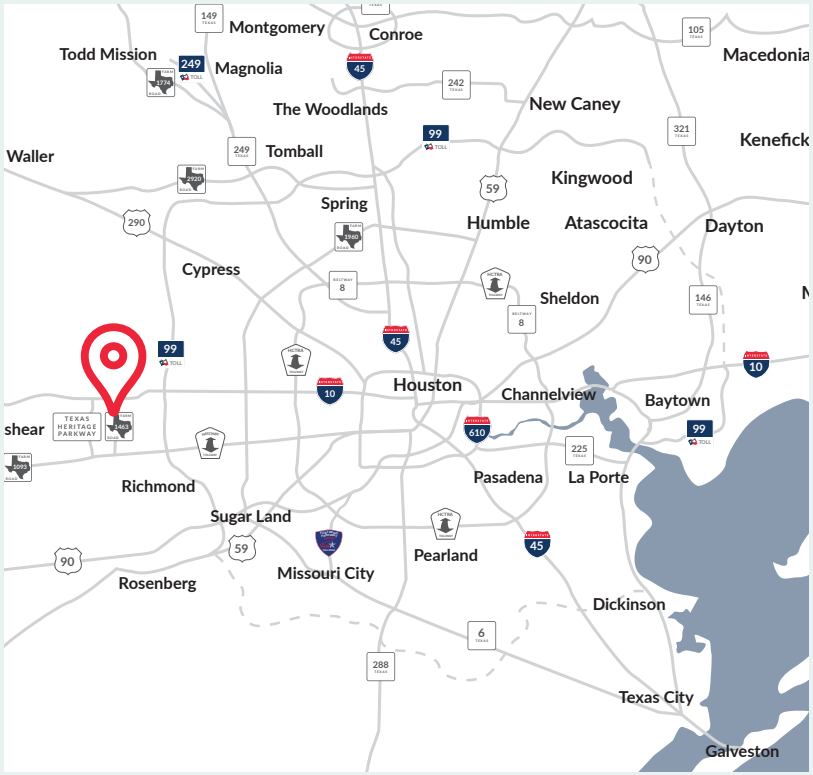


29%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2026

$247K
AVERAGE HOUSEHOLD INCOME
WITHIN 1 MILE

245K
CURRENT POPULATION
WITHIN 5 MILES

2020 Census, ESRI 2026



EXPLOSIVE RESIDENTIAL GROWTH

4,432 FUTURE HOME UNITS & 553 TOTAL HOME INVENTORY
890 ANNUAL HOME STARTS & 625 ANNUAL HOME CLOSINGS
$553,502 AVERAGE HOME SALE PRICE

Zonda Estimates Within 5 Miles as of Q2 2026

79,202 TOTAL HOUSEHOLDS | 5-MILE RADIUS

2020 Census, ESRI 2026

Project Highlights

KEY TENANTS

Kroger · EōS FITNESS · Chase · Smoothie King · goodwill · Memorial Hermann · Dutch Bros Coffee



123,000-SF KROGER MARKETPLACE-ANCHORED SHOPPING CENTER WITHIN EXPLOSIVE WEST KATY GROWTH

KATY RANKED #5 FASTEST-GROWING CITY IN HOUSTON MSA - 35.03% POPULATION INCREASE FROM 2020 TO 2023

- 2020 U.S. CENSUS

SURROUNDED BY HIGH-END HOME DEVELOPMENTS: THE RESERVE AT KATY (TOLL BROTHERS WITH HOMES FROM $400K TO $800K) WOODCREEK RESERVE (HOMES FROM $260K TO OVER $1 MILLION)

RELIABLE PERFORMANCE AND VISIBILITY WITH 1.1M VISITS AT KROGER AND 668.7K VISITS AT EOS FITNESS WITHIN THE PAST 12 MONTHS

- PLACER.AI, APR 2025-MAY 2026

AVAILABLE IN PHASE I

2,244 SF 2ND-GEN MEDICAL

±2.04 ACRES FOR LEASE

±0.72 ACRES PAD FOR LEASE

AVAILABLE IN PHASE II

±2.36 ACRES PAD SITE FOR SALE

9,282 SF 2ND-GEN DAYCARE

Retail Aerial



09.26 | 07.26

Residential Aerial



09.26 | 07.26

Aerial



TxDOT Traffic Counts as of 2026

10.26 | 10.26

Site Plan



AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

SP249 I 10.26 | 07.22

Site Plan: Phase I

VIEW 1



KEY	BUSINESS	AREAS
19	**2nd-Gen Medical Available for Lease**	**2,244 SF**
20	Spring Green Family Dental	1,956 SF
21	Liquor Store	1,050 SF
22	European Wax	1,211 SF
23	Russo's New York Pizzeria & Italian Kitchen	3,500 SF
24	Subway	1,400 SF
25	Kumon	1,400 SF
26	Massage Envy	3,150 SF
27	Style Houston Salon	1,400 SF

KEY	BUSINESS	AREAS
28	Postal Plus	1,400 SF
29	UD Barber Shop	1,050 SF
30	Tender Touch	2,450 SF
31	Kroger	123,000 SF
32	**Pad Site for Lease**	**0.72 AC**
33	Proposed Fifth Third Bank	1.41 AC
34	**Pad Site for Lease**	**2.04 AC**
35	Mister Carwash	5,488 SF



AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

SP249 I 10.26 | 07.22

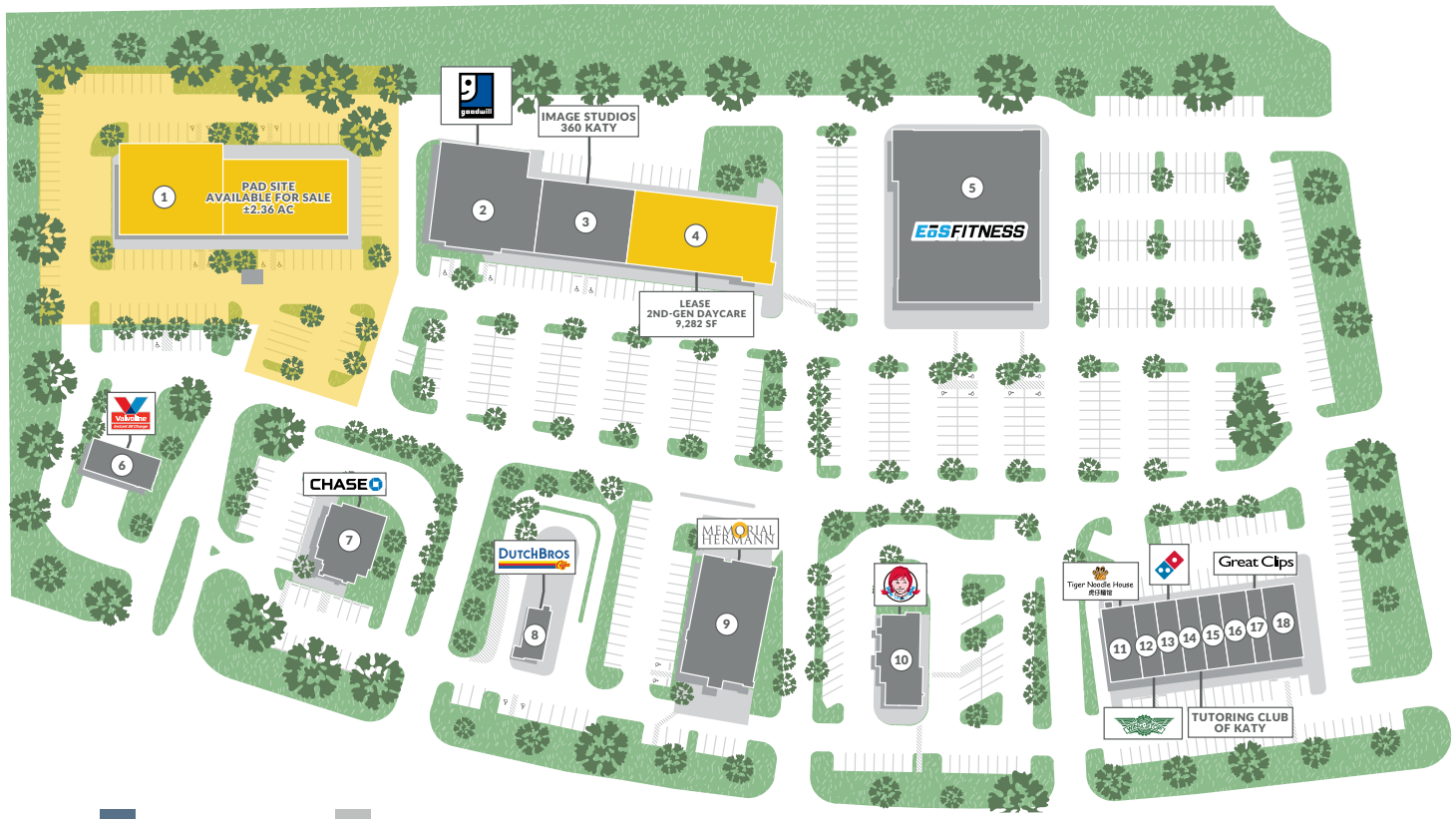
Site Plan: Phase II

VIEW 2



KEY	BUSINESS	AREAS
1	**Pad Site for Sale**	**2.36 AC**
2	Goodwill	9,554 SF
3	Image Studios 360 Katy	5,927 SF
4	**2nd-Gen Daycare Available for Lease**	**9,282 SF**
5	E6S Fitness	36,896 SF
6	Valvoline	2,088 SF
7	Chase	3,558 SF
8	Dutch Bros. Coffee	833 SF
9	Memorial Hermann	8,945 SF
10	Wendy's	3,027 SF

KEY	BUSINESS	AREAS
11	Tiger Noodle House	2,100 SF
12	**Wingstop**	**1,400 SF**
13	Domino's Pizza	1,400 SF
14	Tutoring Club of Katy	1,400 SF
15	Wonder Lash	1,400 SF
16	Royale Retreat Nail Spa	1,750 SF
17	Great Clips	1,050 SF
18	Local Pub & Grill	2,115 SF



AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

N

SP249 I 09.26 | 07.22

Photos


RUSSO'S
ITALIAN KITCHEN
NEW YORK
PIZZERIA
NEW YORK RUSSO'S PIZZERIA
KUMON
SUBWAY
Massage Envy
JH Salon
ANGLANCE NAIL BAR
POSTAL


2,244 SF 2ND-GEN MEDICAL
RUSSO'S
ITALIAN KITCHEN
NEW YORK
PIZZERIA
NEW YORK RUSSO'S PIZZERIA
EUROPEAN WAX CENTER


9,282 SF 2ND-GEN DAYCARE
Academy

Demographics



USPS POSTAL COUNTS	1 MILE	3 MILES	5 MILES
Q2 2026	4,204	31,905	68,905

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	2,137	27,417	79,202
Total Population	7,036	89,323	244,975
2020 Total Population	6,669	69,168	189,266
Population Growth 2020 to 2026	5.5%	29.1%	29.4%
2026 Median Age	36	36	36

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	48.9%	45.9%	44.9%
Black/African American	10.3%	10.5%	10.4%
Asian	19.8%	20.5%	18.2%
Hispanic	20.3%	22.9%	27.0%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$246,585	$215,129	$189,863
Median Household Income	$202,604	$168,866	$152,462
Per Capita Income	$76,032	$66,845	$61,759

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	11.5%	10.8%	13.1%
2 Person Households	23.8%	22.7%	24.2%
3 Person Households	18.0%	18.8%	19.3%
Owner-Occupied Housing Units	74.2%	74.6%	67.5%
Renter-Occupied Housing Units	25.8%	25.4%	32.5%

2020 Census, ESRI 2026

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 or subagent 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.

Home Asset, Inc., dba NewQuest	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	**366134**	**dlane@newquest.com**	**281.477.4300**
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
Catherine Dang	**854364**	**cdang@newquest.com**	**281.955.3549**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

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

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