

NewQuest

24 ACRES – RESIDENTIAL POD KATY BOARDWALK

Kingsland Blvd. off I-10 W | Katy, Texas

24 Acres Available

Dave Ramsey
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Project Highlights

±24 Acres Available in Katy, Texas

NewQuest Properties has been retained as the exclusive Broker to bring a building to the of 24 acres located at Kingsland Boulevard and Katy-Fort Bend Road, just south of I-10 West in Katy, Texas.
The 24-acre property is strategically situated inside the Katy Boardwalk District, the newest destination for retail, restaurant and entertainment and top master-planned development of the Katy area.

Just within walking distance of Katy Mills Mall and the Typhoon Texas water park, the property is ideally suited for premium builders seeking to expand their footprint in one of the fastest-growing counties and affluent communities in Texas. The 24 acres is primed for a green space, multidisciplined development of high-end townhomes, villas and/or patio homes. The 24 acres will have district access to new trail system of Katy Boardwalk City Park.

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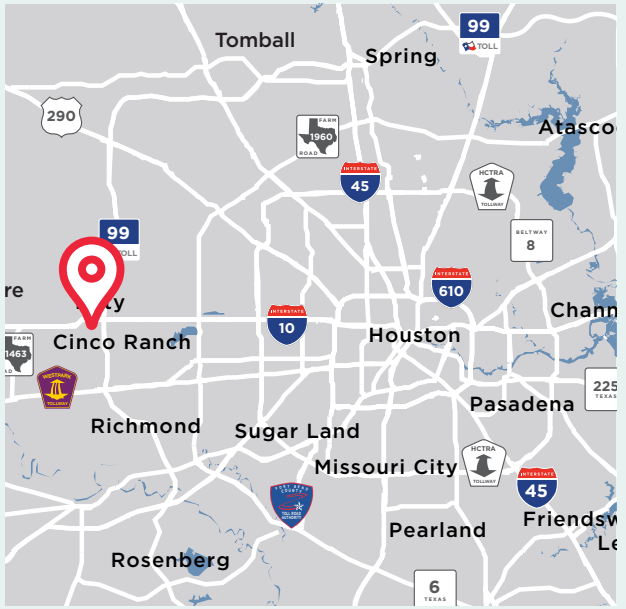
26%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2023

321K
CURRENT POPULATION
WITHIN 5 MILES

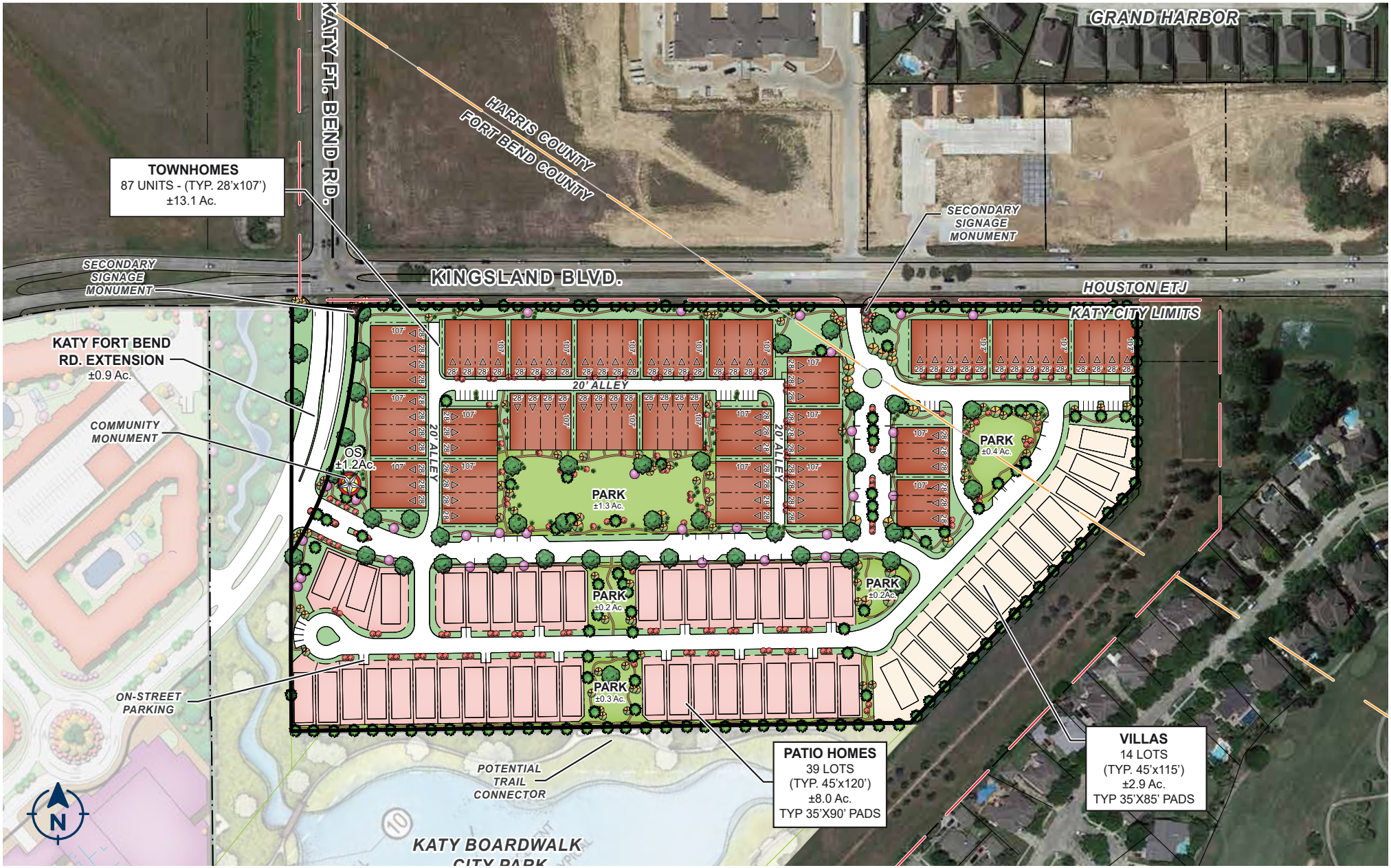
$154K
AVERAGE HHI
WITHIN 5 MILES

Top 10 Employers - Katy Area

KATY ISD	11,547
WOOD GROUP	8,015
AMAZON	4,000
BP NORTH AMERICA	3,750
ACADEMY SPORTS & OUTDOOR	3,500
KATY MILLS	3,200
IGLOO	2,600
HEB	2,500
SHELL EXPLORATION & PRODUCTION	2,000
HOUSTON METHODIST West (HOSPITAL)	2,300



Sample Land Plan



Aerial

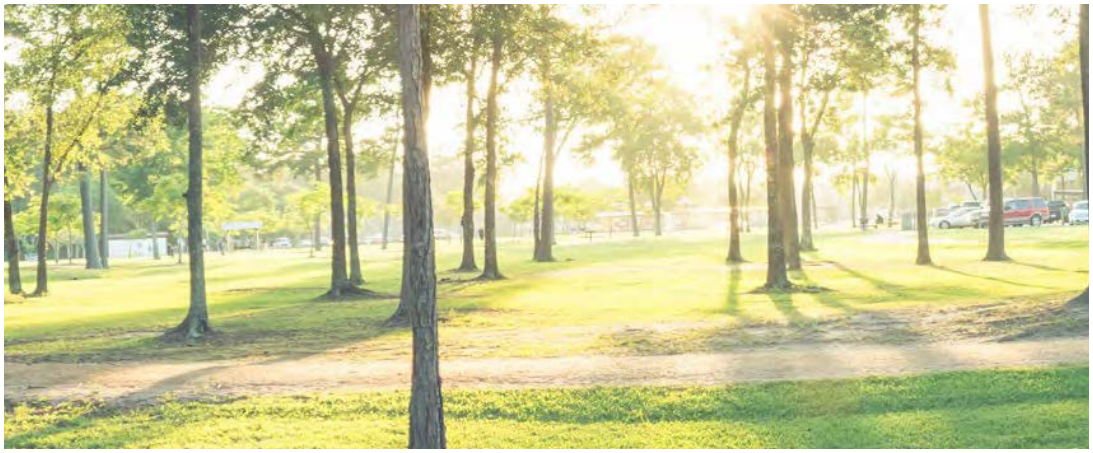


03.23 | 03.23

80 ACRE

LAKE & HIKE + BIKE TRAIL





4-STAR, UPSCALE HOTEL
AND CONFERENCE CENTER



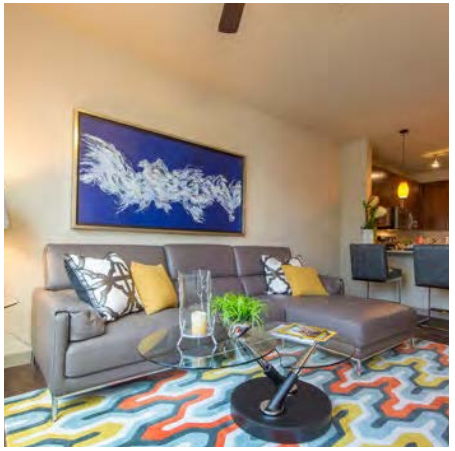






642 CLASS A
MULTI-FAMILY UNITS







Aerial



03.23 | 03.23

Aerial



03.23 | 03.23

Aerial



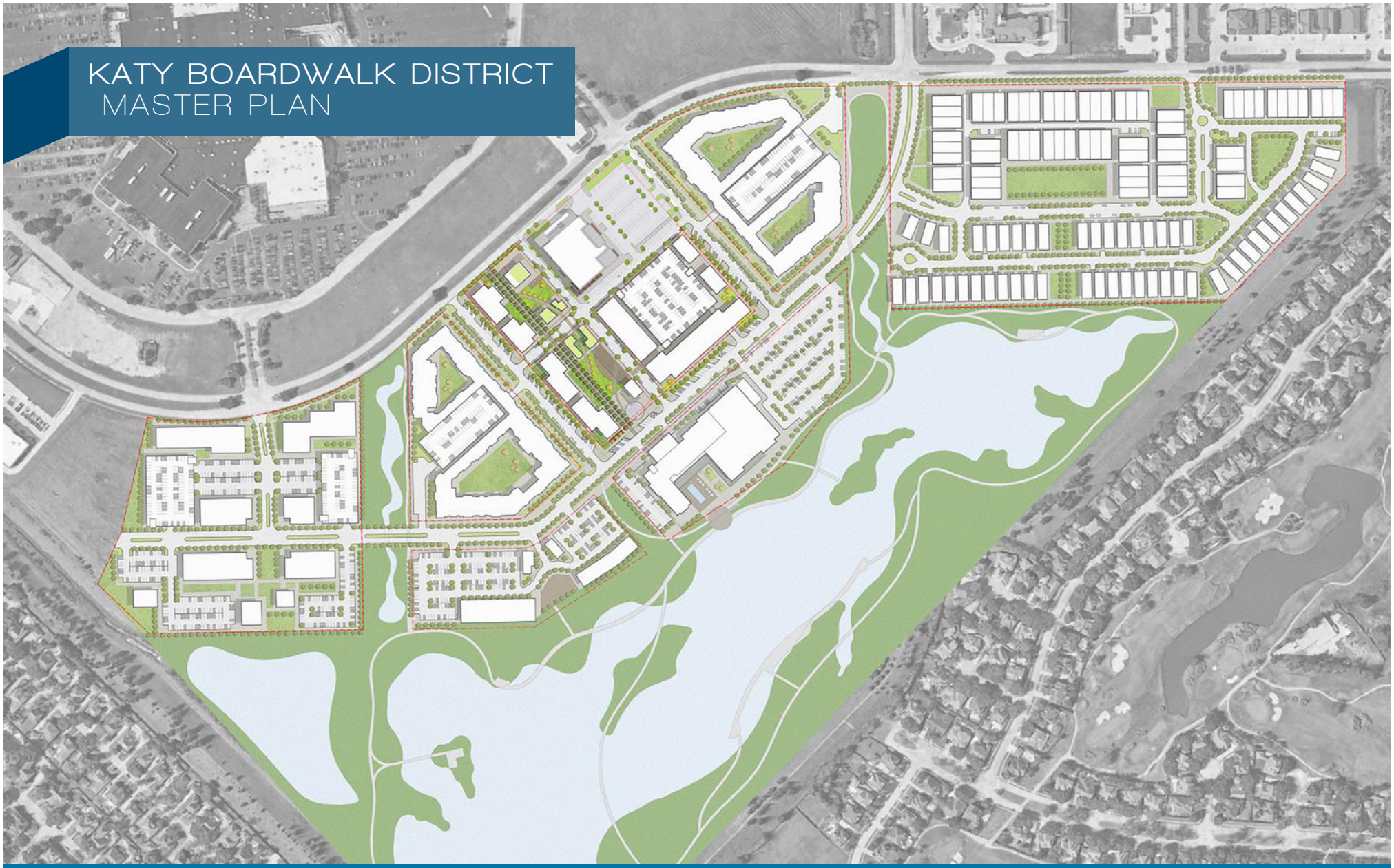
03.23 | 03.23

Aerial



03.23 | 03.23

KATY BOARDWALK DISTRICT
MASTER PLAN



80 Acre lake and hike + bike trail

141,000 SF of retail

2 Acres of green space

4-Star, Upscale Hotel and Conference Center

642 Luxury Loft Style Apartments

Property Details

ADDRESS	0 Kingsland Blvd, Katy, TX
LAT/LONG	29.772483 -95.799679
TOTAL ACRES	±24 Acres
FRONTAGE	±2,871 ft. on Kingsland Blvd
ACCESS	Kingsland Blvd.
UTILITIES	City of Katy
SCHOOL DISTRICT	Katy ISD

ADDITIONAL PROPERTY KATY ISD DETAILS

PARCEL ID	HC-1400410010001 / FB - R227102
OWNER	SUEBA LAND 161, LP
PROPERTY	KINGSLAND BLVD., KATY, TX 77494
LEGAL	"RES E BLK 1 (HC*L 13%) KATY BOARDWALK / KATY MILLS SEC 1, BLOCK 1, ACRES 24.28, Katy Boardwalk, Unrestricted Reserve""E"", (87% in Ft Bend County)"

TAX INFO

HARRIS COUNTY

019	KATY ISD	1.304800
040	HARRIS COUNTY	0.343730
041	HARRIS CO FLOOD CNTRL	0.030550
042	PORT OF HOUSTON AUTHY	0.007990
043	HARRIS CO HOSP DIST	0.1483100
044	HARRIS CO EDUC DEPT	0.004900
063	CITY OF KATY	0.440000
	TOTAL:	2.28028

FORT BEND COUNTY

C06	City of Katy	0.440000
D01	Fort Bend Drainage	0.012900
G01	Fort Bend General	0.438300
S13	Katy ISD	1.304000
	TOTAL:	2.195200

Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,198	41,347	103,544
Current Population	11,193	124,657	321,164
2020 Census Average Persons per Household	2.67	3.01	3.10
2020 Census Population	11,506	98,805	272,550
Population Growth 2020 to 2023	-2.72%	26.16%	17.84%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	26.71%	17.85%	16.82%
2 Person Households	30.35%	26.26%	24.80%
3+ Person Households	42.94%	55.89%	58.38%
Owner-Occupied Housing Units	53.09%	62.26%	65.11%
Renter-Occupied Housing Units	46.91%	37.74%	34.89%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	44.35%	50.84%	48.87%
Black or African American	16.62%	11.57%	11.85%
Asian or Pacific Islander	9.58%	11.46%	14.72%
Other Races	28.92%	25.47%	23.93%
Hispanic	33.09%	31.09%	29.82%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	$131,501	$149,377	$154,181
Median Household Income	$114,563	$119,247	$126,138
Per Capita Income	$49,626	$49,450	$49,435

EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	14.06%	16.02%	14.92%
Estimated Bachelor's Degree	34.52%	32.97%	33.45%
Estimated Graduate Degree	16.96%	20.21%	22.02%

AGE	1 MILE	3 MILES	5 MILES
Median Age	35.1	35.6	35.5

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.

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
C. David Ramsey	**236884**	**dramsey@newquest.com**	**281.477.4383**
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

NewQuest

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