



westside POINTE

Katy Pad Sites
For Ground Lease

I-10 & Westside Parkway
Katy, TX 77450



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Developed by:
**McCormack
Commercial**



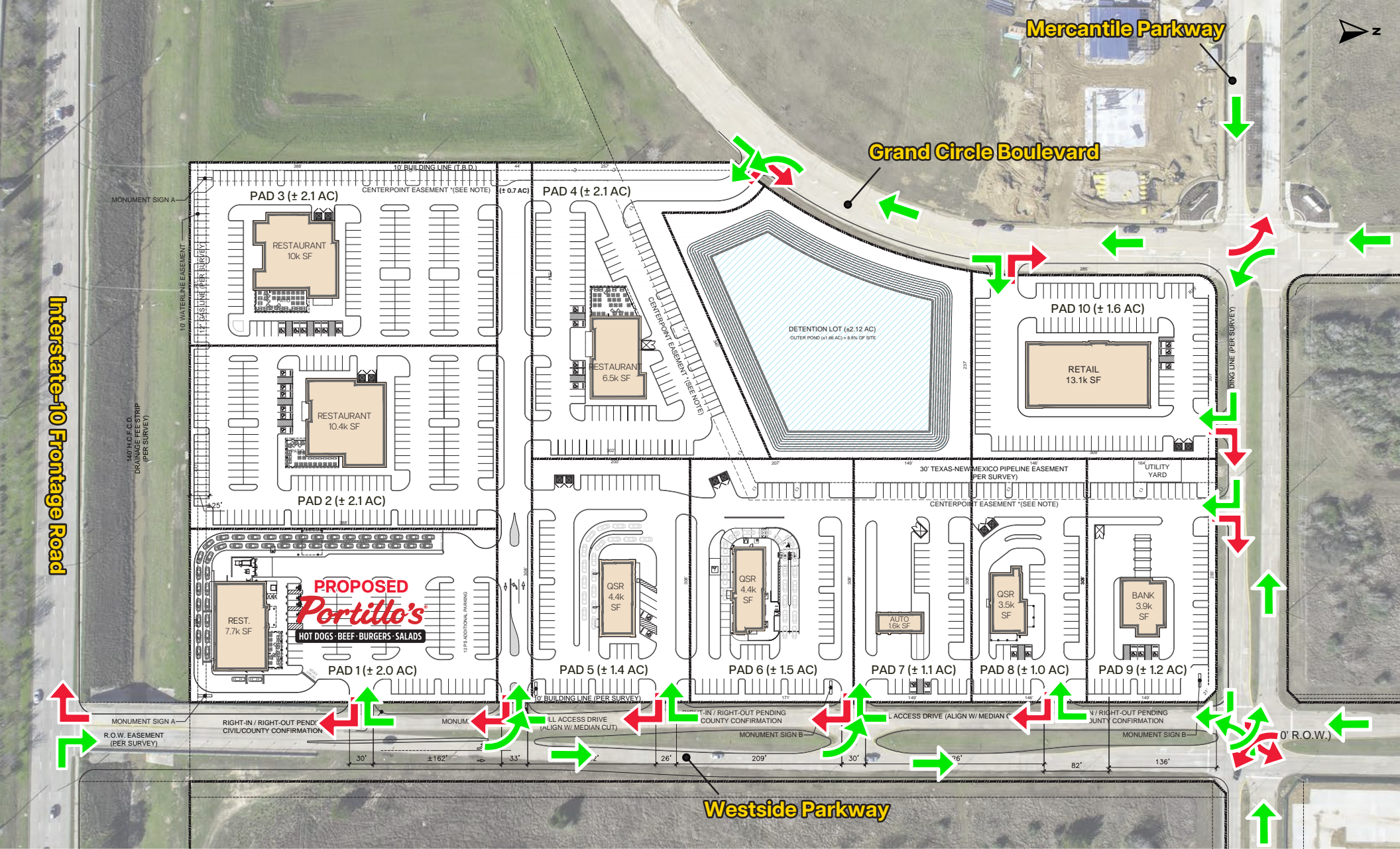
Property Overview

- Pad sites available at new 18-acre retail development
- Cross-access back to Grand Circle Drive
- Sits at the northwest corner of Interstate-10 and Westside Parkway
- Protected left-turn lane coming soon from Westside Parkway into the site

Katy Highlights

- Approximately 2M visits to Katy Grand annually
- Nearby attractions include Andretti Indoor Karting & Games, Cinemark 19 & XD, Home Run Dugout, and Tiger Woods' Popstroke
- ±10,000 students at the University of Houston-Victoria at Katy campus
- Katy ISD projected growth of 100,000+ students enrolled by 2028
- Strong daytime population of ±111,000 (3 mi)
- ±118,000 vehicles per day on I-10 and ±39,000 on TX-99 (Grand Parkway)

Ground Lease or
Build-to-Suit



Pad Sites For Ground Lease

- Available
- Protected Left-Turn



99
TEXAS



216,636 VPD





99 **Headquarters**

Schlumberger

Future Shops
at Franz

JCPenney

MART

U-HAUL

Katy Asian
Town

99
TEXAS

Franz Road

HCC

UHV UNIVERSITY OF
HOUSTON - VICTORIA

99
TEXAS

POPSTROKE
EAT. PUTT. DRINK.

ANDRETTI
HOCKEY SKATING & GAMES

**HOME RUN
Dugout**

ELECTRIC PICKLE

**Future
Development**

Kinokuniya

85°C

KURA

Grand Circle Boulevard

Mercantile Parkway

Subject Property

Westside Parkway

Interstate-10 Frontage Road

INTERSTATE
10

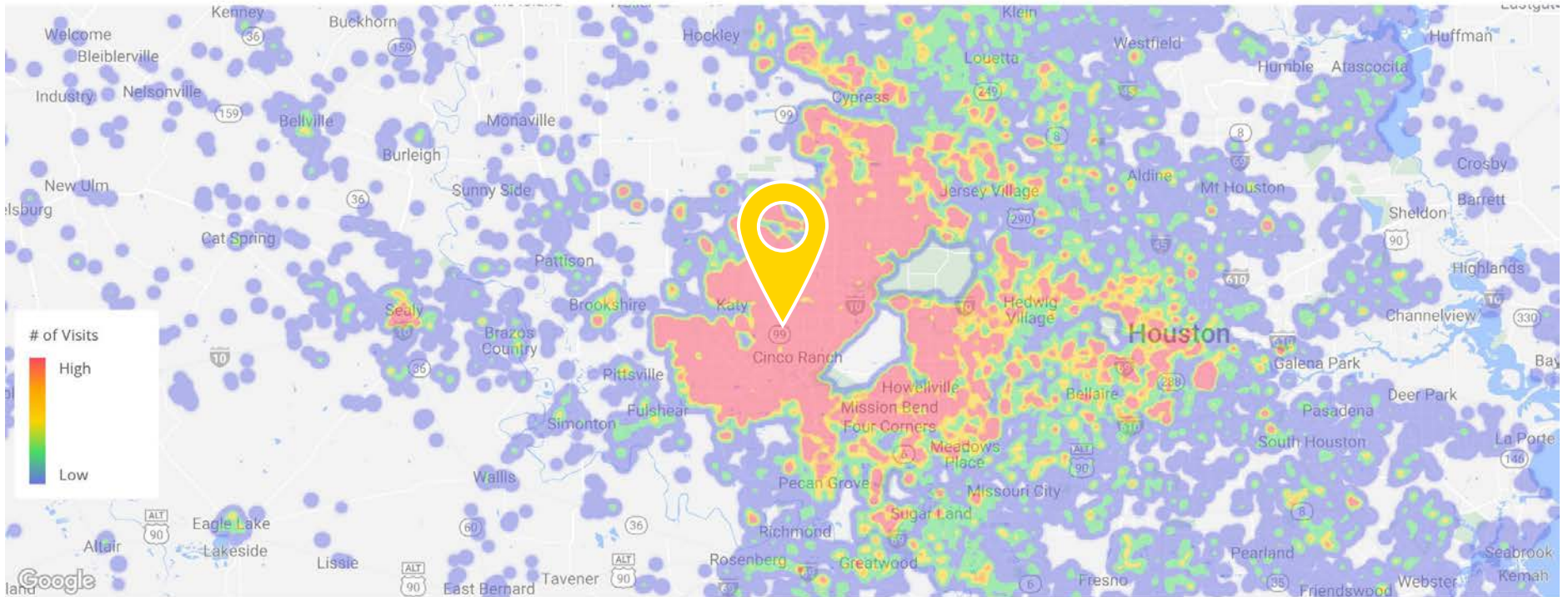
Ground Lease
Opportunities

Visitors to Katy Grand | Distance Traveled from Home Location

Trade Area

*2.3 Million Visits to Katy Grand Annually (2022-2023)

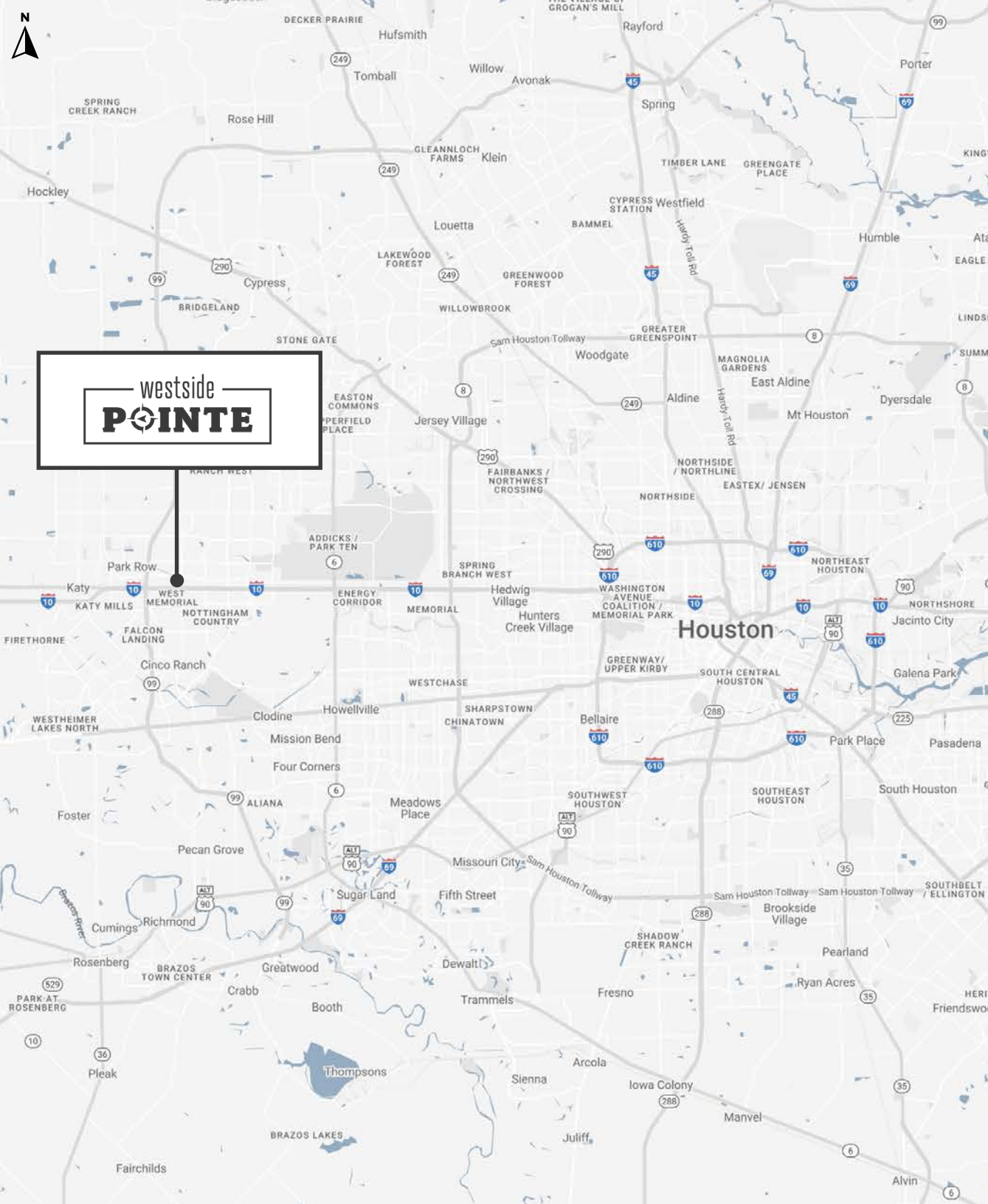
Katy Grand
23330 Grand Cir Blvd, Katy, TX 77450



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Home Location | Visits | Min. Visits: 1 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Katy Highlights

3 Miles

290,739

Total Population

\$270,197

Median Home Value

96,063

Total Households

8,753

Total Businesses

75,748

Total Employees



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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.

11-2-2015



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

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Date