


# NewQuest

# 5401 KATY FREEWAY

SWC of I-10 & TC Jester Boulevard | Houston, Texas

0.4890 Acre Hard Corner for Ground Lease

**Shireen Owlia**
281.640.7693 | sowlia@newquest.com

# Project Highlights

- 0.4890 Acres (21,300 SF)
- Hard corner at signalized intersection
- 2 curb cuts on I-10/Katy Freeway Feeder Road; 1 curb cut on TC Jester Boulevard
- Ground lease only

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**26%**
**POPULATION GROWTH**
**WITHIN 1 MILE**
**FROM 2020 TO 2024**

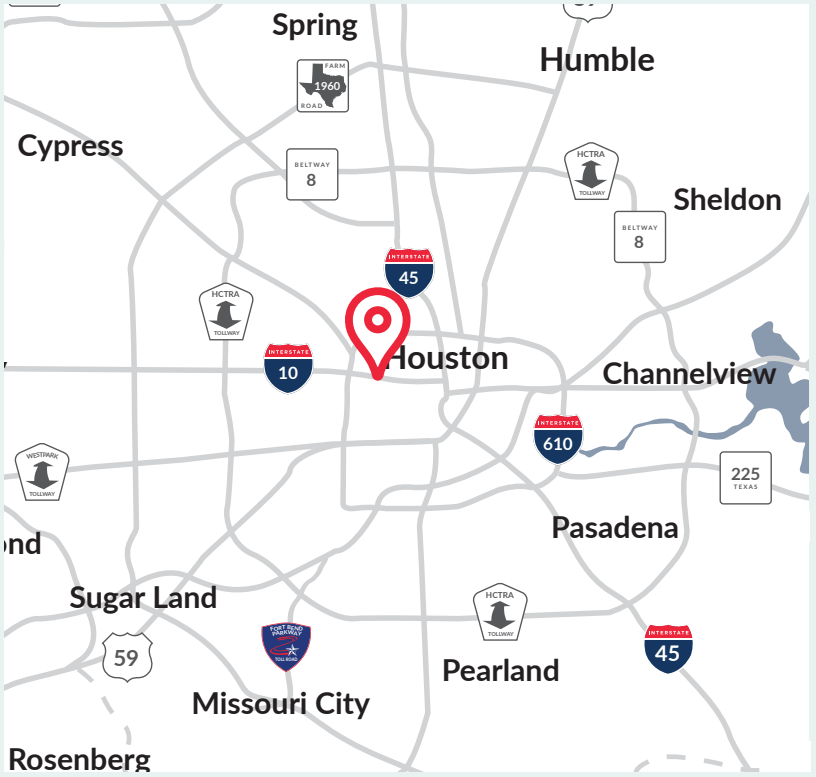
**$227K**
**AVERAGE HOUSEHOLD INCOME**
**WITHIN 3 MILES**

**513K**
**CURRENT POPULATION**
**WITHIN 5 MILES**

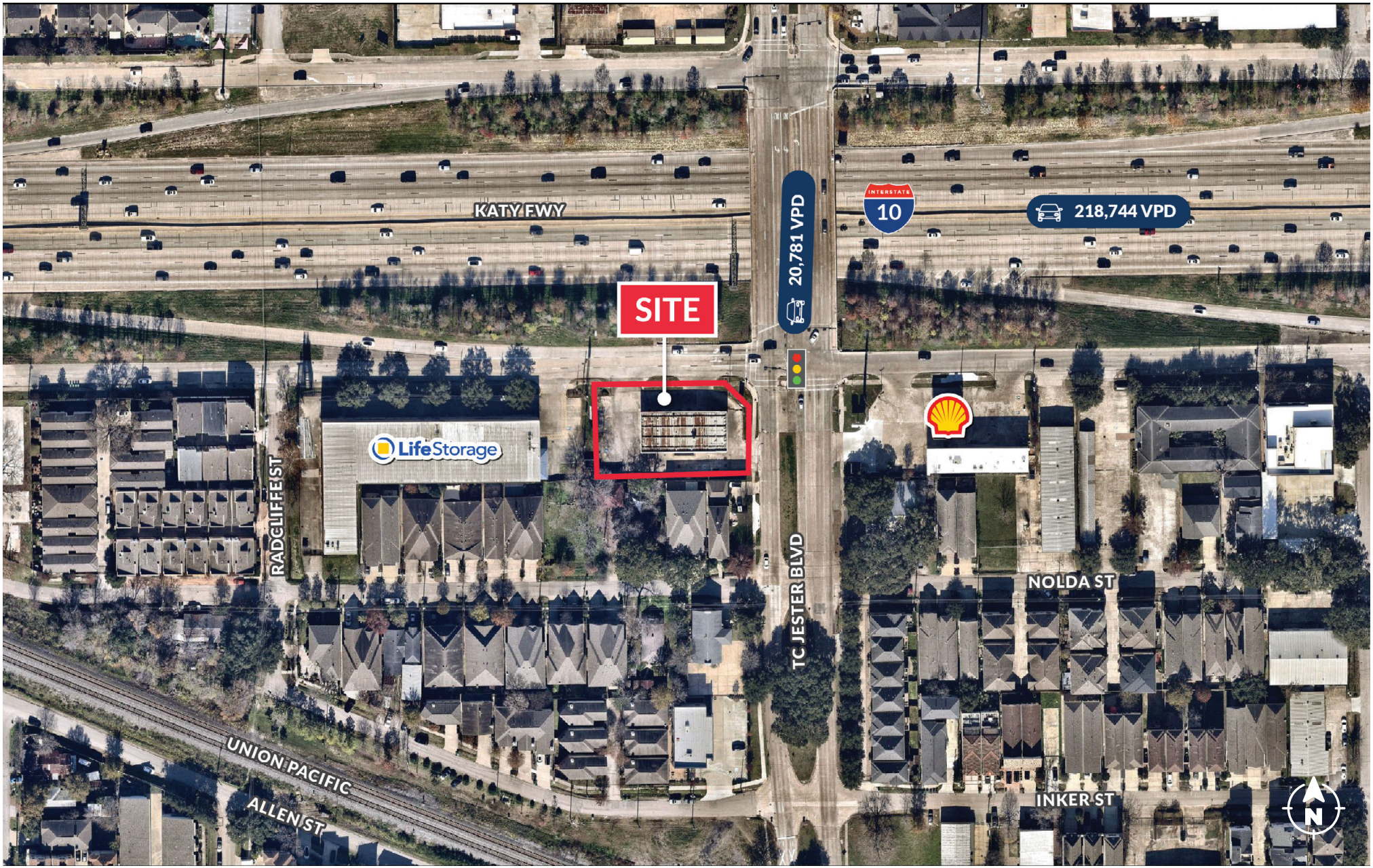
2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

## MAJOR AREA RETAILERS

Walmart, SPROUTS FARMERS MARKET, LA FITNESS, H-E-B, ROSS, Kroger, SPEC'S, IKEA

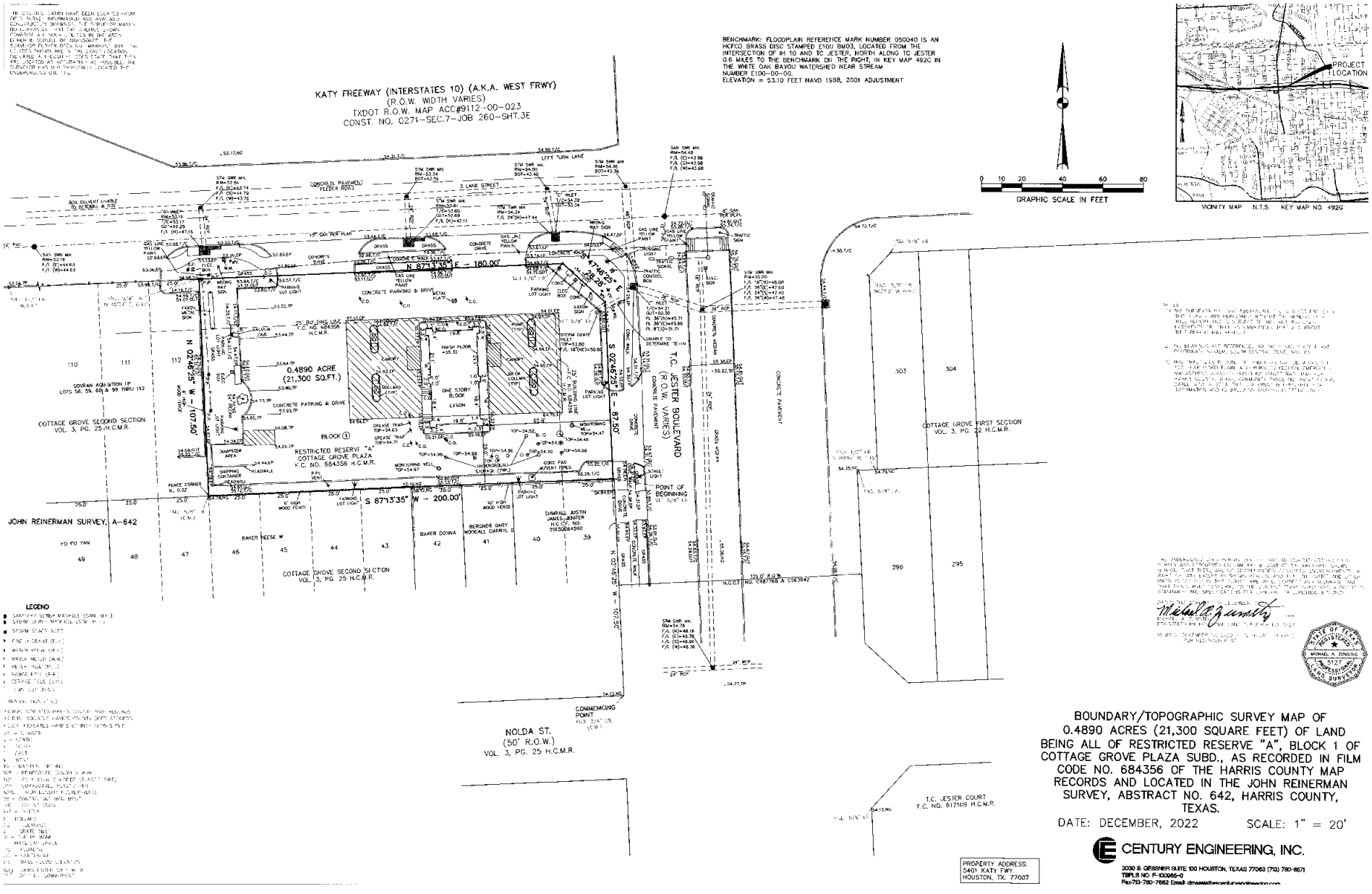


# Aerial




06.24 | 01.24

# Survey


KATY FREEWAY (INTERSTATES 10) (A.K.A. WEST FRWY)
(R.O.W. WIDTH VARIES)
TXDOT R.O.W. MAP ACC#9112-00-023
CONST. NO. 0271-SEC.7-JOB 260-SHT.3E
BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 050040 IS AN HCFCD BRASS DISC STAMPED E100 BM03, LOCATED FROM THE INTERSECTION OF IH 10 AND TC JESTER, NORTH ALONG TC JESTER 0.6 MILES TO THE BENCHMARK ON THE RIGHT, IN KEY MAP 492G IN THE WHITE OAK BAYOU WATERSHED NEAR STREAM NUMBER E100-00-00.
ELEVATION = 53.10 FEET NAVD 1988, 2001 ADJUSTMENT
GRAPHIC SCALE IN FEET
PROJECT LOCATION
VICINITY MAP N.T.S. KEY MAP NO. 492G
3 LANE STREET
LEFT TURN LANE
N 87°13'35" E - 180.00'
S 02°46'25" E - 87.50'
S 87°13'35" W - 200.00'
N 02°46'25" W - 107.50'
0.4890 ACRE
(21,300 SQ.FT.)
T.C. JESTER BOULEVARD
(R.O.W. VARIES)
POINT OF BEGINNING
RESTRICTED RESERVE "A"
COTTAGE GROVE PLAZA
H.C. NO. 684356 H.C.M.R.
BLOCK 1
ONE STORY
8,000
COTTAGE GROVE SECOND SECTION
VOL. 3, PG. 25 H.C.M.R.
COTTAGE GROVE FIRST SECTION
VOL. 3, PG. 22 H.C.M.R.
JOHN REINERMAN SURVEY, A-642
NOLDA ST.
(50' R.O.W.)
VOL. 3, PG. 25 H.C.M.R.
COMMENCING POINT
T.C. JESTER COURT
F.C. NO. 617109 H.C.M.R.
LEGEND
BOUNDARY/TOPOGRAPHIC SURVEY MAP OF
0.4890 ACRES (21,300 SQUARE FEET) OF LAND
BEING ALL OF RESTRICTED RESERVE "A", BLOCK 1 OF
COTTAGE GROVE PLAZA SUBD., AS RECORDED IN FILM
CODE NO. 684356 OF THE HARRIS COUNTY MAP
RECORDS AND LOCATED IN THE JOHN REINERMAN
SURVEY, ABSTRACT NO. 642, HARRIS COUNTY,
TEXAS.
DATE: DECEMBER, 2022 SCALE: 1" = 20'
CENTURY ENGINEERING, INC.
3000 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8571
TBPLS NO. F-100965-0
PROPERTY ADDRESS:
5401 KATY FWY.
HOUSTON, TX. 77007



# Demographics

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Current Households | 14,780 | 105,293 | 253,987 |
| Current Population | 30,076 | 193,972 | 513,190 |
| 2020 Census Population | 23,910 | 159,608 | 443,622 |
| Population Growth 2020 to 2024 | 25.79% | 21.53% | 15.68% |
| 2024 Median Age | 34.8 | 37.1 | 37.0 |

| RACE AND ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| White | 59.61% | 61.83% | 52.42% |
| Black or African American | 9.71% | 8.77% | 13.80% |
| Asian or Pacific Islander | 10.52% | 9.28% | 8.73% |
| Other Races | 19.66% | 19.57% | 24.35% |
| Hispanic | 27.01% | 26.87% | 32.34% |

| INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Average Household Income | $226,830 | $205,405 | $176,691 |
| Median Household Income | $174,023 | $137,015 | $117,530 |
| Per Capita Income | $116,463 | $108,265 | $84,807 |

| CENSUS HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 1 Person Households | 45.43% | 51.19% | 48.55% |
| 2 Person Households | 32.24% | 27.57% | 26.74% |
| 3+ Person Households | 22.33% | 21.24% | 24.70% |
| Owner-Occupied Housing Units | 58.50% | 47.40% | 43.76% |
| Renter-Occupied Housing Units | 41.50% | 52.60% | 56.24% |

2020 Census, 2024 Estimates with Delivery Statistics as of 10/24

# 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. **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.

**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 |
| **Shireen Owlia** | **640710** | **sowlia@newquest.com** | **281.640.7693** |
| 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

**8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300**

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