

## **I-10 and Pin Oak Rd - 84 acres - The Village at Katy**

### **Pricing to be determined**

- High visibility NEC of I-10 and Pin Oak Road
- In one of fastest growing Houston suburbs - Katy
- Northern Fort Bend County, Texas
- Frontage on I-10 westbound (3,000')
- Frontage on Pin Oak Road (1,100')
- Frontage on US 90 south side (415')
- Ideal site for mixed-use development
- Across I-10 from Katy Mills Mall, Typhoon Texas waterpark, planned Katy Boardwalk District
- In award winning Katy Independent School District
- Near large employment centers
- Near world class hospitals
- Near countless master-planned communities
- Easy access to State Highway 99 (Grand Parkway)
- 28 miles west of Houston's central business district

## **STRONG DEMOGRAPHICS**

- 1 mile – 2016 Population 4,520, Households 1,620, Avg Household Income \$105,837
- 3 miles – 2016 Population 61,616, Households 20,373, Avg Household Income \$112,254
- 5 miles – 2016 Population 188,397, Households 62,158, Avg Household Income \$125,732

## **TRAFFIC COUNTS** – Annual Average Daily Traffic

- 213,346 vehicles both directions on I-10
- 21,682 vehicles both directions on US 90/Hwy Blvd
- 13,060 vehicles both directions on Pin Oak Road

## **MAJOR EMPLOYMENT AND HEALTHCARE NEARBY**

### **Westchase Business District** (17 miles southeast of site)

- Hosts over 1,500 businesses and 88,000 employees
- 16.2 million SF of office space and 2.4 million SF of retail space
- Major employers include Jacobs Engineering, Phillips 66, Haliburton, BMC Software, CB + 1, Aker Solutions, Cameron, and Schlumberger

### **Energy Corridor** (11 miles east of site)

- 4th largest employment center in Houston with over 300 businesses and 94,000 employees
- 21.6 million SF of office space, 2.9 million SF of retail, 2.6 million SF of industrial space, and 3,692 hotel rooms among 25 hotels
- Major employers include BP America, Conoco Phillips, Shell Oil, Wood Group, Technip USA, Sysco, CITGO, and Dow Chemical

### **Texas Children's Hospital West Campus** (8 miles east of site)

- 515,007 SF and over 1,000 employees on 55 acres
- \$50 million expansion to be completed in 2017

### **Methodist West Houston Hospital** (8 miles east of site)

- 500,000 SF and over 2,100 employees on 84 acres
- \$170 million expansion began in April 2016

### **Memorial Hermann Katy Hospital** (2 miles east of site)

- 118 bed facility
- 300+ physicians and staff

### **MD Anderson Cancer Center** (11 miles east of site)

- Under construction in 2017

## **NEARBY RETAIL AND ENTERTAINMENT**

### **Katy Mills Mall** (directly south of site)

- 175+ stores, 1.3 million SF of retail space
- 20+ anchor stores including AMC Theatre, Bass Pro Shops, Old Navy, Marshalls, Michael Kors, Kate Spade, and Neiman Marcus Last Call

**Other retail within 3 miles** – Walmart SuperCenter, Costco, Academy, JC Penney, Bed Bath & Beyond, AT&T retailer, Dick's Sporting Goods, Petsmart, BuyBuy Baby, Guitar Center, DSW Designer Shoe Warehouse, Main Event Entertainment, and Spec's Liquor

### **Typhoon Texas Waterpark** (2 miles south of site)

- \$50 million state-of-the-art waterpark on 43 acre site, opened summer 2016
- Expects as many as 800,000 visitors per year

### **Top Golf** (10.5 miles east of site)

### **George Bush Park** (13 miles southeast of site)

- 7,800 acres, 6<sup>th</sup> largest city park in nation
- 2 soccer fields, 6 baseball fields, 11.6 mile jogging trail & 563 acre outdoor shooting range

### **Katy Boardwalk District** (1.5 miles south of site)

- Planned upscale development (mixed use) including a convention center, hotel, park, lake, nature preserves, retail, restaurants & loft living space

## **SCHOOLS AND COLLEGES IN THE AREA**

### **University of Houston campus** (less than 3 miles east of site)

- Scheduled to open fall 2018

### **Houston Community College -**

- 2 locations – first is 7.5 miles east of site and second is 22 miles southeast of site

### **Katy Independent School District -**

- Site within the Katy ISD which encompasses 181 square miles in West Houston/Katy area
- 60 campuses, with a staff of over 9,000 and a student population over 73,000
- Katy ISD recently received the highest possible rating given by the Texas Education Agency

## **RESIDENTIAL MASTER-PLANNED COMMUNITIES NEARBY**

Cinco Ranch, Falcon Point, Falcon Ranch, Cross Creek Ranch, Firethorne, Canyon Gate at Cinco Ranch, WoodCreek Reserve, Grayson Lakes, Grand Lake, Lakes of Bella Terra, Seven Meadows, Westheimer Lakes, Cane Island and Tamarron