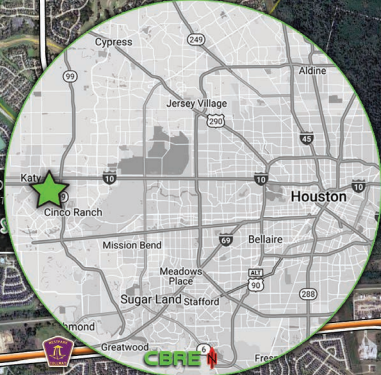
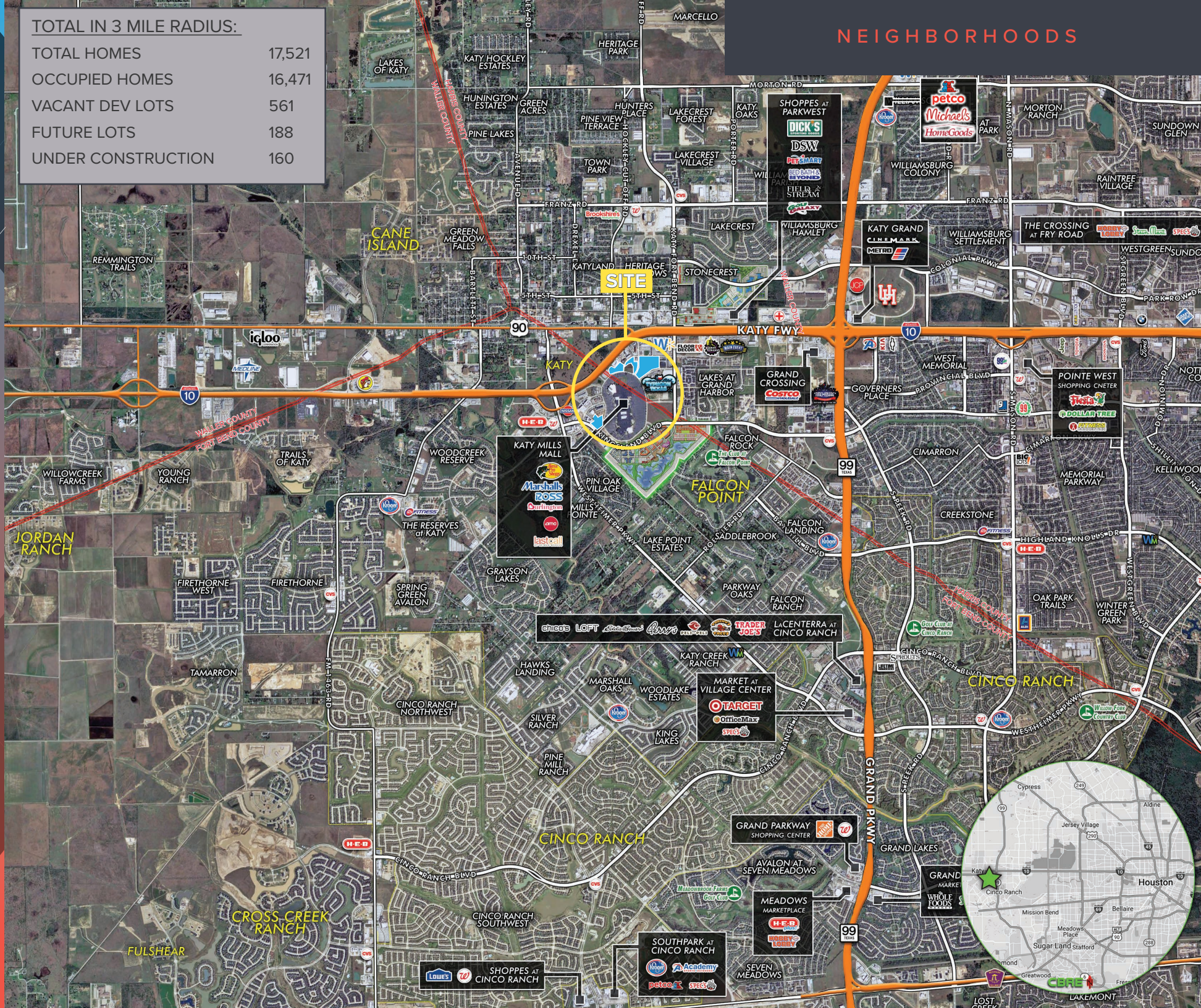


TOTAL IN 3 MILE RADIUS:

TOTAL HOMES	17,521
OCCUPIED HOMES	16,471
VACANT DEV LOTS	561
FUTURE LOTS	188
UNDER CONSTRUCTION	160

NEIGHBORHOODS



TRACT B | 5.10 AC
 TRACT C | 4.37 AC
 TRACT D | 16.06 AC

ASKING PRICE

TRACT B: \$18.00 PSF
 TRACT C: \$15.50 PSF
 TRACT D: \$13.50 PSF

*Located south of I-10, between
 Katy Mills Mall & Typhoon
 Texas.*

- Divisible
- Harris / Fort Bend Counties
 - Tract B is divided by the Harris & Fort Bend County line
- Wet & Dry Utilities to Site
- Off-site Detention
- MUD #4
- Katy ISD
- Seller Financing Considered

TAX RATES/\$100

KATY ISD	\$1.52
KATY MGT. DISTR. 1	0.80
HARRIS COUNTY ET AL	0.64
CITY OF KATY	0.48
TOTAL	\$3.44

CITY OF KATY WALKABILITY MAP

Existing Pedestrian Connectivity —
 Proposed Pedestrian Connectivity - - -



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN

TRACT E | ±5.00 AC
ASKING PRICE: \$12.75 PSF

Located between Katy Mills Mall and Katy Boardwalk District.

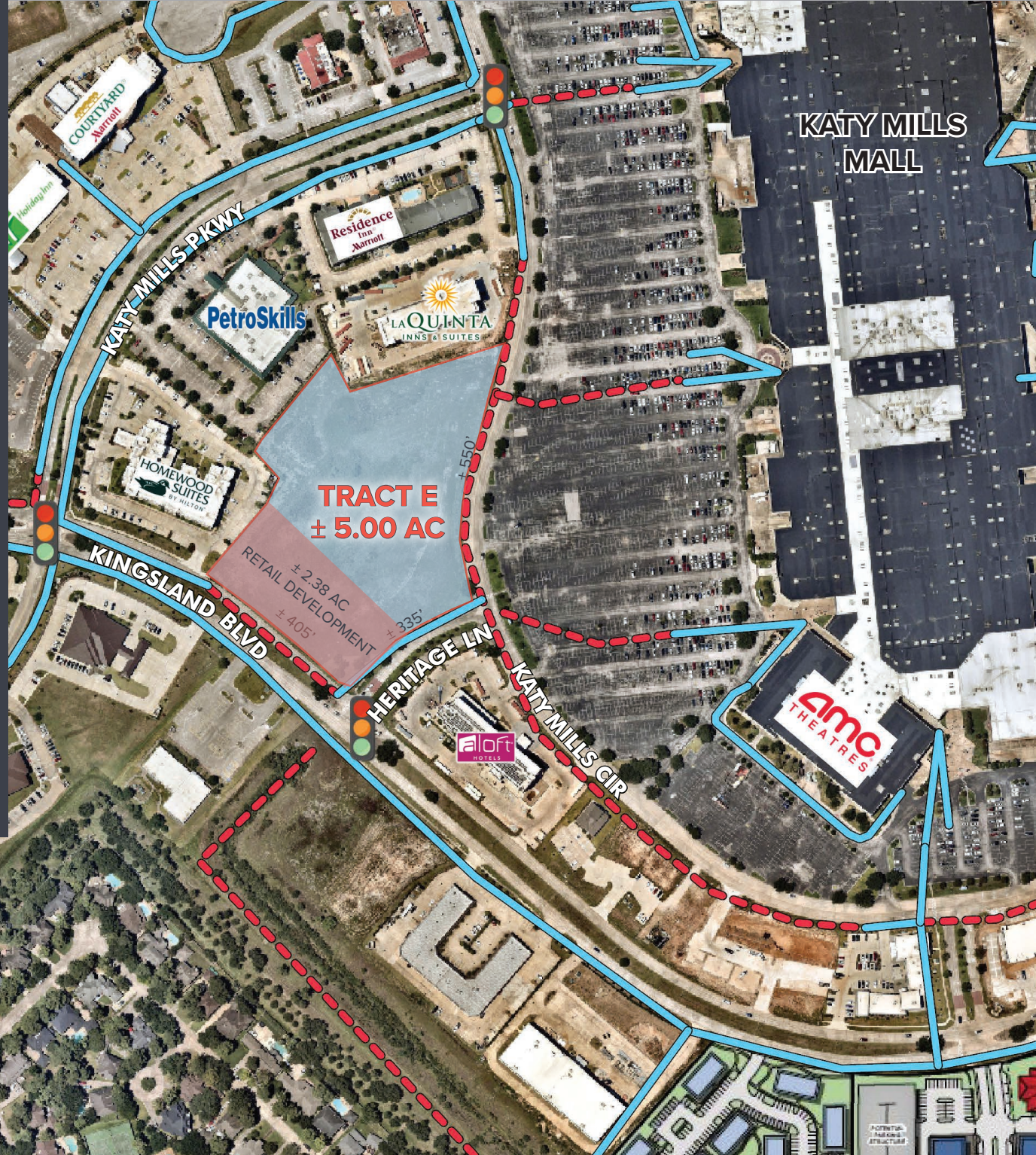
- Divisible
- Fort Bend County
- Wet & Dry Utilities to Site
- Off-site Detention
- MUD #4
- Katy ISD
- Seller Financing Considered

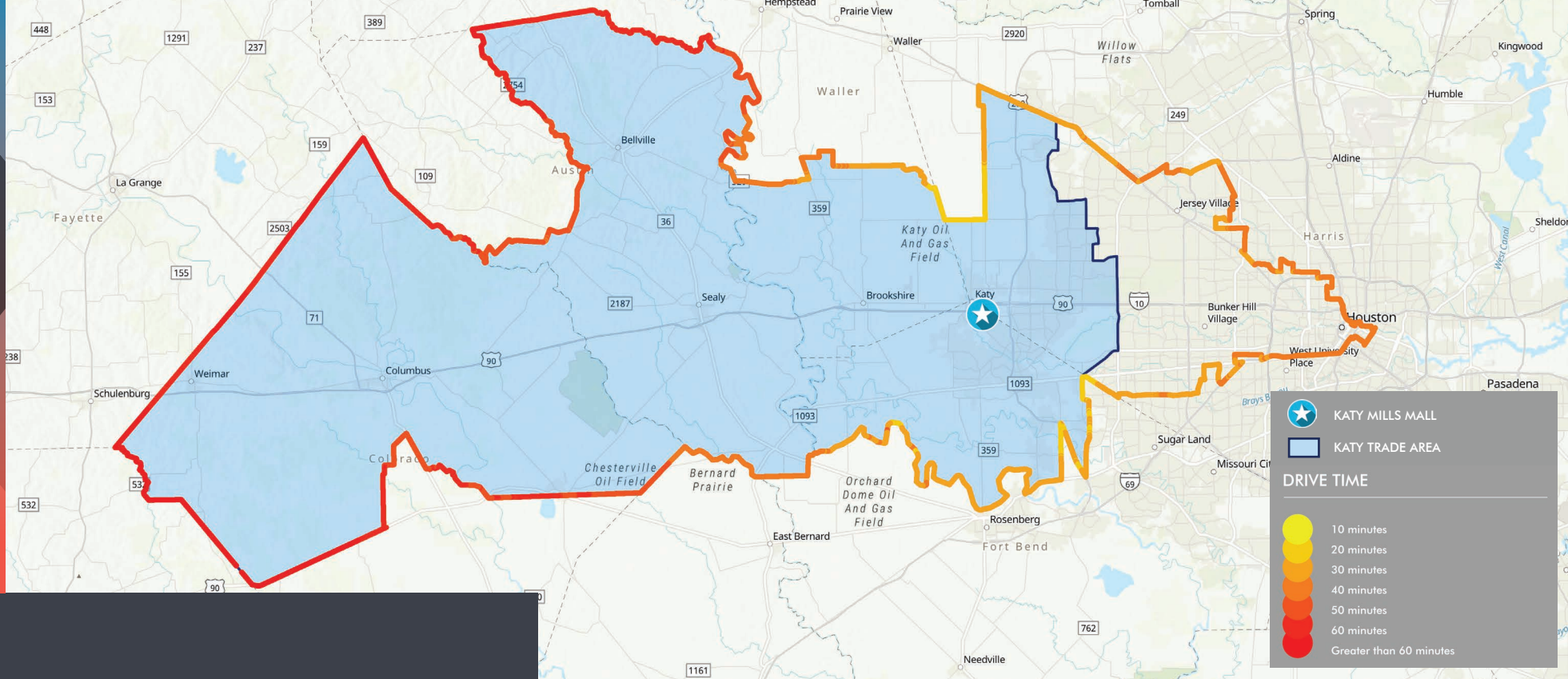
TAX RATES/\$100

KATY ISD	\$1.52
KATY MGT. DISTR. 1	0.80
FORT BEND COUNTY ET AL	0.46
CITY OF KATY	0.49
TOTAL	\$3.27

CITY OF KATY WALKABILITY MAP

- Existing Pedestrian Connectivity ———
- Proposed Pedestrian Connectivity - - - - -





KATY MILLS MALL

KATY TRADE AREA

DRIVE TIME

- 10 minutes
- 20 minutes
- 30 minutes
- 40 minutes
- 50 minutes
- 60 minutes
- Greater than 60 minutes

Centered at the tripoint of Harris, Fort Bend, and Waller County, Katy area boasts idyllic neighborhoods with award-winning master planned communities.

A REGIONAL DESTINATION

- 30 minutes from Downtown Houston, 3 minutes to Grand Parkway
- Top rated school district in the Houston metro area and one of the fastest growing in the state
- 55,000+ people employed in the energy cluster within a 30 minutes drive
- 22 million square feet of office space
- Katy named the 4th best place to start a business in Texas
- In 2017, Cinco Ranch, a Katy master-planned community, was named the second best suburban community in Texas by Niche.com



POPULATION DENSITY
233,183



DAYTIME POPULATION
183,991



AVERAGE HOUSEHOLD INCOME
\$131,818



FASTEST GROWING
SUBURB AT OVER
6% ANNUAL GROWTH



OVER 2 MILLION SF
OF RETAIL WITHIN
3 MILE RADIUS

AREA ATTRACTIONS

Katy Mills Mall

Katy Mills Mall, the largest outlet and value retail shopping destination in South Texas (with over 11 million annual visitors), provides the ultimate shopping experience with more than 175 outlet and value retail stores, including Neiman Marcus Last Call, Saks Fifth Avenue OFF 5th, and Kate Spade New York.

Katy Boardwalk District

Katy Boardwalk District, a new lakefront destination across from Katy Mills Mall, will feature a four-star conference center hotel, luxury lofts, entertainment venues, retail shopping, restaurant eateries and a hike & bike trail along 90-acres of natural splendor.



Typhoon Texas Waterpark

Spread over 25 acres in the heart of Katy, Typhoon Texas Waterpark is ranked #15 among the North America's 20 most visited waterparks with over 440,000 visitors annually.

Falcon Point Country Club

The Club at Falcon Point has 18 holes of championship golf course with over 55 acres. The Club is a recognized golf destination known for its challenging Bruce Devlin and Robert von Hagge design.

AREA RETAILERS



KATY MILLS DEVELOPMENT

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