

Y Shops at Katy Fort Bend Road

SEC of Katy Fort Bend Rd & Colonial Pkwy

1420 Katy Fort Bend Rd | Katy, Texas 77493



Available: 1,747 SF In-Line Space

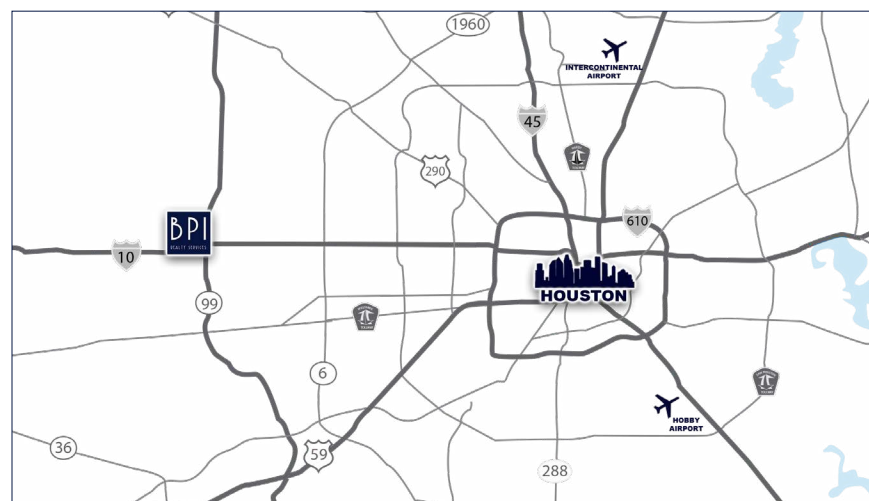
Lease Rate: Call for Pricing

Description:

- New Shopping Center located on a major thoroughfare headed north into Katy and up to Rhodes Stadium
- Surrounded by the new communities of Lake Crest and Stone Crest
- Colonial Parkway is a major access road to the Grand Parkway

Traffic Counts: Katy Fort Bend Rd: 23,753 VPD (TXDOT '16)
I-10/Katy Fwy: 158,399 VPD (TXDOT '20)

Demographics:	1 mile	3 mile	5 mile
2021 Population	9,605	82,453	228,817
2026 Proj. Population	12,051	97,764	269,108
Average HH Income	\$150,101	\$148,146	\$145,253



For More Information:

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Direct: 713.350.2771 | Cell: 281.744.6281



REALTY SERVICES

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Katy Fort Bend Rd

Colonial Pkwy

Daycare

Urgent
Care

Nail Salon

Dentist

Pineapple
Express

AVAILABLE
1,747 SF

Liquor Store

Browz

Casa Verde
Restaurant



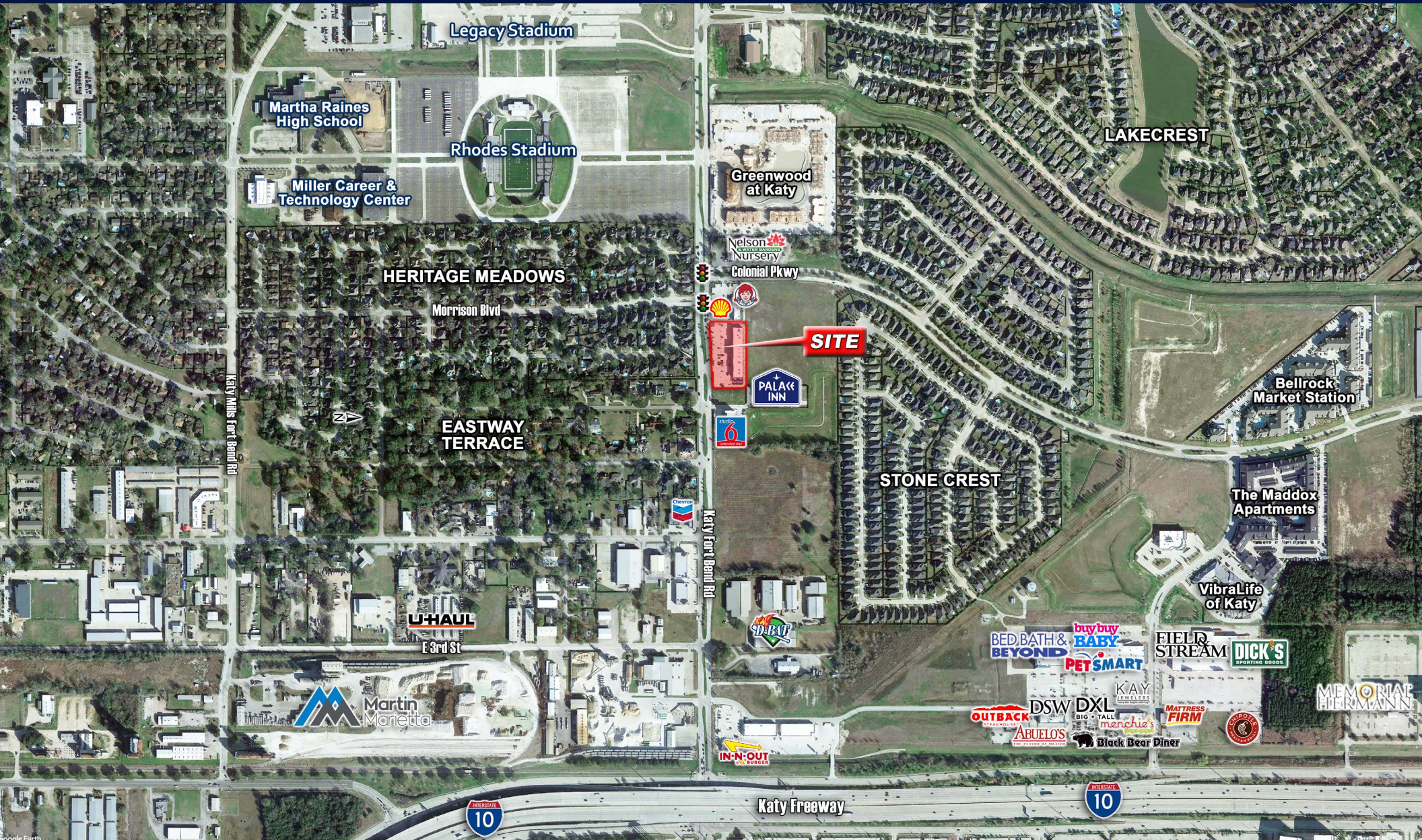


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BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

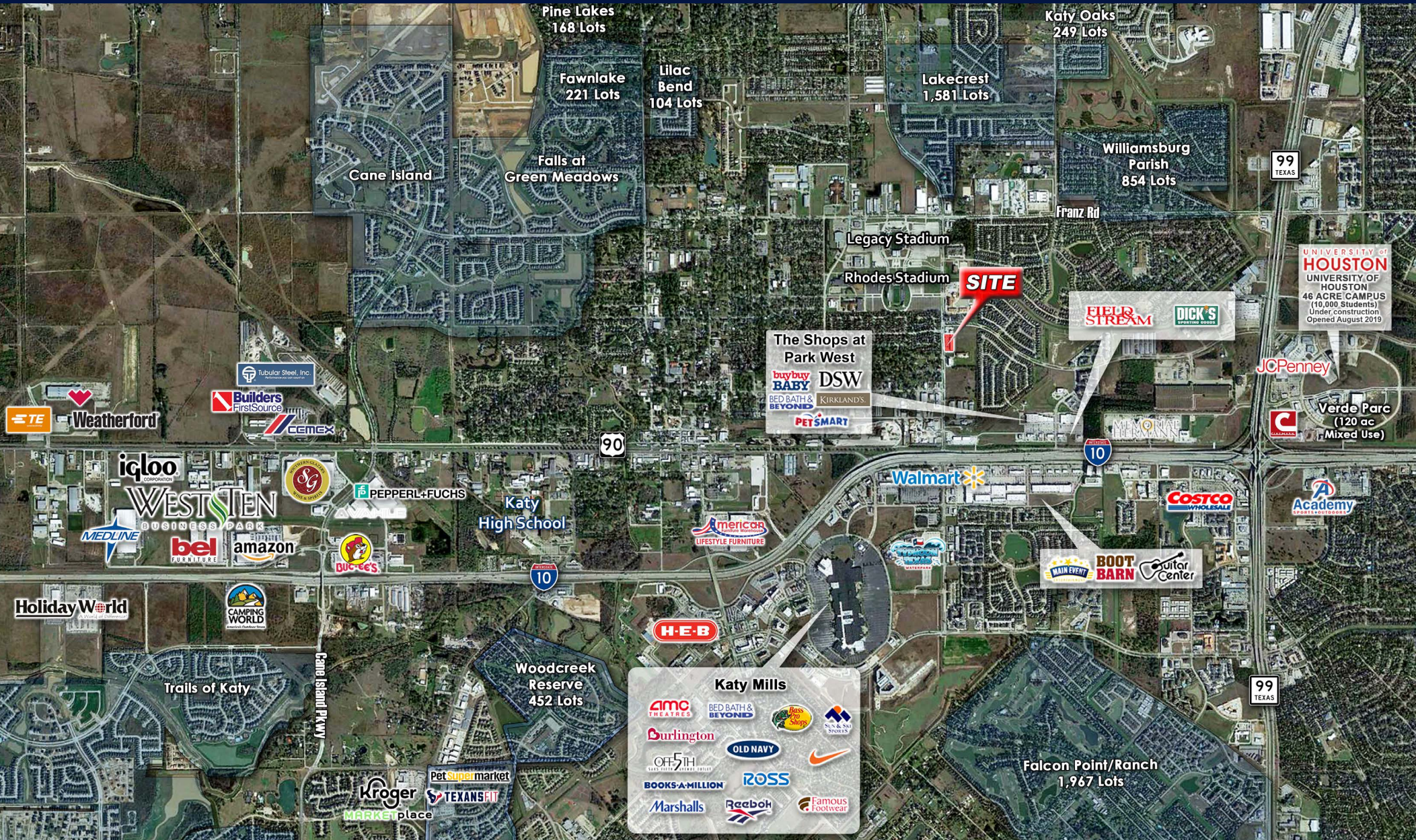


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2021 Population
(3 mi Radius)

82,453

Households
(3 mi Radius)

27,646

Daytime Population
(3 mi Radius)

76,845

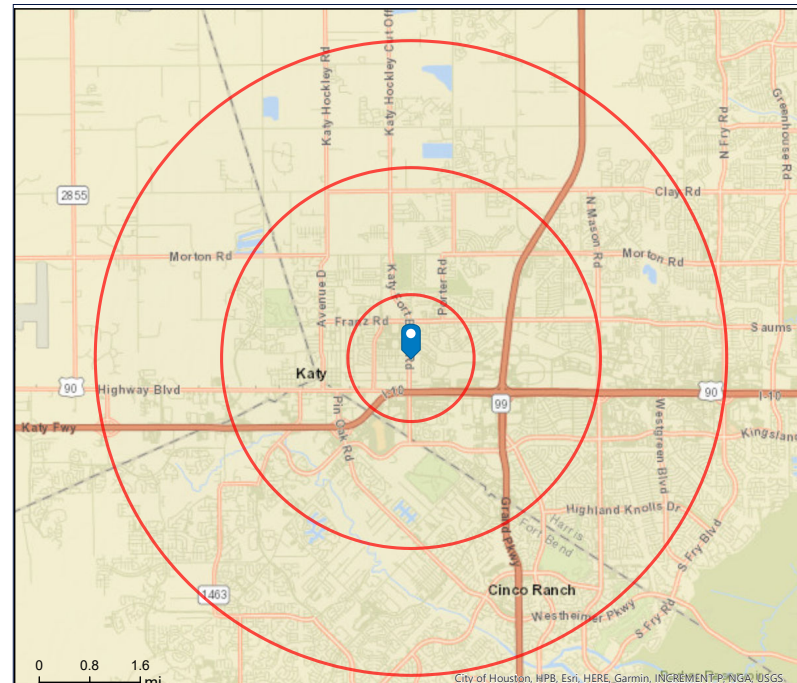
Average HH Income
(3 mi Radius)

\$111,696

Median Home Value
(3 mi Radius)

\$259,170

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,744	33,111	81,933
2010 Total Population	7,294	50,085	148,120
2021 Total Population	9,605	82,453	228,817
2021 Group Quarters	47	178	393
2026 Total Population	12,051	97,764	269,108
2021-2026 Annual Rate	4.64%	3.47%	3.30%
2021 Total Daytime Population	10,388	76,845	209,924
Workers	5,770	36,985	93,050
Residents	4,618	39,860	116,874
Household Summary			
2000 Households	1,500	10,488	26,276
2000 Average Household :	3.12	3.15	3.11
2010 Households	2,349	16,602	48,646
2010 Average Household :	3.09	3.01	3.04
2021 Households	3,063	27,646	74,617
2021 Average Household :	3.12	2.98	3.06
2026 Households	3,810	32,550	87,173
2026 Average Household :	3.15	3.00	3.08
2021-2026 Annual Rate	4.46%	3.32%	3.16%
2010 Families	1,884	13,641	39,414
2010 Average Family Size	3.42	3.31	3.39
2021 Families	2,456	21,936	59,911
2021 Average Family Size	3.46	3.35	3.44
2026 Families	3,072	25,932	70,226
2026 Average Family Size	3.48	3.36	3.45
2021-2026 Annual Rate	4.58%	3.40%	3.23%
Housing Unit Summary			
2000 Housing Units	1,543	10,802	27,493
Owner Occupied Housing I	76.2%	82.3%	79.0%
Renter Occupied Housing Units	20.9%	14.8%	16.6%
Vacant Housing Units	2.9%	2.9%	4.4%
2010 Housing Units	2,434	17,494	50,832
Owner Occupied Housing I	78.0%	76.6%	73.0%
Renter Occupied Housing Units	18.5%	18.3%	22.7%
Vacant Housing Units	3.5%	5.1%	4.3%
2021 Housing Units	3,375	30,194	78,783
Owner Occupied Housing I	66.9%	61.6%	69.3%
Renter Occupied Housing Units	23.8%	30.0%	25.4%
Vacant Housing Units	9.2%	8.4%	5.3%
2026 Housing Units	4,086	34,947	91,284
Owner Occupied Housing I	57.5%	59.2%	69.2%
Renter Occupied Housing Units	35.7%	33.9%	26.3%
Vacant Housing Units	6.8%	6.9%	4.5%
Median Household Income			
2021	\$79,375	\$88,744	\$99,020
2026	\$93,473	\$100,687	\$107,016
Median Home Value			
2021	\$220,758	\$259,170	\$278,462
2026	\$266,889	\$308,011	\$326,013
Per Capita Income			
2021	\$30,938	\$36,826	\$39,870
2026	\$35,065	\$40,838	\$44,023
Median Age			
2010	33.2	34.3	33.5
2021	34.4	34.8	34.4
2026	33.3	34.2	34.0



	1 mile	3 miles	5 miles
2021 Households by Income			
Household Income Base	3,063	27,646	74,617
<\$15,000	3.2%	3.6%	3.8%
\$15,000 - \$24,999	3.2%	4.5%	4.0%
\$25,000 - \$34,999	5.7%	5.6%	5.2%
\$35,000 - \$49,999	9.8%	8.4%	8.4%
\$50,000 - \$74,999	25.0%	19.5%	15.9%
\$75,000 - \$99,999	14.0%	13.7%	13.1%
\$100,000 - \$149,999	23.8%	21.9%	22.3%
\$150,000 - \$199,999	10.2%	12.0%	12.3%
\$200,000+	5.1%	10.9%	15.1%
Average Household Income	\$95,607	\$111,696	\$123,310
2021 Population 25+ by Educational Attainment			
Total	6,341	54,061	147,268
Less than 9th Grade	6.3%	2.6%	2.7%
9th - 12th Grade, No Diploma	4.6%	3.4%	3.3%
High School Graduate	23.1%	16.2%	15.0%
GED/Alternative Credential	3.6%	3.1%	2.7%
Some College, No Degree	23.9%	23.2%	20.8%
Associate Degree	9.6%	10.6%	9.2%
Bachelor's Degree	19.3%	26.8%	28.9%
Graduate/Professional Degree	9.7%	14.2%	17.4%



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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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