

West Ten Business Park



3.7 Million Visits Annually



ADRIATIC CAFE
Italian Grill

Coming Soon

109,000 VPD



29,430 VPD



Up to 3.5 Acres

SEC I-10 & Cane Island Parkway Katy, TX 77494

Retail Development Under Construction



Cane Island Pkwy

Subject Property

Fronting Cane Island Parkway

Pads Available

Wade Greene

Principal & Director
+1 713 830 2189
wade.greene@colliers.com

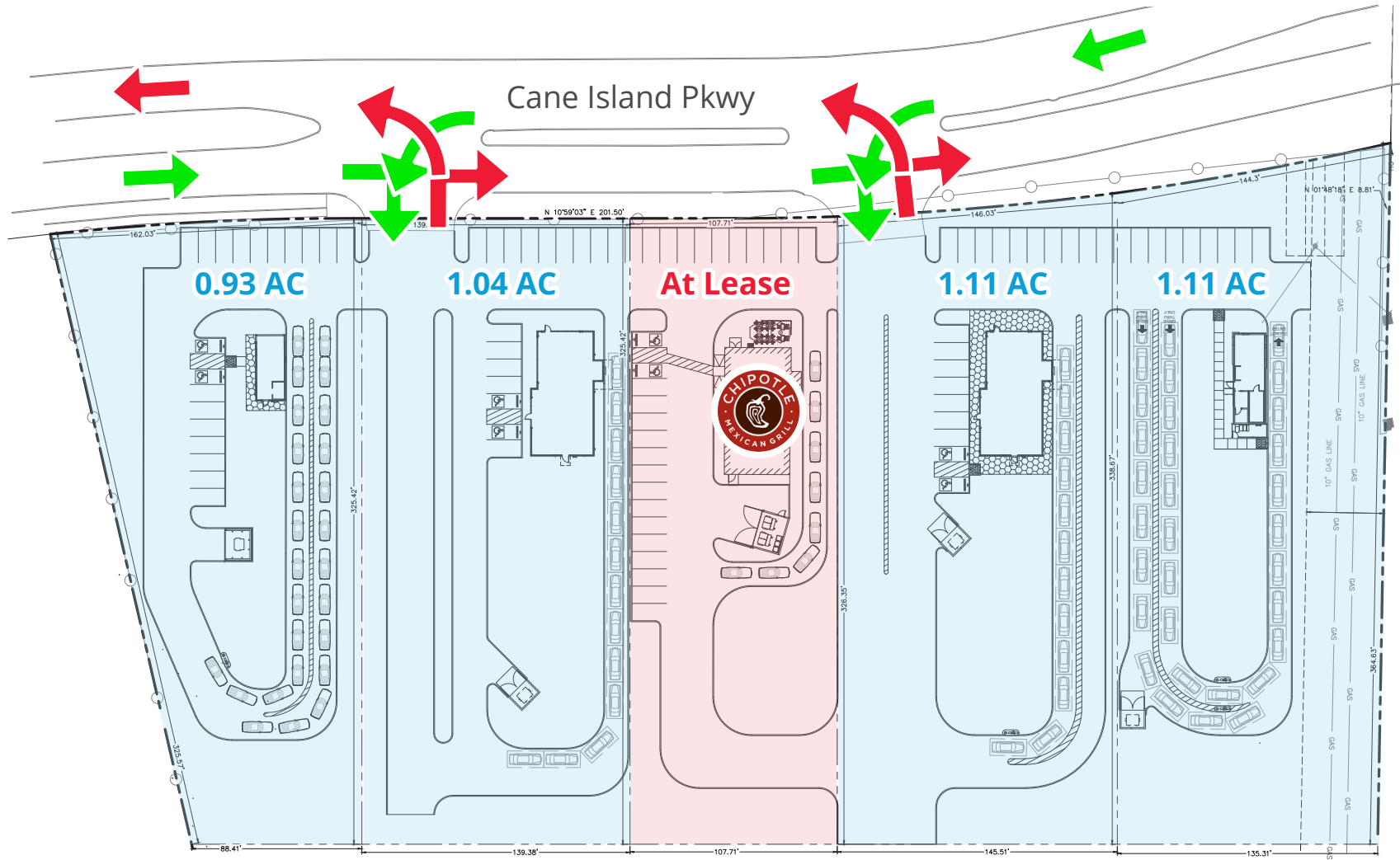
Hannah Tosch

Vice President
+1 713 830 2192
hannah.tosch@colliers.com



1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com

Site Plan



PAD 1 AVAILABLE

0.93 AC

PAD 2 AVAILABLE

1.04 AC

PAD 3

AT LEASE

PAD 4 AVAILABLE

1.11 AC

PAD 5 AVAILABLE

1.11 AC



Property Overview

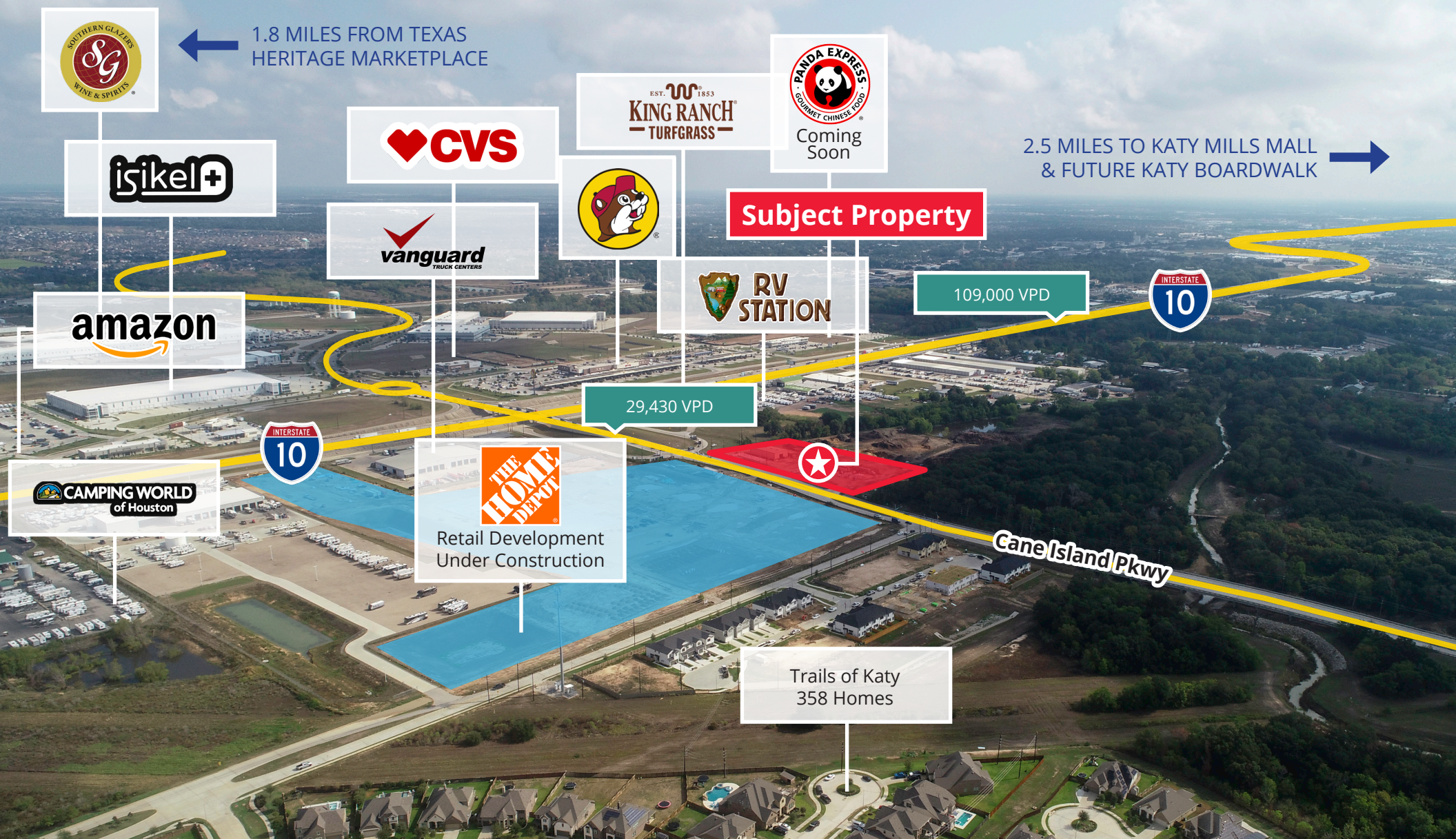
- Up to 3.5 acres available
- Pad sites with frontage along Cane Island Parkway
- Two (2) median curb cuts
- Great visibility from I-10
- Located within the City of Katy
- Easy access to/from: I-10, Highway 90, Grand Parkway, Westpark Toll
- Site across from Buc-ee's on I-10

Rentable Area

PAD 1	0.93 AC
PAD 2	1.04 AC
PAD 3	AT LEASE
PAD 4	1.11 AC
PAD 5	1.11 AC

For Pricing Information

Contact listing agent.



Nearby Attractions

West Ten Business Park & Cane Island Park Business Center

- Approximately 3,003 employees within one mile

Buc-ee's (Longest Car Wash Location Worldwide)

- Approximately 3.7 million visits annually





3,003 EMPLOYEES WITHIN 1 MILE

Subject Property

THE HOME DEPOT
Retail Development Under Construction

Cane Island Pkwy

29,430 VPD

109,000 VPD



Area Highlights

- Katy ISD projected growth of 100,000+ students enrolled by 2028
- 5-year projected total population of 225,963 within 5 miles
- Approximately 109,000 vehicles per day on I-10
- New retail development anchored by Home Depot under construction across from site on Cane Island Parkway
- Site located less than two miles from new Texas Heritage Marketplace retail development

Houston Executive Airport

Subject Property



Kroger Mister CAR WASH CHASE
 DutchBao's Wendys Pet Super market
 TEXANSFIT RUSSOS PIZZERIA

Texas Heritage Marketplace Development

FUTURE H-E-B

Texas Heritage Parkway Now Complete

CVS BR
 FAJITA PETE'S Pizza Hut SUBWAY

Shops at Tamarron Development

H-E-B MOD
 COCO SAtAD MAPLE STREET

ALDI BEAT CHURCH black★rock
 Auto Zone BUCKLE CVS

Walmart Chick-fil-E W
 MARIANOS TJ-maxx Starbucks
 DOPEVES Dunkin' Donuts Cane's
 McDonald's

ADRIATIC CAFE

Brookshire Brothers

MEMORIAL HERMANN Texas Medical Center



Katy Mills Mall

Future Katy Boardwalk



Kroger Cane's SPEC'S
 WHATABurger SONIC

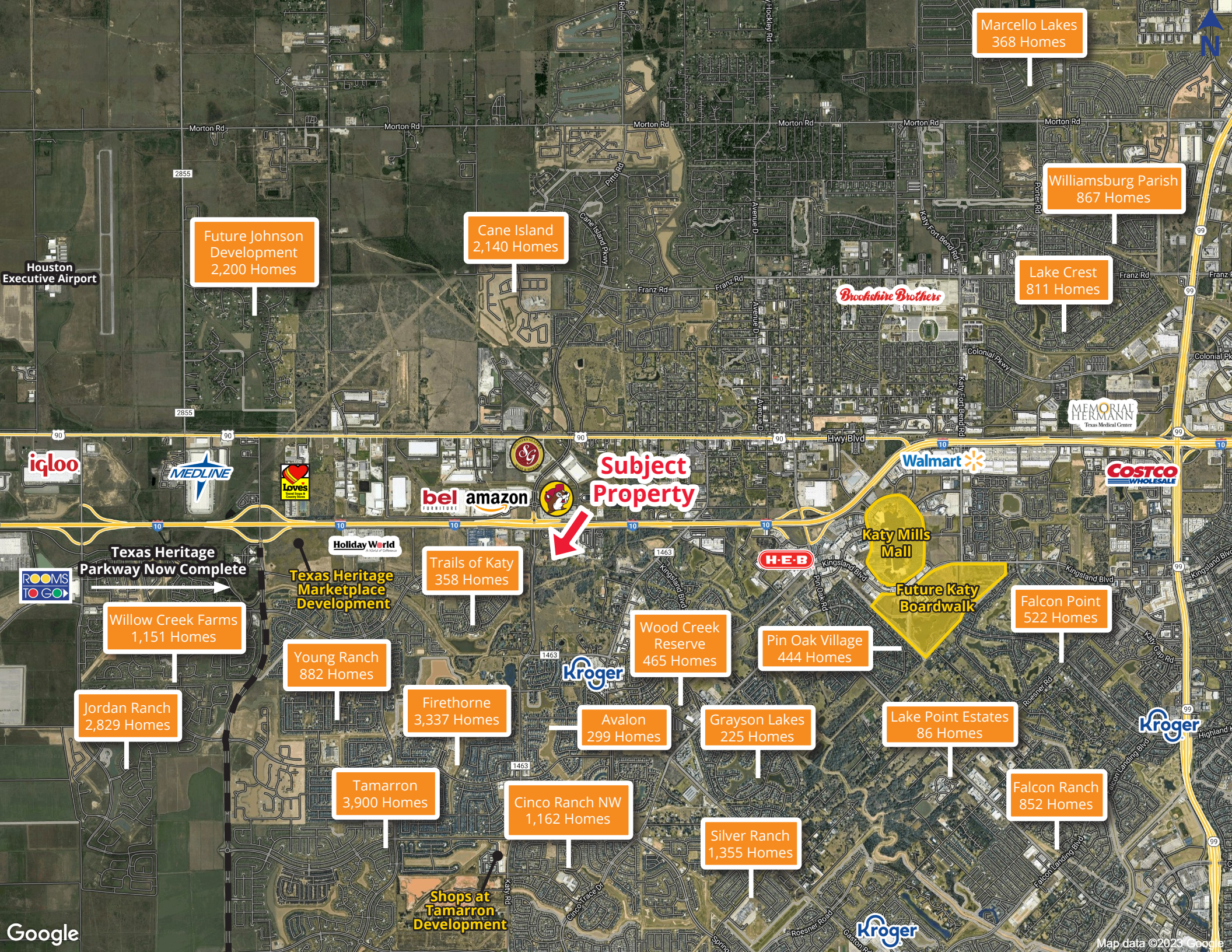
TRADER JOE'S target
 LIFETIME FITNESS Chick-fil-E
 WHATABurger Snooze
 Perry's STEAKHOUSE & GRILLER BLACK WALNUT

Kroger Blue Wave CAR WASH
 BURGER KING SONIC Academy
 Bank of America SUBWAY

WHOLE FOODS H-E-B
 HOBBY LOBBY FLAMINGO

H-E-B

Walmart ULTA BEST BUY
 KOHL'S WHATABurger Chick-fil-E
 Total Wine Party City
 ROSS DRESS FOR LESS PETSMART



Marcello Lakes
368 Homes

Williamsburg Parish
867 Homes

Lake Crest
811 Homes

Cane Island
2,140 Homes

Future Johnson
Development
2,200 Homes

Subject
Property

Trails of Katy
358 Homes

Katy Mills
Mall

Future Katy
Boardwalk

Falcon Point
522 Homes

Willow Creek Farms
1,151 Homes

Young Ranch
882 Homes

Wood Creek
Reserve
465 Homes

Pin Oak Village
444 Homes

Jordan Ranch
2,829 Homes

Firethorne
3,337 Homes

Avalon
299 Homes

Grayson Lakes
225 Homes

Lake Point Estates
86 Homes

Tamarron
3,900 Homes

Cinco Ranch NW
1,162 Homes

Silver Ranch
1,355 Homes

Falcon Ranch
852 Homes

Shops at
Tamarron
Development

Houston
Executive Airport

iqloo

MEDLINE

Loves

bel amazon

Walmart

Walmart

COSTCO
WHOLESALE

ROOMS
TO GO

Texas Heritage
Parkway Now Complete

Texas Heritage
Marketplace
Development

Holiday World

Kroger

H-E-B

Kroger

Kroger



Market Overview

SEC I-10 & Cane Island Parkway, Katy, TX 7749
5 mile radius

Household & population characteristics



\$122,555

Median household income



\$356,764

Median home value



78.6%

Owner occupied housing units



34.7

Median age



50.9%

Female population



65.4%

% Married (age 15 or older)

Annual lifestyle spending



\$3,491

Travel



\$47

Tickets to Movies



\$78

Theatre/Operas/Concerts



\$85

Admission to Sports Events



\$14

Online Gaming Services

Households & population



194,462

Current total population



225,963

5 Year total population



60,971

Current total households



71,663

5 year total households

Education

4%

No high school diploma



13%

High school graduate



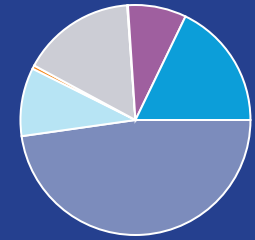
21%
Some college



62%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



4,431

Total businesses



38,253

Total employees

Employment



80%

White collar



12%

Blue collar



8%

Services

3.9%

Unemployment rate

Annual household spending



\$3,200

Apparel & Services



\$388

Computers & Hardware



\$5,596

Eating Out



\$9,347

Groceries



\$10,192

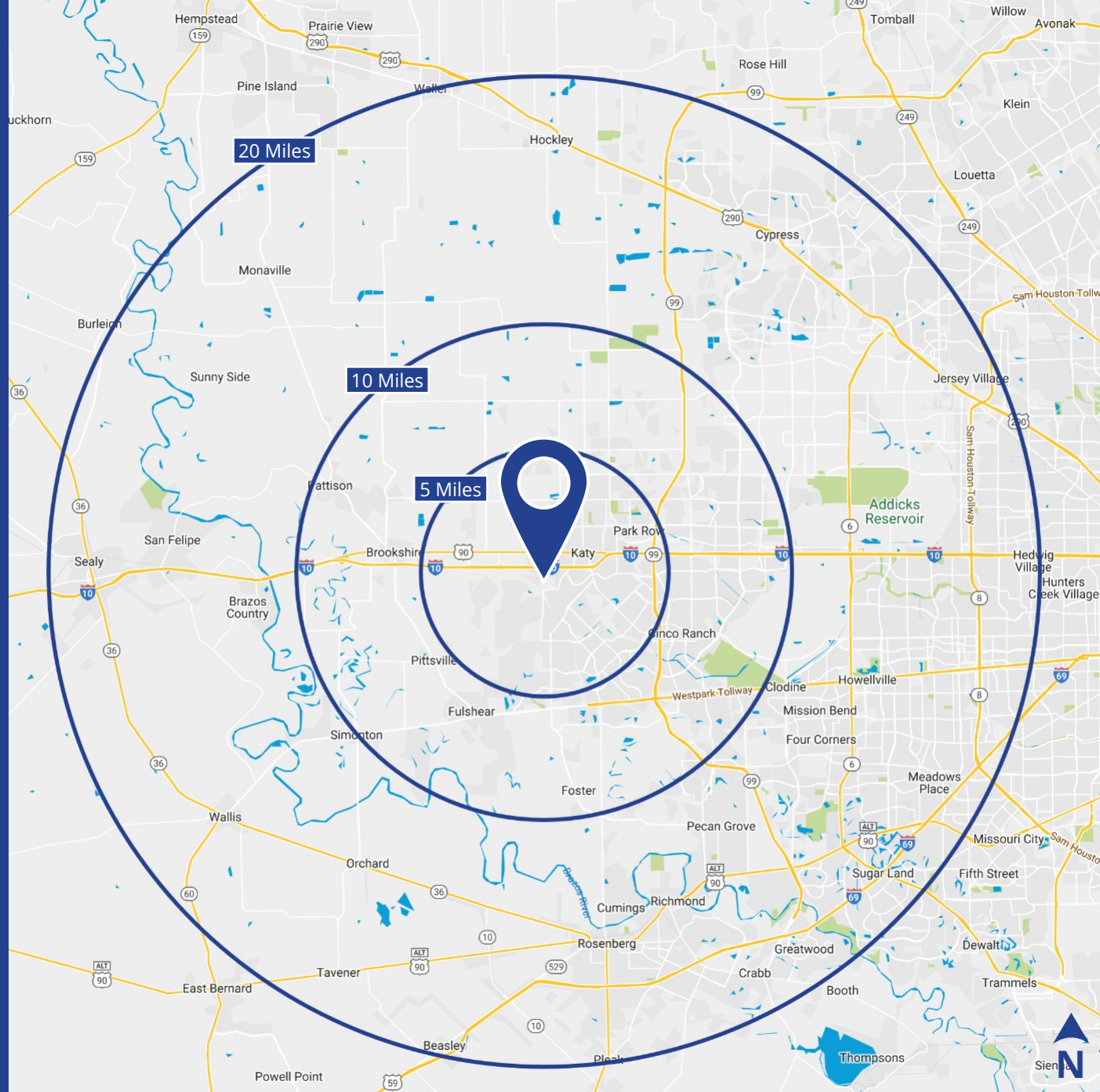
Health Care



1233 West Loop South, Suite 900
Houston, TX 77027
P: +1 713 222 2111
colliers.com

Wade Greene
Principal & Director
+1 713 830 2189
wade.greene@colliers.com

Hannah Tosch
Vice President
+1 713 830 2192
hannah.tosch@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.



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 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.

Colliers International Houston, Inc.	29114	houston.info@colliers.com	+1 713 222 2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

David Lee Carter	364568	david.carter@colliers.com	+1 713 830 2135
Designated Broker of Firm	License No.	Email	Phone

Daniel Patrick Rice	811065	danny.rice@colliers.com	+1 713 830 2134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Wade Greene IV CCIM	680080	wade.greene@colliers.com	+1 713 830 2189
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date