



REALTY SERVICES

# Marcello Lakes Land Tract

NWC of Morton Ranch Rd & Porter Rd

Katy, Texas 77493



- Available:** +/-10.71 Acres
- Pricing:** Call for Pricing
- Description:**
- Located west of Grand Parkway at the north west corner of Morton Ranch Rd & Porter Rd
  - Part of Marcello Lakes, which will have 1,932 homes upon completion
  - Surrounded by residential growth including Morton Creek Ranch, Ventana Lakes & Katy Trails communities
  - Commercial Zoning
  - Utilities to site, regional detention provided

Demographics:	1 mile	3 mile	5 mile
2019 Population	13,236	63,270	181,913
5 Yr. Projected Growth	31.8%	21.2%	15.65%
Average HH Income	\$102,925	\$98,154	\$102,526



For More Information:

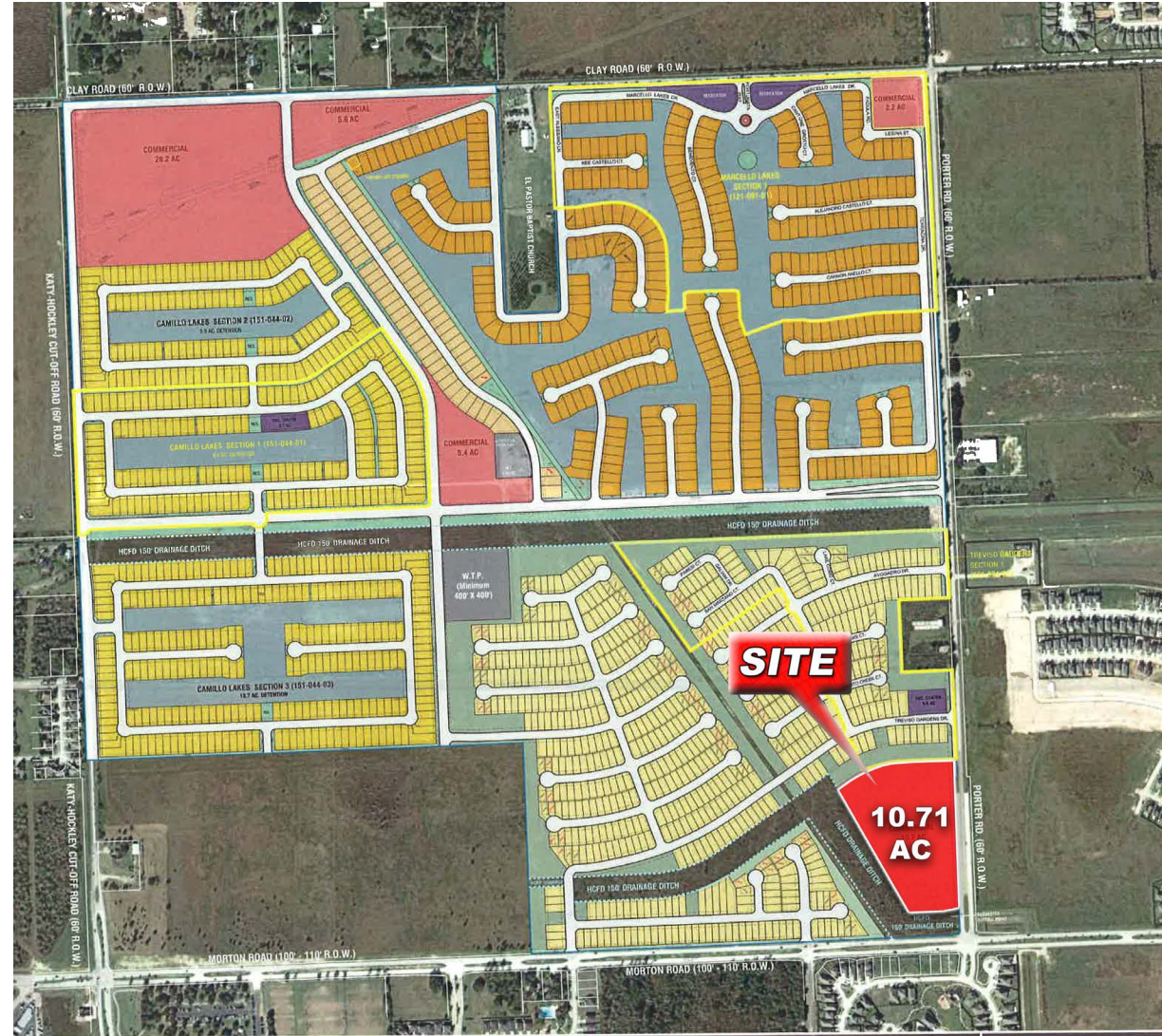
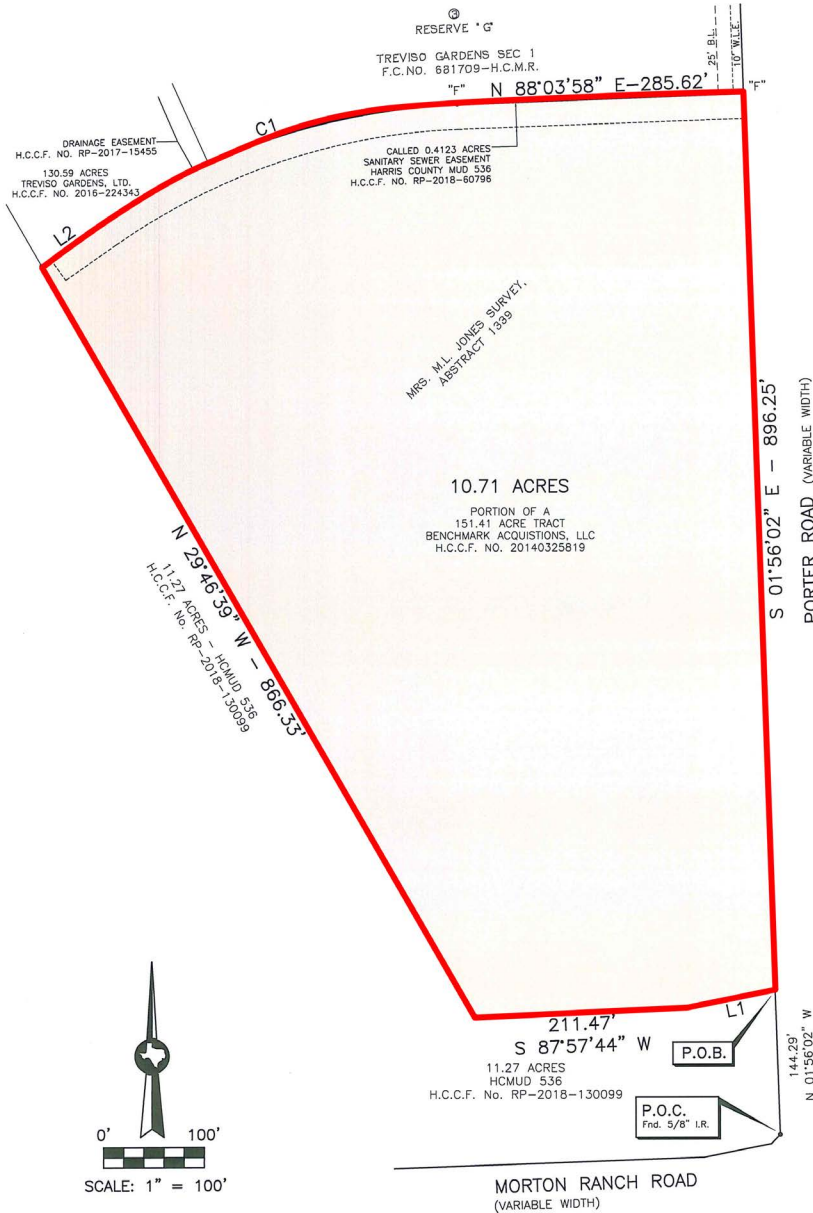
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**2019 Population**  
(3 mi Radius)  
**63,270**

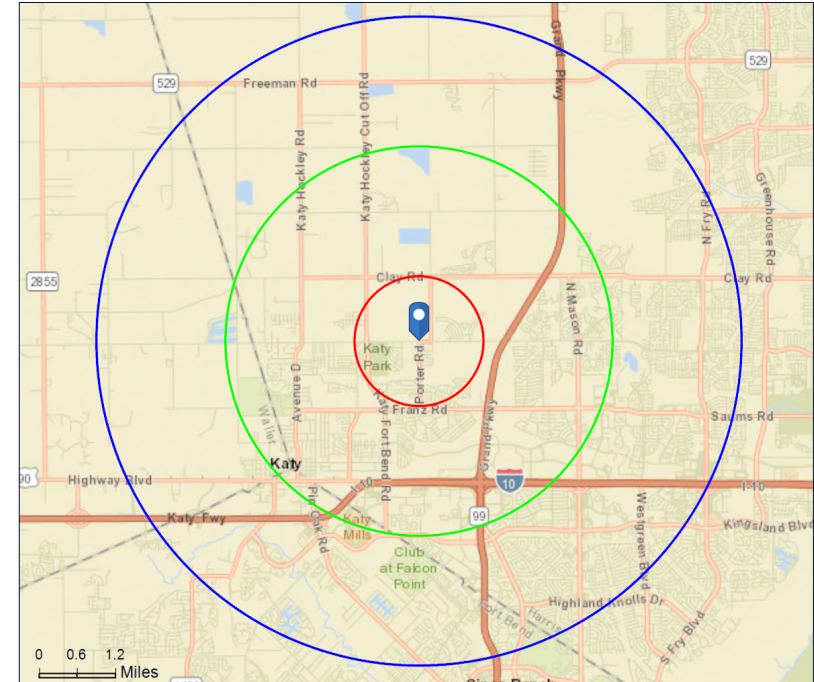
**Households**  
(3 mi Radius)  
**20,389**

**Daytime Population**  
(3 mi Radius)  
**48,997**

**Average HH Income**  
(3 mi Radius)  
**\$98,154**

**Median Home Value**  
(3 mi Radius)  
**\$213,551**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,695	22,947	75,051
2010 Total Population	3,766	37,666	128,465
2019 Total Population	13,236	63,270	181,913
2019 Group Quarters	0	120	324
2024 Total Population	18,015	77,867	212,264
2019-2024 Annual Rate	6.36%	4.24%	3.13%
2019 Total Daytime Population	7,682	48,997	142,843
Workers	1,501	18,687	54,764
Residents	6,181	30,310	88,079
<b>Household Summary</b>			
2000 Households	530	7,159	24,169
2000 Average Household Size	3.20	3.20	3.10
2010 Households	1,127	11,957	41,744
2010 Average Household Size	3.34	3.14	3.07
2019 Households	3,833	20,389	58,749
2019 Average Household Size	3.45	3.10	3.09
2024 Households	5,189	25,053	68,248
2024 Average Household Size	3.47	3.10	3.11
2019-2024 Annual Rate	6.25%	4.21%	3.04%
2010 Families	977	9,701	33,574
2010 Average Family Size	3.56	3.48	3.43
2019 Families	3,274	16,304	46,805
2019 Average Family Size	3.71	3.46	3.48
2024 Families	4,421	20,050	54,406
2024 Average Family Size	3.73	3.47	3.49
2019-2024 Annual Rate	6.19%	4.22%	3.06%
<b>Housing Unit Summary</b>			
2000 Housing Units	550	7,405	25,228
Owner Occupied Housing Units	83.1%	80.7%	77.9%
Renter Occupied Housing Units	13.3%	16.0%	17.9%
Vacant Housing Units	3.6%	3.3%	4.2%
2010 Housing Units	1,197	12,661	43,662
Owner Occupied Housing Units	83.3%	74.0%	72.0%
Renter Occupied Housing Units	10.9%	20.4%	23.6%
Vacant Housing Units	5.8%	5.6%	4.4%
2019 Housing Units	3,958	21,118	60,451
Owner Occupied Housing Units	91.8%	72.0%	69.5%
Renter Occupied Housing Units	5.1%	24.5%	27.7%
Vacant Housing Units	3.2%	3.5%	2.8%
2024 Housing Units	5,257	25,647	69,765
Owner Occupied Housing Units	94.9%	74.3%	71.1%
Renter Occupied Housing Units	3.8%	23.3%	26.7%
Vacant Housing Units	1.3%	2.3%	2.2%
<b>Median Household Income</b>			
2019	\$83,053	\$78,807	\$80,601
2024	\$92,219	\$87,064	\$89,713
<b>Median Home Value</b>			
2019	\$221,506	\$213,551	\$203,039
2024	\$305,288	\$245,851	\$236,249
<b>Per Capita Income</b>			
2019	\$30,753	\$31,580	\$32,700
2024	\$33,871	\$35,358	\$36,489
<b>Median Age</b>			
2010	30.1	32.7	32.4
2019	31.6	33.4	33.4
2024	31.0	32.7	33.1



	1 mile	3 miles	5 miles
<b>2019 Households by Income</b>			
Household Income Base	3,833	20,389	58,749
<\$15,000	3.5%	4.4%	4.3%
\$15,000 - \$24,999	7.5%	6.0%	5.6%
\$25,000 - \$34,999	3.0%	4.7%	5.3%
\$35,000 - \$49,999	9.2%	10.4%	11.1%
\$50,000 - \$74,999	20.8%	21.4%	19.5%
\$75,000 - \$99,999	15.3%	15.7%	15.0%
\$100,000 - \$149,999	27.0%	22.9%	22.4%
\$150,000 - \$199,999	4.3%	6.9%	7.7%
\$200,000+	9.5%	7.6%	9.1%
Average Household Income	\$102,925	\$98,154	\$102,526
<b>2019 Population 25+ by Educational Attainment</b>			
Total	8,183	40,477	116,105
Less than 9th Grade	2.4%	3.8%	4.6%
9th - 12th Grade, No Diploma	7.4%	4.4%	5.2%
High School Graduate	20.7%	20.1%	19.0%
GED/Alternative Credential	6.7%	4.0%	3.1%
Some College, No Degree	22.5%	24.4%	24.3%
Associate Degree	10.2%	9.2%	8.9%
Bachelor's Degree	20.7%	23.4%	24.3%
Graduate/Professional Degree	9.6%	10.6%	10.7%



# 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](http://www.trec.texas.gov)