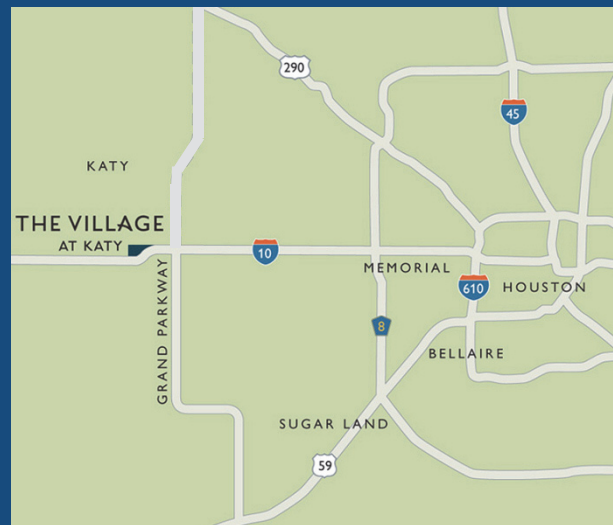




The Village at Katy

Key Features/Highlights

- › 84 Acres For Sale on Interstate 10 in Katy, Texas, 28 Miles West of Houston's CBD
- › At NEC of Heavily-Traveled I-10 and Pin Oak Rd Across from Katy Mills Mall; Among Retail, Office and Residential Development
- › Ideal Site for Mixed-Use Development in one of Houston's Fastest Growing Suburbs in Northern Fort Bend County
- › Special MUD District In Place for Infrastructure Reimbursement
- › District Has TIRZ Powers with City/County Approval
- › Price: Call Broker



BILL BYRD, SIOR, CCIM
713 830 2131
bill.byrd@colliers.com

BARKLEY PESCHEL
281 242 2300
barkley.peschel@colliers.com

Property Video Tour
www.VillageAtKaty.com



Location



The site is located on Interstate 10 at Pin Oak Road, 28 miles west of Houston. Pin Oak Road is a major exit off the interstate leading to several of Katy's high-end residential master-planned communities including Cinco Ranch, Falcon Point, Cross Creek Ranch and Firethorne. The property is located approximately seven miles west of the Energy Corridor, the 4th largest employment area in Houston. The Grand Parkway (State Highway 99) is approximately two miles east of the site and provides easy access to Sugar Land to the south or US 290 and Interstate 45 to the north.



Area Amenities



Typhoon Texas Waterpark



Katy Mills Mall



University of Houston



Katy Boardwalk District

Area Amenities

- **Katy Boardwalk District** will consist of an upscale mixed use development including a 55,000-SF convention center, 89-acre nature park with lake, walking trail and nature preserves, loft living space, retail and restaurants, hotel, and public plaza
- **Typhoon Texas** is a 45-acre waterpark development adjacent to the Katy Mills Mall that opened in May 2016
- **Katy Mills Mall** is an outlet shopping mall with 1.3M SF of retail space of over 160 retailers such as Kate Spade, Off 5th Saks Fifth Ave., Bass Pro Shop, and Bed Bath & Beyond as well as a movie theater and numerous restaurants. **Mall redevelopment should begin in 2017.**
- **University of Houston** is planning the construction of a new campus on 46 acres near I-10 and the Grand Parkway; scheduled to open in the Fall of 2018



Katy Area Accolades

- Katy Independent School District Named Top Houston Area School District for 2015, *Niche*
- Katy Independent School District Designated as a TEA "Recognized" public school district serving 181 square miles, with an enrollment of over 73,000 students
- Katy Named 4th Best Place to Start a Business in Texas
- Katy Area Ranks No. 1 in the U.S. for Top High Growth Areas
- Katy Area Wins Three "Best Senior Living" Awards
- MD Anderson Named Top-Ranked Hospital for Cancer Care
- *Relocate America* Rates Katy in Top 100 Places to Live
- Katy Area Neighborhoods Make Nation's Top Selling List

According to the Katy Area Economic Development Council, Katy has been recognized as one of the most recession-resistant economies in the U.S. Listed below are the Top 25 Largest Employers in the Katy area, including its rapidly growing employment base in the healthcare and technology industries.

Top 25 Largest Employers in the Katy Area - 2016			
Name	Size	NAICS	Product & Service
Katy ISD	8,000+	61111	Education / Public Schools
BP North America	5,000+	21311	HQ, Oil & Gas
WoodGroup Subsidiaries	4,000+	54133	HQ, Engineering, Oil & Gas
Shell Exploration and Production	4,000+	21211	HQ, Oil & Gas
ConocoPhillips	3,000+	21211	HQ, Oil & Gas
Katy Mills - Simon Group	3,000+	44211	Retail Stores & Offices
Academy Sports & Outdoors	2,900+	42391	HQ, Distribution Center
LaCenterra - Cinco Ranch	1,700+	44211	Retail Stores & Offices
Houston Methodist West - St. Catherines	1,650+	62211	Hospital
Walmart / Sam's	1,400+	45211	Retail Stores
Amec Foster Wheeler	1,000+	54133	HQ, Engineering, Oil & Gas
Igloo Products Corp.	1,000+	32614	HQ, Distributions & Manufacturing
Worley Parsons Group	1,000	54133	Engineering, Oil & Gas
Texas Children's Hospital West Campus	1,000	62111	Hospital
Memorial Hermann Katy Hospital	1,000	62111	Hospital
Kroger	800	45211	Retail
Transocean	750	21311	Drilling, Oil & Gas
HEB	650	45211	Retail
GEICO	610	52421	Insurance Agencies & Brokerages
DNV-GL	565	54138	Testing Laboratories
Expro Americas	500	21311	Oil & Gas Field Services
Sercel, Inc.	500	33451	Manufacturing, Instrumentation for Electricity
Gulf Interstate Engineering	400+	21311	Engineering, Oil & Gas
Schlumberger - Technology Center	350+	35301	HQ, Manufacturing of Oil & Gas Equipment



The Village at Katy

The site has approximately 3,000 feet of frontage on the Interstate 10 westbound access road, approximately 1,100 feet of frontage on the east side of Pin Oak Road, and 415 feet of frontage on the south side of U.S. 90.

Site Plan Disclaimer:

This drawing is conceptual only and for the convenience of reference. It should not be relied upon as a representation, expressed or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions or changes it deems desirable by law or governmental bodies.



Demographics

Area Demographics	1-Mile	3-Mile	5-Mile
Population (Projected 2021)	5,132	70,565	218,515
Population (2016)	4,520	61,616	188,379
Households (Projected 2021)	1,807	22,847	70,335
Households (2016)	1,620	20,373	62,158
Avg. Household Income (2016)	\$105,837	\$112,254	\$125,732

Source: Sites USA 2017

Traffic Counts:

- 106,673 Annual Average Daily Traffic Westbound on Interstate 10
- 10,841 Annual Average Daily Traffic Westbound on US 90/Hwy Blvd.
- 6,530 Annual Average Daily Traffic Northbound on Pin Oak Rd

Source: TXDOT and Market Planning Solutions

Helpful Links

Property Location Map

Katy Area Economic Development Council

Greater Fort Bend Economic Development Council

Katy Regional Overview

Boardwalk District of Katy

Katy Mills Mall

Typhoon Texas Waterpark

University of Houston

Katy Independent School District

Contact Us

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COLLIERS INTERNATIONAL

1233 West Loop South
Suite 900

Houston, Texas 77027

+1 713 222 2111

www.colliers.com/texas



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 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.

Colliers International

Houston, Inc.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

29114

License No.

houston.info@colliers.com

Email

(713)222-2111

Phone

Gary Mabray

Designated Broker of Firm

138207

License No.

gary.mabray@colliers.com

Email

(713)830-2104

Phone

Patrick Duffy, MCR

Licensed Supervisor of Sales Agent/
Associate

604308

License No.

patrick.duffy@colliers.com

Email

(713)830-2112

Phone

Barkley Peschel

Sales Agent/Associate's Name

578061

License No.

barkley.peschel@colliers.com

Email

(281)242-2300

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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