

NewQuest

GRAND PARKWAY RESERVES

SEC of Grand Parkway and West Road | Katy, Texas

Costco-Anchored Pad Sites Available

Sara Allen
281.955.3857 | sallen@newquest.com

Kelsey Olsen
281.640.7127 | kelsey.olsen@newquest.com

Danny Quinlan
713.438.9535 | dquinlan@newquest.com

Dave Ramsey
281.477.4383 | dramsey@newquest.com

Project Highlights

- Located in the heart of the West Houston growth corridor, the project sits between some of the area's largest and fastest-expanding master-planned communities including Elyson, Mason Woods, Bridgeland, and Towne Lake. With direct frontage along the Grand Parkway and proximity to FM 529, the site benefits from consistent commuter traffic, expanding rooftops, and increasing daytime population from surrounding residential, retail, and employment centers.
- This strategic positioning creates a rare opportunity for users seeking long-term presence in one of Houston's most active development corridors.
- The surrounding pad sites are planned for ground lease opportunities, positioned to benefit from strong visibility, direct freeway access, and sustained traffic generated by Costco (opening November 2026) and other forthcoming national retailers planned within the project.
- Direct access to SH 99, providing regional reach to I-10, US-290, and the broader Houston MSA
- With its scale, anchor co-tenancy, infrastructure planning, and adjacency to high-growth residential communities, the development is uniquely positioned to become a long-term regional destination serving Cypress, Katy, and the greater West Houston area.

Sara Allen
sallen@newquest.com
281.955.3857

Kelsey Olsen
kelsey.olsen@newquest.com
281.640.7127

Danny Quinlan
dquinlan@newquest.com
713.438.9535

Dave Ramsey
dramsey@newquest.com
281.477.4383

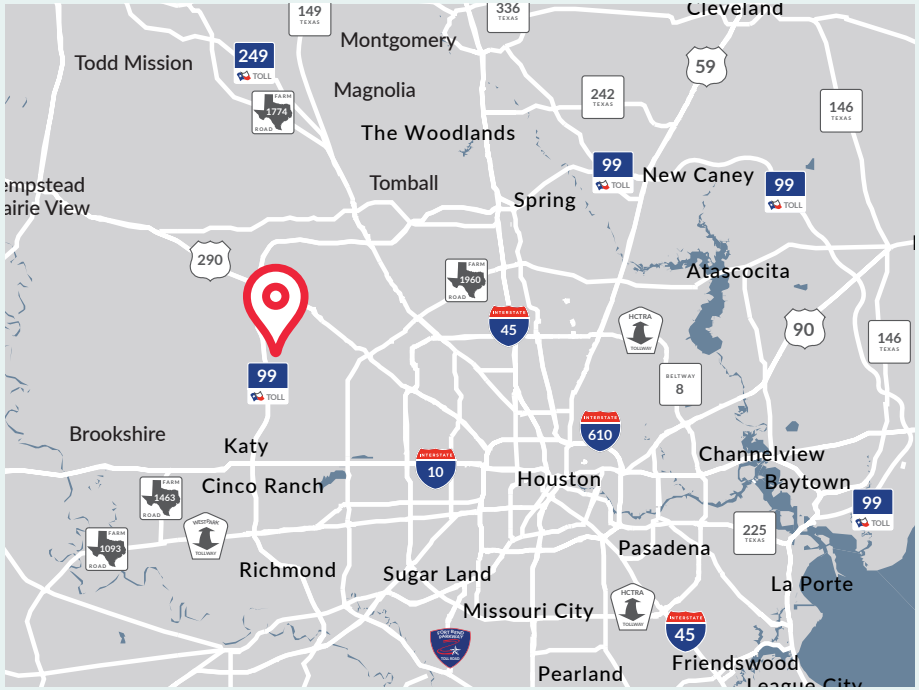
Approximate Size:	±18 acres
Price:	Contact broker for pricing
Utilities:	All utilities are in place and available to the site
School District:	Cypress-Fairbanks ISD
Traffic Counts:	Approx. 51,736 VPD on Grand Pkwy N. of West Rd. Approx. 51,736 VPD on Grand Pkwy S. of West Rd.

114% POPULATION GROWTH
within 3 miles from 2020 to 2026

$176K AVERAGE HOUSEHOLD INCOME
within 3 miles

433,623 POPULATION
within 7 miles

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26



Aerial



TxDOT Traffic Counts as of 2026

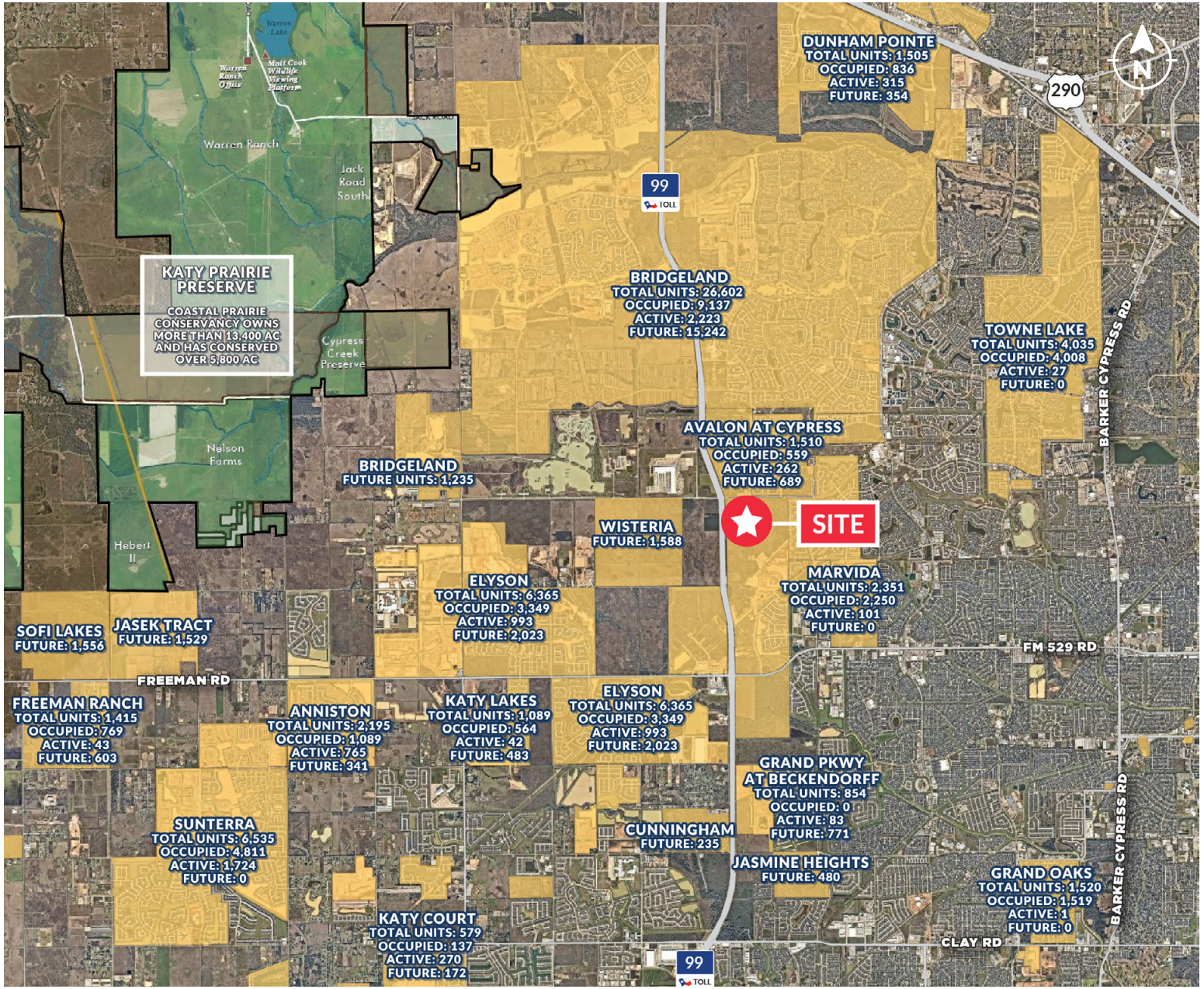
07.26 | 04.26

Housing Aerial

±50,000
PLANNED HOMES

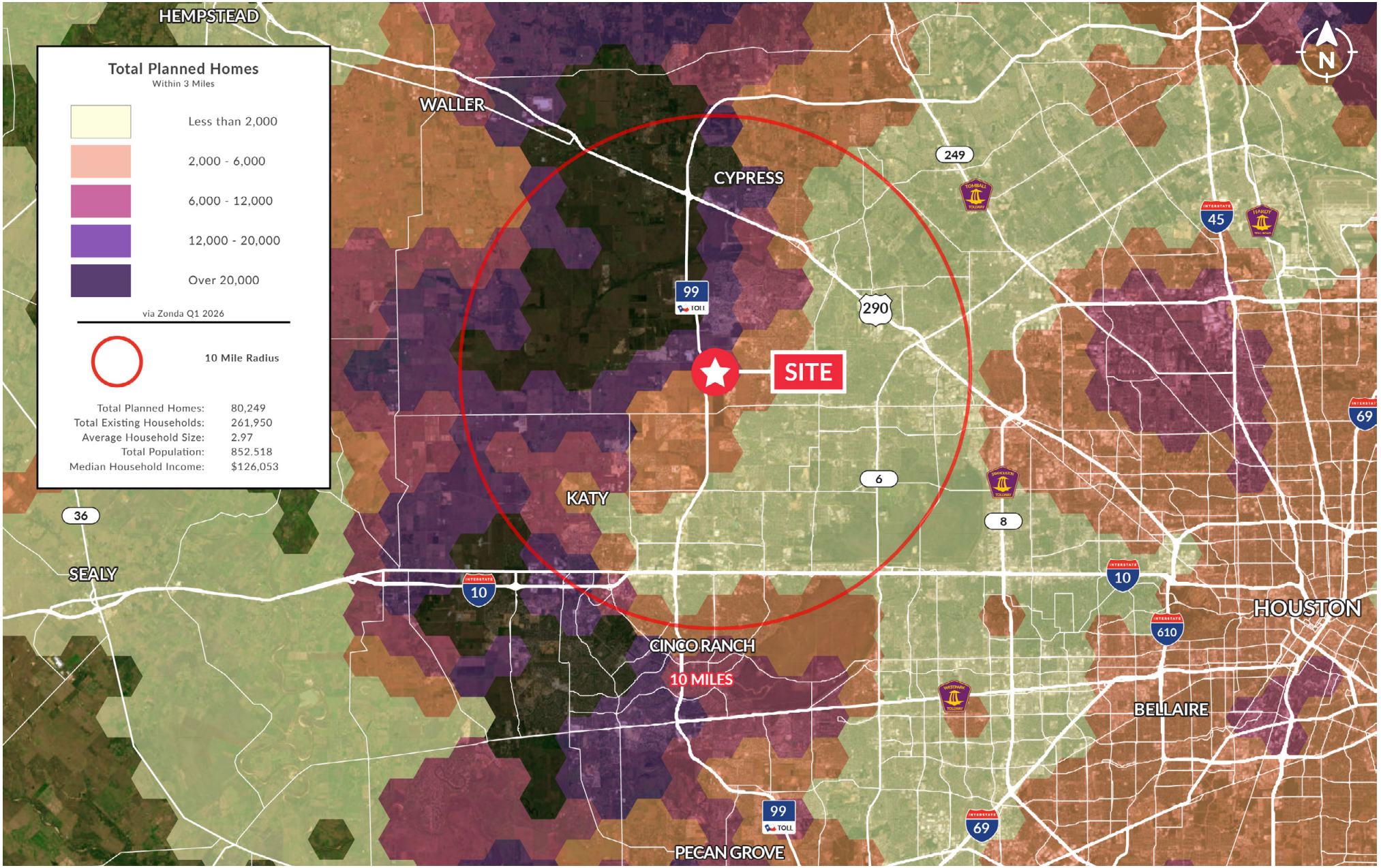
±26,000
UNDER CONSTRUCTION

±7,800
TOTAL NEW HOMES



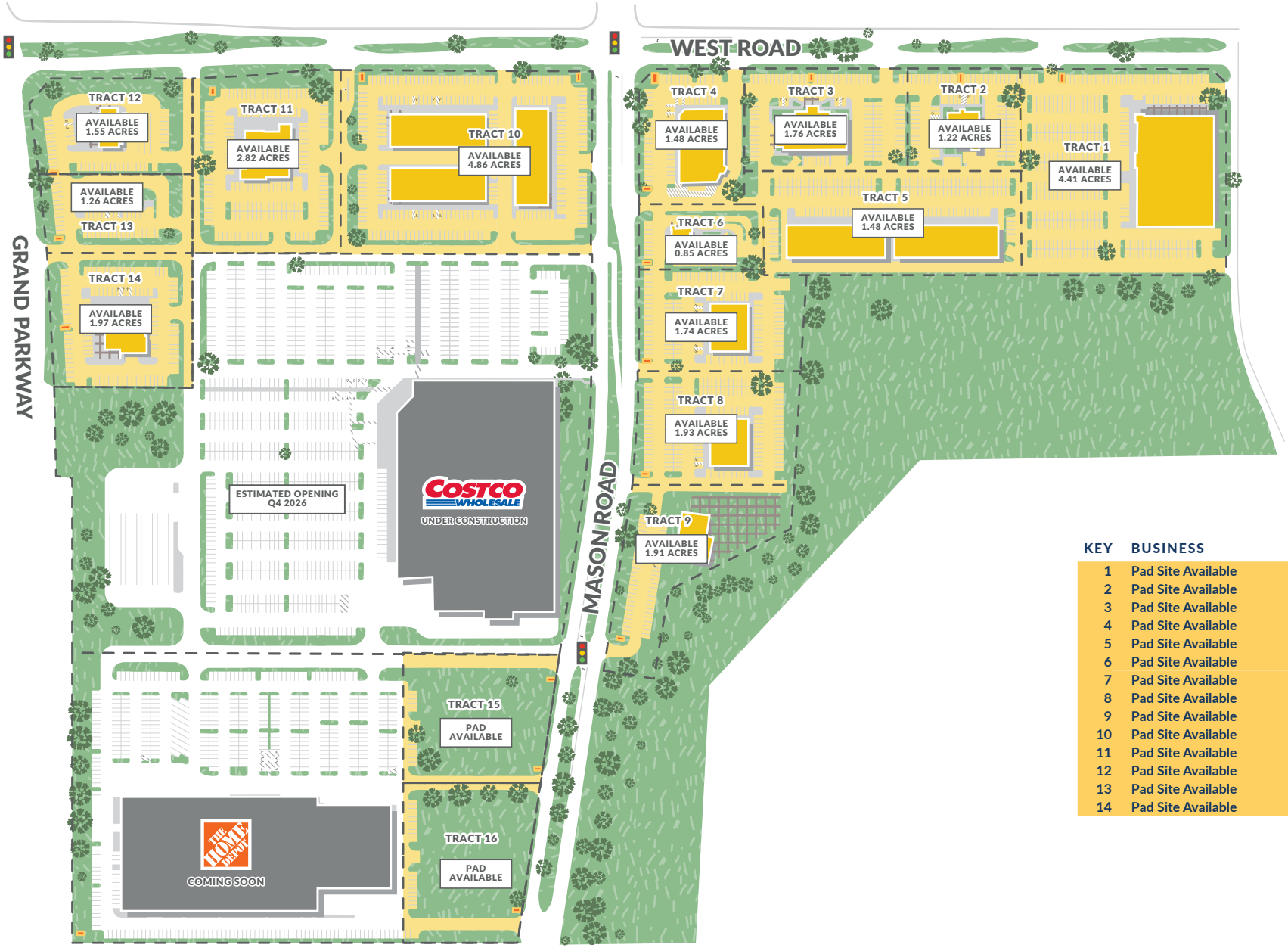
06.26 | 05.26

Regional Growth



06.26 | 05.26

Site Plan



KEY	BUSINESS	AREAS
1	Pad Site Available	±4.41 AC
2	Pad Site Available	±1.22 AC
3	Pad Site Available	±1.76 AC
4	Pad Site Available	±1.48 AC
5	Pad Site Available	±1.48 AC
6	Pad Site Available	±0.85 AC
7	Pad Site Available	±1.74 AC
8	Pad Site Available	±1.93 AC
9	Pad Site Available	±1.91 AC
10	Pad Site Available	±4.86 AC
11	Pad Site Available	±2.82 AC
12	Pad Site Available	±1.55 AC
13	Pad Site Available	±1.26 AC
14	Pad Site Available	±1.97 AC

SP20 | 07.26 | 07.26

Demographics

POPULATION	3 MILES	5 MILES	7 MILES
Current Households	20,165	63,093	133,005
Current Population	67,615	212,770	433,623
2020 Census Average Persons per Household	9,430	43,714	103,866
2020 Census Population	31,646	147,480	338,866
Population Growth 2020 to 2026	113.66%	44.27%	27.96%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Households	5.68%	9.08%	11.29%
2 Person Households	34.17%	30.95%	31.74%
3+ Person Households	60.15%	59.97%	56.97%
Owner-Occupied Housing Units	79.92%	78.23%	75.39%
Renter-Occupied Housing Units	20.08%	21.77%	24.61%

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	35.79%	33.64%	35.82%
Black or African American	23.52%	23.15%	21.26%
Asian or Pacific Islander	11.80%	11.72%	11.06%
Other Races	27.97%	30.54%	30.89%
Hispanic	36.19%	38.62%	39.25%

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	$175,606	$158,890	$148,544
Median Household Income	$145,132	$129,986	$119,801
Per Capita Income	$54,876	$48,662	$46,912

EDUCATION	3 MILES	5 MILES	7 MILES
Estimated High School Graduate	17.82%	21.41%	21.16%
Estimated Bachelor's Degree	31.42%	26.42%	26.21%
Estimated Graduate Degree	17.95%	16.75%	15.04%

AGE	3 MILES	5 MILES	7 MILES
Median Age	33.0	32.8	33.7



2020 Census, 2026 Estimates with Delivery Statistics as of 04/26

11-03-2025

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
Sara Allen	**573241**	**sallen@newquest.com**	**281.955.3857**
Sales Agent/Associate's Name	License No.	Email	Phone
Kelsey Olsen	**796140**	**kelsey.olsen@newquest.com**	**281.640.7127**
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

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.