

# For Lease

## Grand Parkway Crossing

Highway 99 at Bayhill / Highland Knolls  
Katy, Texas



### Demographics

	1-mile Radius	3-Mile Radius	5-Mile Radius
<u>Population</u>			
2016	6,445	45,461	142,145
<u>Average HH</u>			
<u>Income</u> 2016	\$159,322	\$141,560	\$131,040

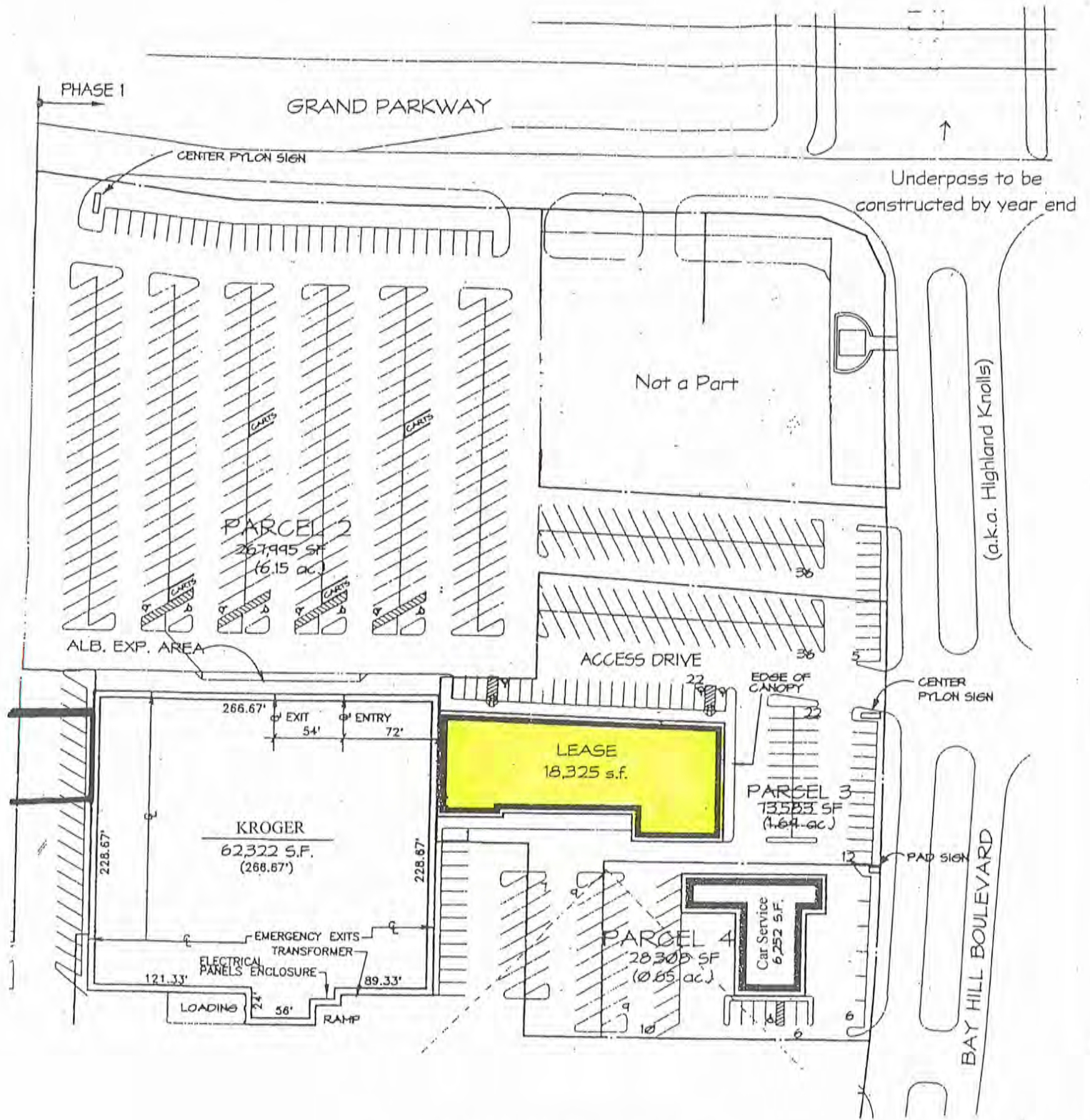
The Retail Properties Group

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Brad Sondock

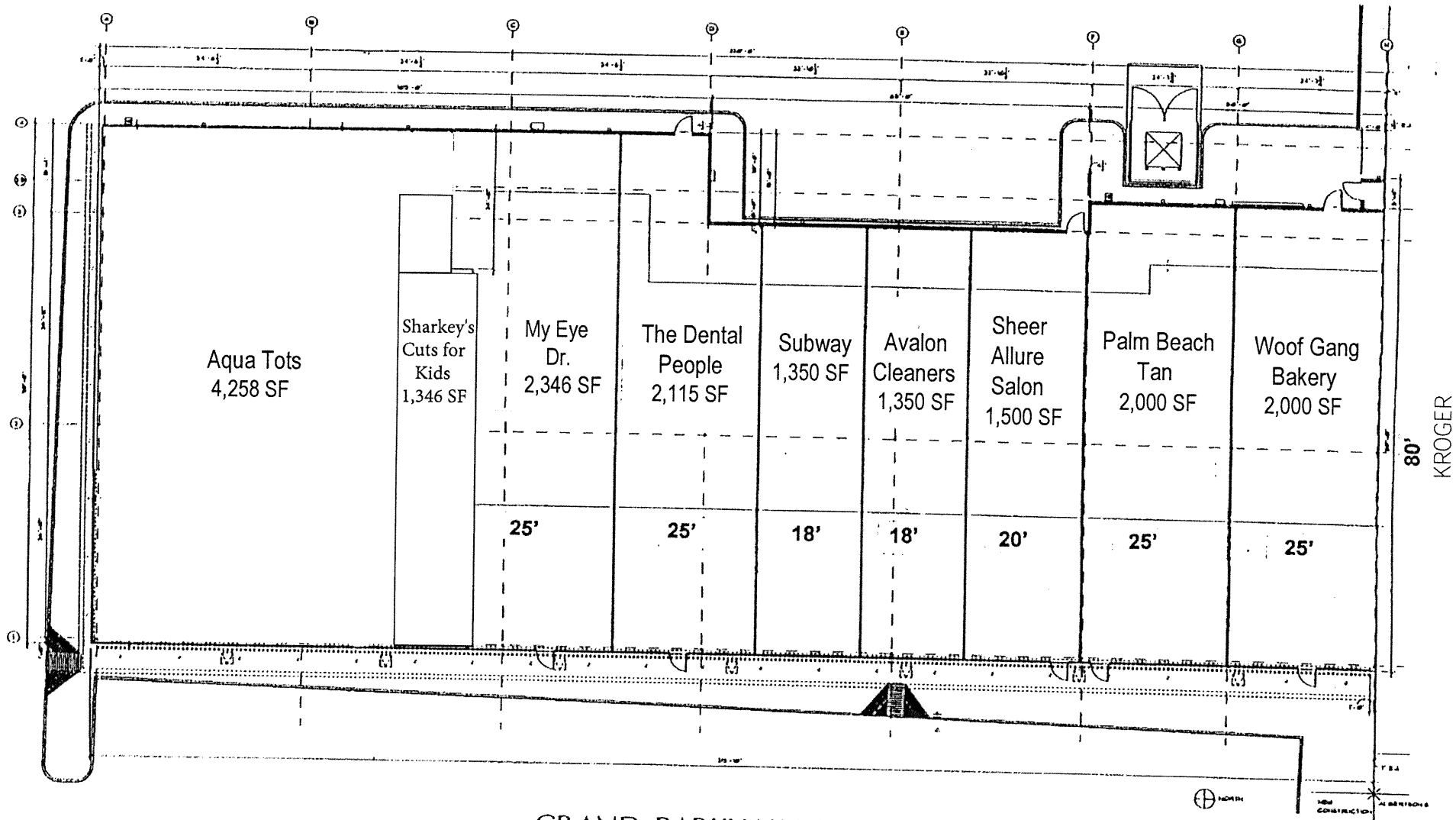
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GRAND PARKWAY CROSSING  
SITE PLAN





## GRAND PARKWAY RETAIL TENANT LEASE SPACE PLAN



KATY, TEXAS  
SCALE: 1/8"=1'-0"  
04/29/99

A PROJECT OF  
BDS REALTY, INC.  
HOUSTON, TEXAS



AQUA-TOTS SWIM SCHOOLS

Floor Today

GRAND VISION

Peterson Dental

SUBWAY

CENTRAL CLEANERS

CREATIVITY'S

AUGUST

KIDS





AQUA-TOTS SWIM SCHOOLS

Floor Today

GRAND VISION

Falcon Pro DENTAL

SUBWAY

CENTRA CLEANERS

KAZANTZOS

MARTIN'S







**KROGER**

**CENTURY  
CLEANERS**  
RITZ  
CAMERA

CREATIVE  
CUTS  
**SUBWAY**

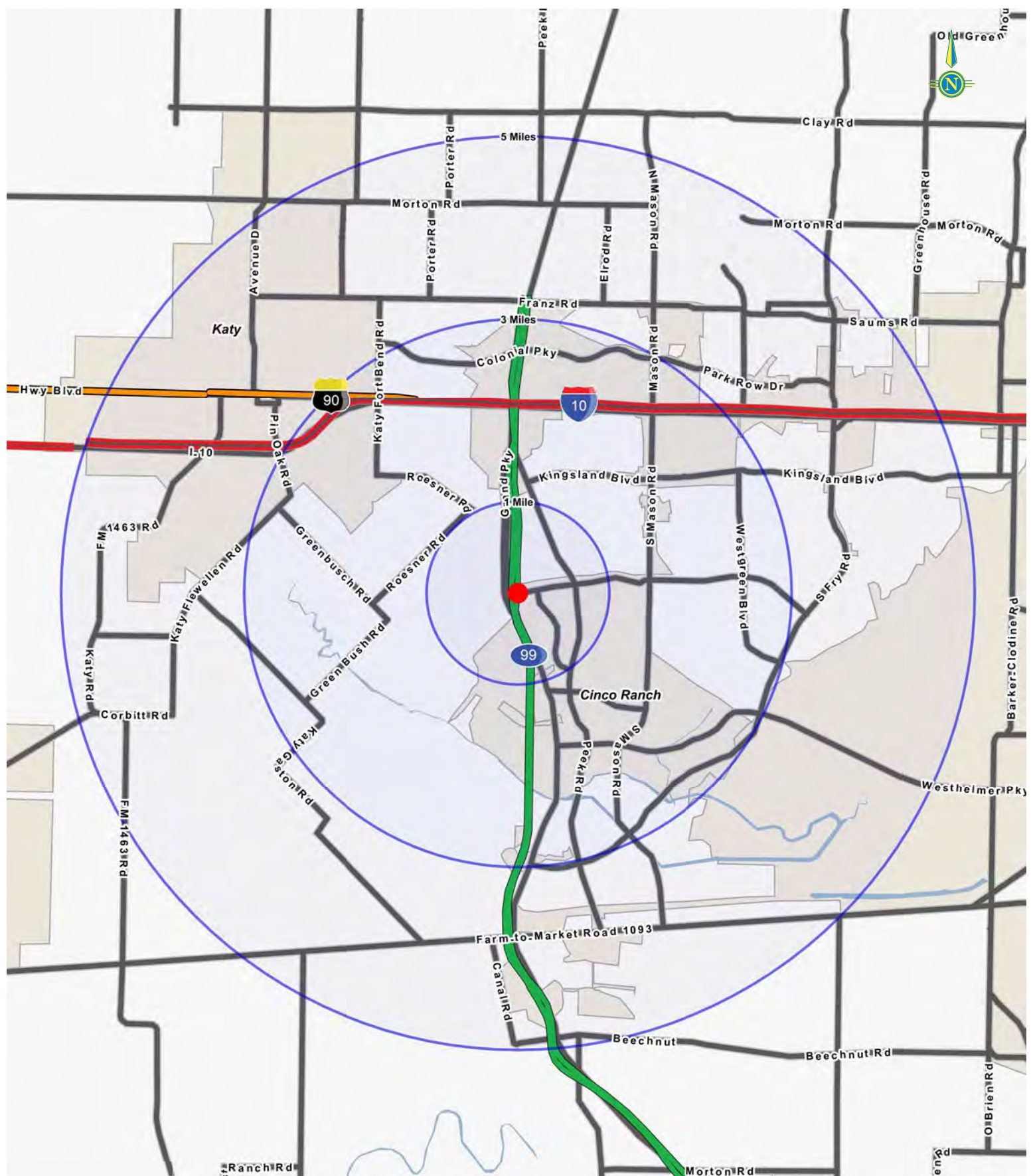
**WALKER'S & WINE**

**ADAMS**

UNE  
CHANGE



## Katy, Texas





# Summary Profile



## POPULATION (3 mi Radius, 2016)

45,461

## HOUSEHOLDS (3 mi Radius, 2016)

14,473

## INCOME (3 mi Radius) 2016 Average:

\$141,560

## TOTAL DAYTIME POPULATION (3 mi Radius)

37,682

### POPULATION

2016 Population	6,445	21,589	45,461	142,145
2010 Population	2,960	10,500	24,935	90,270
% Proj Growth 2016 - 2021	32.1%	32.1%	31.4%	29.5%

### HOUSEHOLDS

2016 Households	1,983	6,703	14,473	45,491
Family Households w Children	1,108	3,556	7,111	22,919
Persons Per Household	3.3	3.2	3.1	3.1

### DAYTIME POPULATION

Total Daytime Population	4,236	15,251	37,682	109,109
White Collar Employees	239	932	2,913	8,772
Blue Collar Employees	545	2,288	8,093	23,300
Military	0	0	0	0
Work at Home	181	588	1,171	3,643
Unemployed	69	238	549	2,161

Children at Home	407	1,317	2,703	8,221
Retired or Disabled	290	1,129	2,832	9,074
Homemakers	1,107	3,592	7,163	21,006
Students PK - 8th	831	2,880	6,413	17,698
Students 9th - 12th	256	1,234	3,615	7,958
College Students	309	1,045	2,201	7,193
Unknown	2	8	29	82

### RACE

% White	58.1%	59.8%	60.2%	59.3%
% Black	7.5%	6.9%	7.0%	6.9%
% Asian	14.0%	13.1%	11.0%	10.1%
% Hispanic	18.3%	18.0%	19.8%	21.5%

White	3,742	12,912	27,354	84,273
Black	481	1,498	3,166	9,792
Asian	904	2,836	4,996	14,343
Hispanic	1,182	3,881	8,989	30,584

### INCOME

2016 Median Household Income	\$138,508	\$136,810	\$122,241	\$113,442
2016 Average Housheold Income	\$159,322	\$157,279	\$141,560	\$131,040
2016 Per Capita Income	\$49,212	\$48,993	\$44,975	\$41,942

### HIGHEST EDUCATIONAL ATTAINMENT

Education Base - Age 25+	3,614	12,343	26,721	84,000
Less than 9th Grade	2.1%	2.5%	3.3%	3.0%
Some High School	1.1%	1.5%	2.8%	2.9%
High School or GED	6.4%	7.0%	11.0%	12.9%
Some College	13.5%	14.3%	17.8%	20.7%
Associates Degree	6.4%	6.9%	7.0%	7.1%
Bachelors Degree or Higher	70.4%	67.7%	58.1%	53.4%



**Approved by the Texas Real Estate Commission for Voluntary Use**

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Buyer, Seller, Landlord or Tenant

Date