

NewQuest

GRAND CROSSING

SWC of I-10 & SH 99 | Katy, Texas

3,000-SF Retail Space Available For Lease

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Project Highlights

- 1-acre development located at the southwest corner of I-10 and SH 99, anchored by a 151,600 SF Costco.
- Dual freeway visibility, with a combined 340,276 VPD counts on I-10 and SH 99.
- Nearby amenities include a major retail, restaurant, entertainment, and medical hub, all within half a mile:
  - Memorial Hermann Katy Hospital: A 300+ bed facility offering over 38 specialties
- Six-level Metro parking garage
- UH Katy Campus: 4,300-student enrollment
- Katy Mills Mall: Over 1.3 million SF of retail space and 175 high fashion stores
- Entertainment venues: Typhoon Texas Waterpark, Main Event, Cinemark, and more

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22%
POPULATION GROWTH
WITHIN 3 MILES
FROM 2020 TO 2024

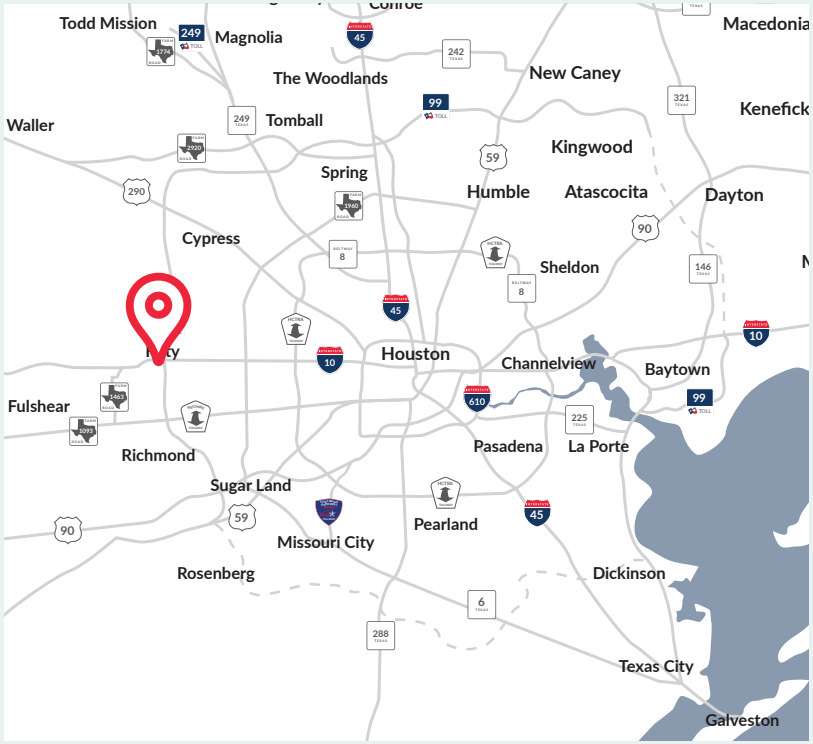
$147K
AVERAGE HOUSEHOLD INCOME
WITHIN 5 MILES

320K
CURRENT POPULATION
WITHIN 5 MILES

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

MAJOR AREA BUSINESSES

Memorial Hermann, Main Event, Taroko Sports, Dick's Sporting Goods, Cinemark, Costco Wholesale, Metro, Walk-On's Sports Bistreaux, Ross, Spec's



Aerial

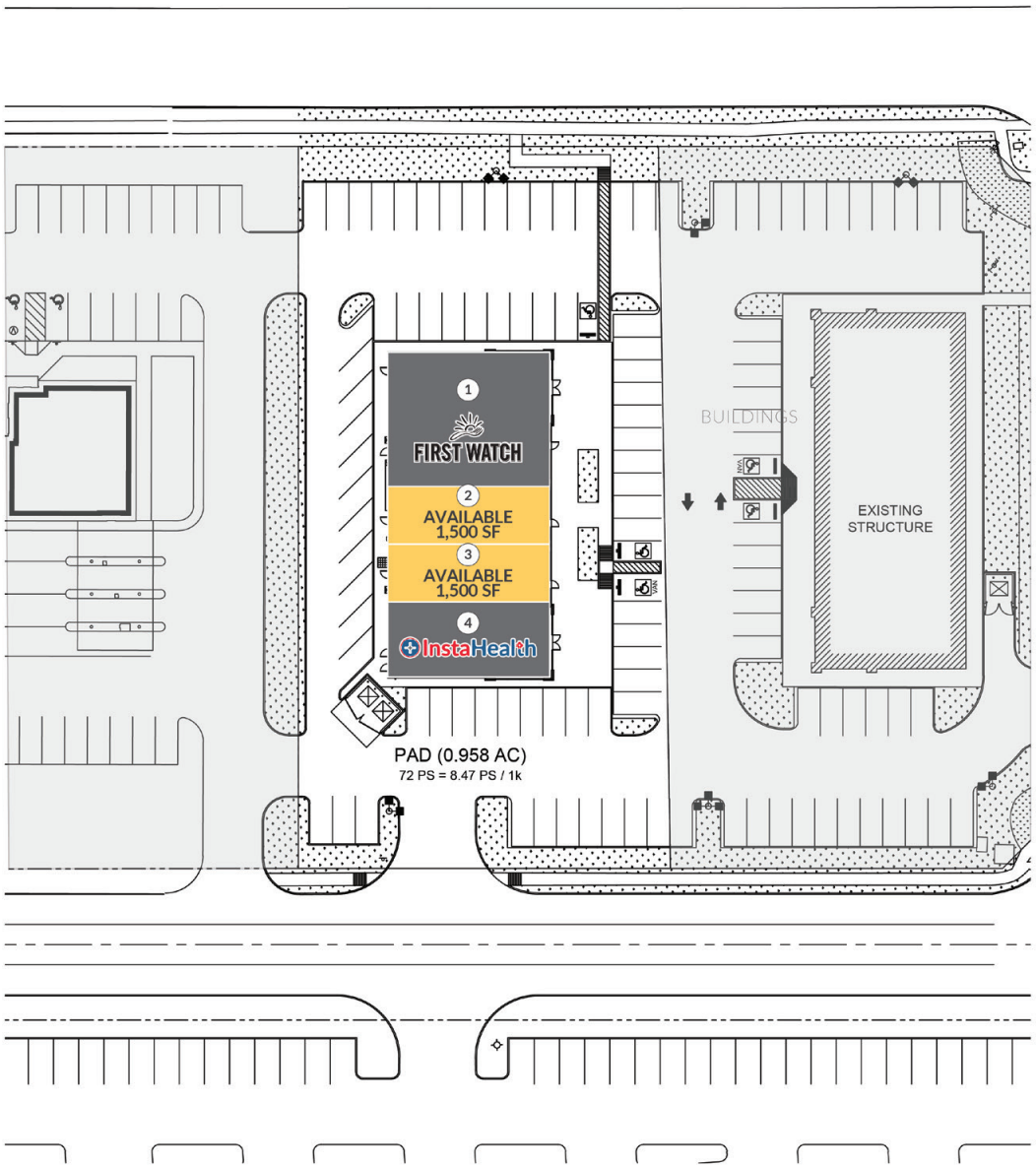


TxDot Traffic Counts as of 2024

04.25 | 12.24

AVAILABLE LEASED IN NEGOTIATION NOT A PART

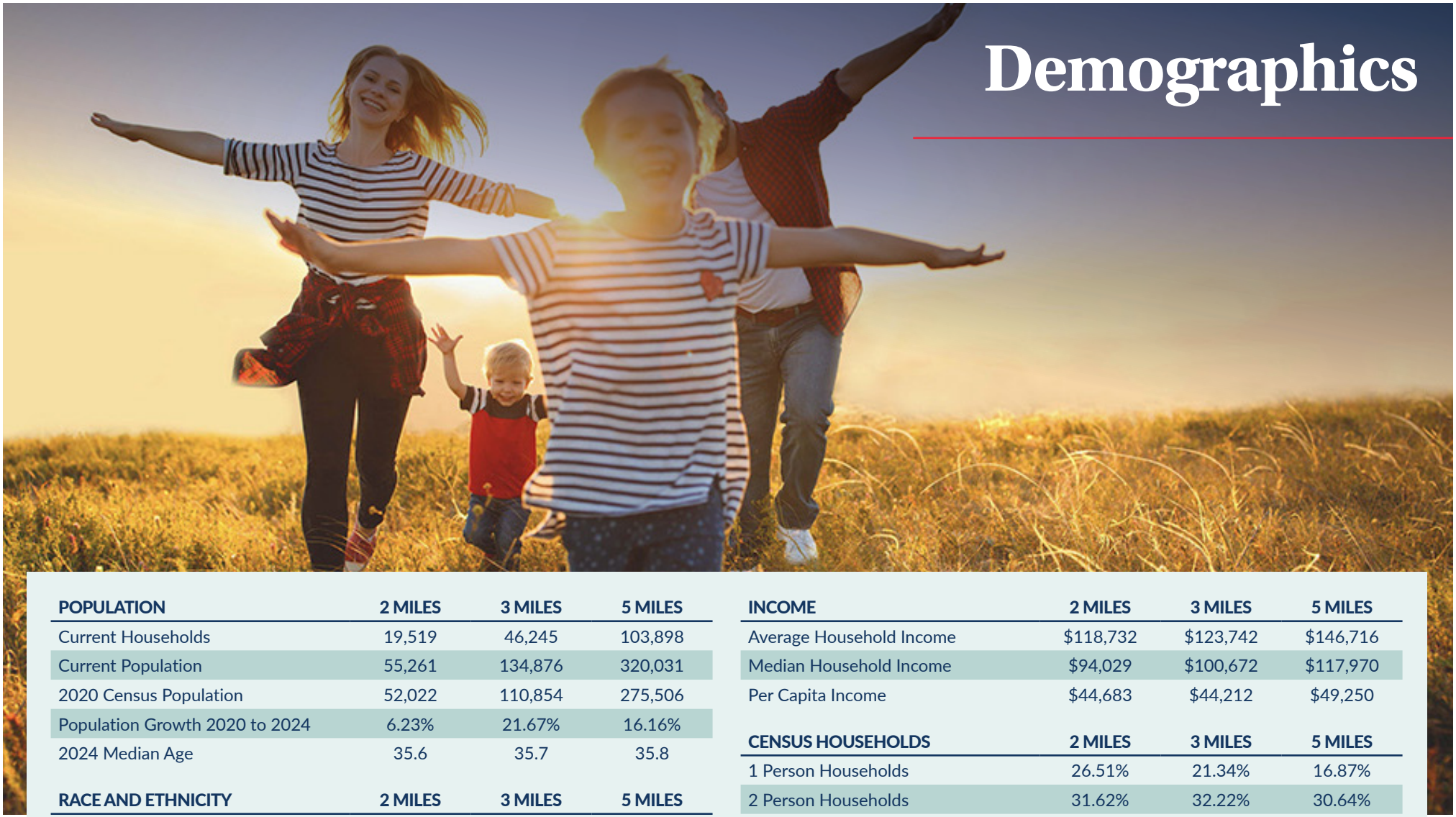
Site Plan



KEY	BUSINESS	LEASE AREAS
1	First Watch	3,500 SF
2	**Available for Lease**	**1,500 SF**
3	**Available for Lease**	**1,500 SF**
4	Insta Health Urgent Care	2,000 SF

N

08.24 | 08.24



Demographics

POPULATION	2 MILES	3 MILES	5 MILES
Current Households	19,519	46,245	103,898
Current Population	55,261	134,876	320,031
2020 Census Population	52,022	110,854	275,506
Population Growth 2020 to 2024	6.23%	21.67%	16.16%
2024 Median Age	35.6	35.7	35.8

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	46.35%	45.96%	44.25%
Black or African American	14.54%	14.82%	14.58%
Asian or Pacific Islander	7.91%	9.15%	13.60%
Other Races	30.52%	29.38%	26.89%
Hispanic	36.58%	35.68%	32.73%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	$118,732	$123,742	$146,716
Median Household Income	$94,029	$100,672	$117,970
Per Capita Income	$44,683	$44,212	$49,250

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	26.51%	21.34%	16.87%
2 Person Households	31.62%	32.22%	30.64%
3+ Person Households	41.87%	46.45%	52.49%
Owner-Occupied Housing Units	48.85%	56.56%	66.98%
Renter-Occupied Housing Units	51.15%	43.44%	33.02%

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

Information About Brokerage Services

2-10-2025

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
Josh Friedlander	**526125**	**jfriedlander@newquest.com**	**281.477.4381**
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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