

SITE

Franz Rd

99
TOLL

Alta
Grandway
±336 Units

Elation at
Grandway West
±324 Units

Grand West
Office Park
±850,000 SF

PINNACLE STORAGE
PROPERTIES

15,543 CPD '22

Harris Co
Fire Station N

Pope John XIII
High School

Shell

Time Wise

Blue Pearl
Pet Hospital

BLACK ROCK
COFFEE BAR

U-HAUL

133,494 CPD '23

Williamsburg
Hamlet
524 Lots

San Paseo
±293 Units

Wil
97

THE SHOPPES AT FRANZ
PAD SITES AVAILABLE FOR SALE OR GROUND LEASE
NEW CONSTRUCTION RETAIL CENTER FOR LEASE

SWC of Grand Pkwy & Franz Rd | Katy, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1809 W Grand Pkwy N
Katy, TX 77449

Lease Space: ±10,500 SF (Divisible)

Pad Sizes: Pad 3: ±0.81 AC
Pad 5: ±1.62 AC
Pad 6: ±0.72 AC

Price: Call For Pricing

HIGHLIGHTS:

- Brand new, high quality construction
- Located at a signalized intersection
- Detention in place
- Easy access to the Grand Parkway & Interstate 10
- Located in Katy ISD
- Close proximity to several major traffic drivers for the trade area including: Memorial Hermann, University of Houston's Katy Campus (±10,000 students), Katy Grand, Katy Mills Mall, Katy Asia Town, Houston Community College, Schlumberger, 99 Cent Only Headquarters and several others

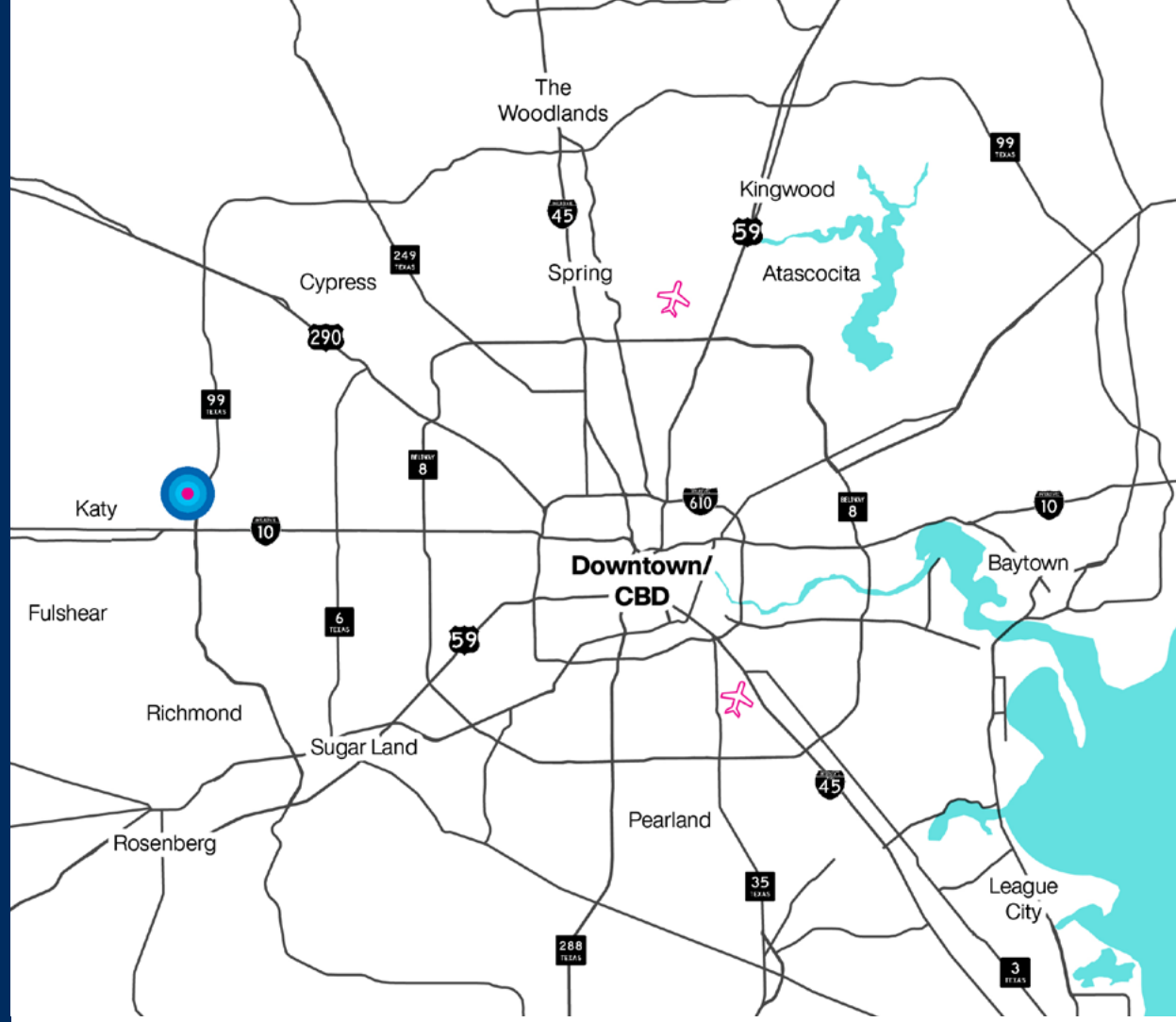
TRAFFIC COUNTS:

Grand Pkwy: 133,494 CPD '23

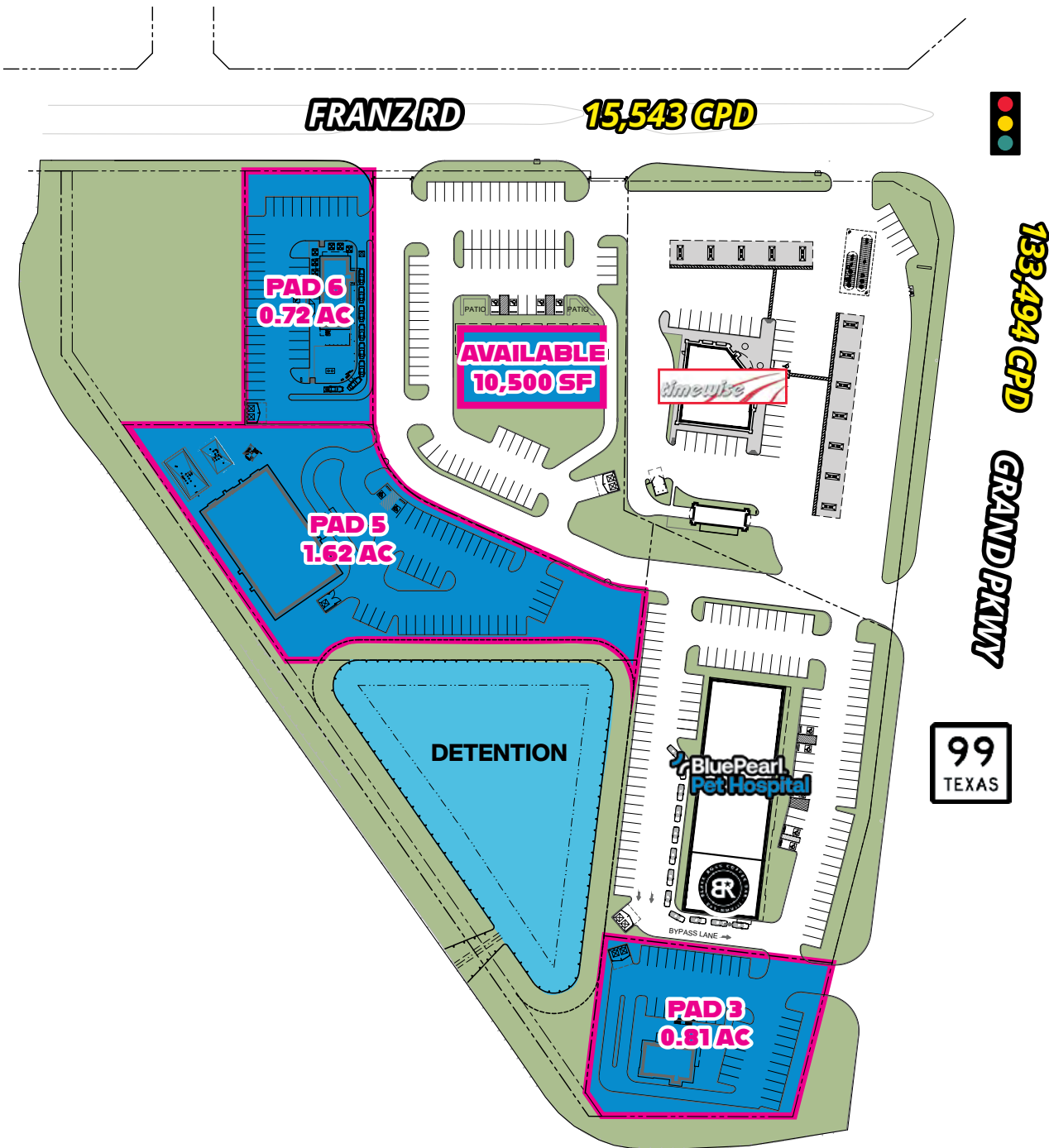
Franz Rd: 15,543 CPD '22

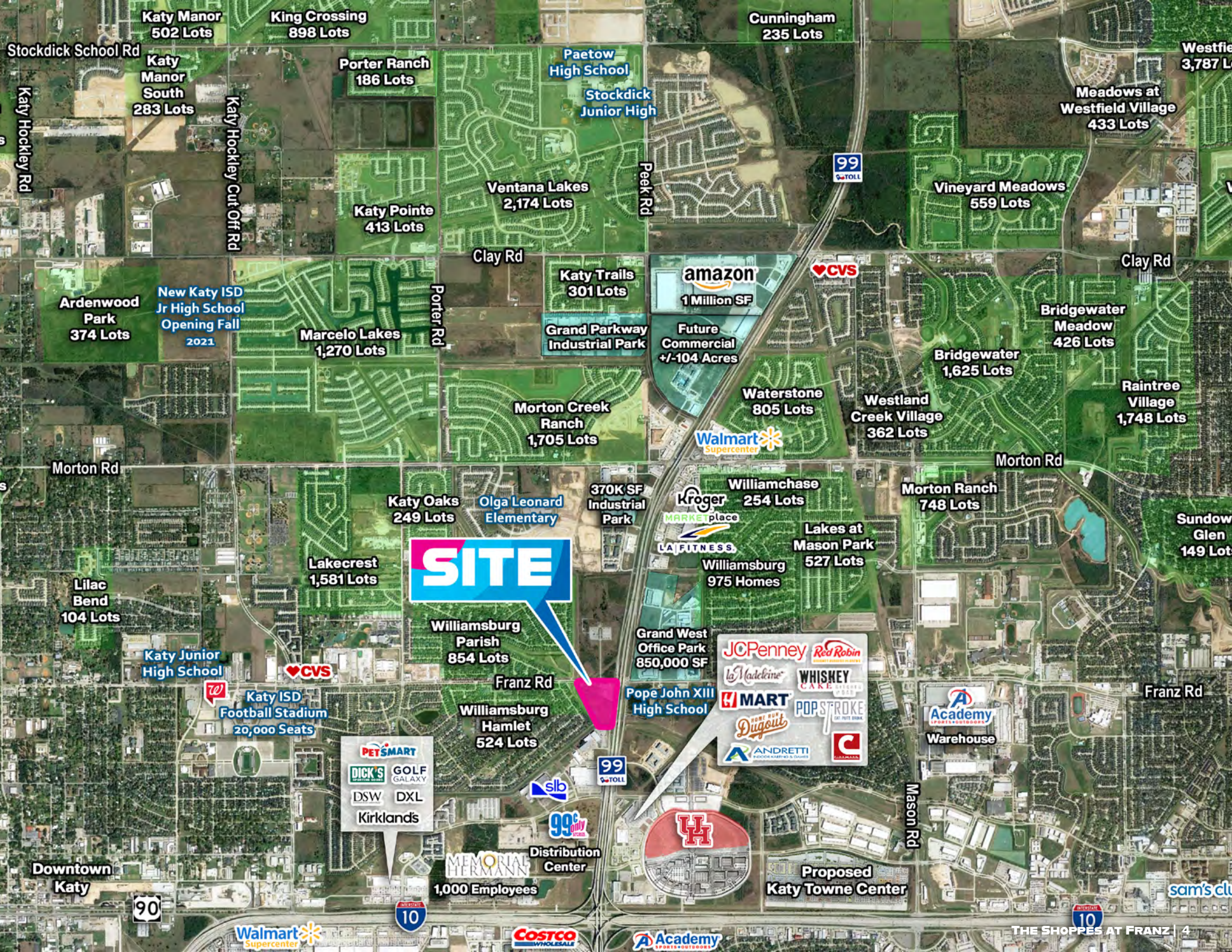
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	12,865	114,321	284,990
Daytime Pop.	4,714	58,447	140,277
Avg HH Income	\$104,310	\$113,515	\$133,678



SITE PLAN





Stockdick School Rd
Katy Manor 502 Lots
Katy Manor South 283 Lots
King Crossing 898 Lots
Porter Ranch 186 Lots
Paetow High School
Stockdick Junior High
Cunningham 235 Lots
Westfield 3,787 L
Meadows at Westfield Village 433 Lots
Vineyard Meadows 559 Lots

Ardenwood Park 374 Lots
New Katy ISD Jr High School Opening Fall 2021
Marcelo Lakes 1,270 Lots
Katy Trails 301 Lots
Grand Parkway Industrial Park
Future Commercial +/-104 Acres
CVS
Bridgewater Meadow 426 Lots
Bridgewater 1,625 Lots
Waterstone 805 Lots
Westland Creek Village 362 Lots
Morton Creek Ranch 1,705 Lots
Raintree Village 1,748 Lots

Lilac Bend 104 Lots
Lakecrest 1,581 Lots
Katy Oaks 249 Lots
Olga Leonard Elementary
370K SF Industrial Park
Kroger MARKETplace
LA FITNESS
Williamsburg 975 Homes
Lakes at Mason Park 527 Lots
Morton Ranch 748 Lots
Sundown Glen 149 Lot

SITE

Katy Junior High School
CVS
Katy ISD Football Stadium 20,000 Seats
Williamsburg Parish 854 Lots
Franz Rd
Williamsburg Hamlet 524 Lots
Pope John XIII High School
Grand West Office Park 850,000 SF
JCPenney
Red Robin
La Madeleine
WHISKEY CAKE
MART
Dugout
ANDRETTI
Academy Warehouse
Distribution Center
1,000 Employees
Proposed Katy Towne Center
sam's club

Walmart Supercenter
Costco Wholesale
Academy Sports + Outdoors
THE SHOPPES AT FRANZ | 4

Williamsburg Parish
854 Lots

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99
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Alta
Grandway
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Elation at
Grandway West
±324 Units

Williamsburg
975 Homes

Grand West
Office Park
±850,000 SF

Pinnacle Storage
Properties

15,543 CPD '22

Harris Co.
Fire Station No. 4

The Grand Parkway
Apartments
±250 Units

Pope John XIII
High School

BluePearl
Pet Hospital

BLACK ROCK
COFFEE BAR

Williamsburg
Hamlet
524 Lots

U-HAUL

133,494 CPD '23

San Paseo
±293 Units

San Tierra
±303 Units

Williamsburg
975 Homes

Winborn
Elementary

ExtraSpace
Storage

slb

slb

San Remo
±333 Units

HCC



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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Jack Savery Duncan Brooks Shanklin III

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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