

DEVELOPMENT OPPORTUNITY: ONLY
ONE REMAINING SITE



Multiple tracts offering Build-to-Suit, Joint Venture & Land for Purchase Opportunities in a deed restricted park

ParkWest Business Park – Katy, TX 77494

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The Broadstone, with 329 units, is 64.8% occupied and The Maddox, with 326 units, is 60.4% occupied.

**±7.9297 AC
SOLD**

- PALACE INN HOTEL
- STUDIO 6 MOTEL
- WENDY'S
- SHELL

**±6.885 AC
SOLD**

**BROADSTONE
AT MARKET
STATION**

**LAKECREST
HOMES**

**STONECREST
HOMES**

**AMERICAN OMNI
HEADQUARTERS**

**THE
MADDOX**

±9.9791 AC

**VIBRA
HEALTH CARE**

MERCANTILE PKWY.

**MEMORIAL
HERMAN
KATY HOSPITAL**

- BED BATH & BEYOND
- DSW WAREHOUSE
- PETS MART
- KIRKLAND'S
- DXL MEN'S APPAREL
- KAY JEWELERS
- AMERICA'S BEST

- DICK'S
- GOLF GALAXY
- FIELD & STREAM
- MATTRESS FIRM
- CHIPOTLE

- IN-N-OUT BURGER



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DEVELOPMENT OPPORTUNITY OFFERING EXCELLENT INGRESS/EGRESS VIA I-10, GRAND PARKWAY, COLONIAL PARKWAY, PARKWEST GREEN & KATY-FT. BEND ROAD



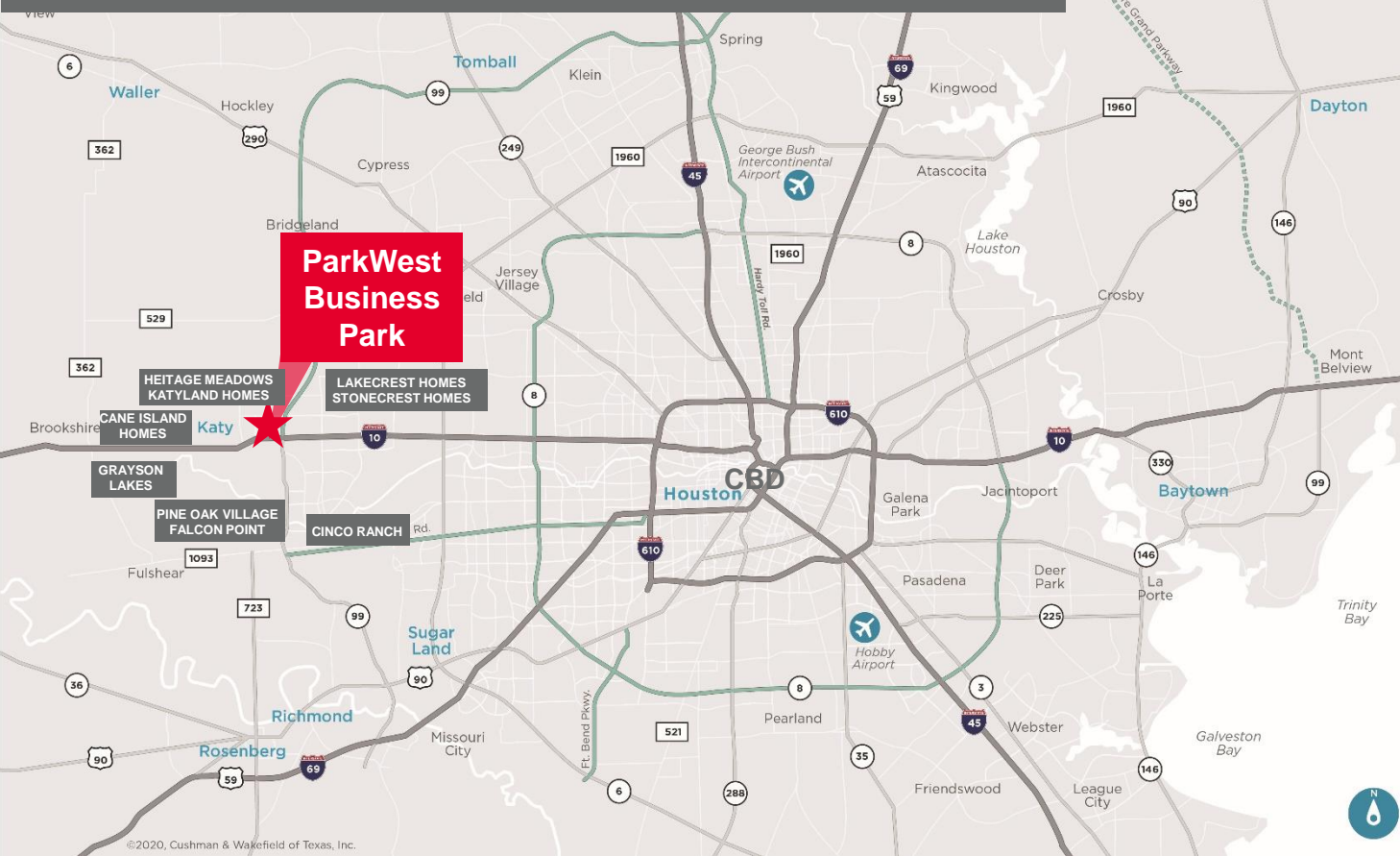


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TRAFFIC COUNTS*: DEVELOPMENT OPPORTUNITIES IN THE EPICENTRE OF DYNAMIC ACTIVITY:
INTERSTATE 10: 124,2727
KATY FT. BEND: 17,816
COLONIAL PARKWAY: 17,588

*SOURCE: TXDOT 2018, NON-DIRECTIONAL



- The owner of ParkWest Business Park offers multiple options for Build-to-Suit or land-contributed Joint Venture opportunities.
- Two land sites available for senior living, medical, low-rise office and retail:
±7.9297 acres (sold)
±6.885 acres (sold)
±9.9791 acres
- The installation completion of sidewalks along Parkwest Green will enhance the walkability to retail amenities.
- The owner has already acquired and put in place: MUD utilities, water plant, sewer capacity through the Williamsburg plant & Drainage study approved by HCFCFCD for detention size and location.
- ParkWest Business Park is a mixed-use business and residential development that maintains maximum flexibility and requires quality responsible development as shown with developments by: Lennar, Alliance, American OMNI, and Vibra Healthcare.
- Retail in the Business Park provides multiple amenities such as Golf Galaxy, Field & Stream, Dicks Sporting Goods, PetSmart, DSW, Kirklands, BuyBuy Baby, Bed, Bath & Beyond and most recently, In-N-Out Burger.
- 2021 Demographics: 10 mile radius
Population: 631,414
Average HH Income \$126,535
2026 Projected Demographic: 10 mile radius
Population: 759,124
Average HH Income: \$134,081

For more information, contact:

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±7.9297 Acre Tract (sold)

- Located on the south side of Colonial Parkway, just off Katy Fort Bend Road.
- Colonial Parkway frontage: ±574'
- The site can be divided
- Ingress/egress via Colonial Parkway or retail center/ hotel easements
- Traffic Counts*
On Colonial Parkway, at Katy-Ft. Bend Rd. – 1,562

* Source: EHRA 24-hour, non-directional

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±6.885 Acre Tract (sold)

- Located on the north side Colonial Parkway
- Colonial Parkway frontage: ±108'
- This site offers excellent ingress/egress via Colonial Parkway, which connects to Park Row, extending approximately nine miles east to Highway 6
- In addition, there is easy access to Interstate 10 via Parkwest Green Blvd and Katy-Ft. Bend Road
- Will divide
- Adjacent is the robust neighboring multi-family development, by Broadstone Colonial, the Broadstone at Market Station
- The site is just north of Lennar's multi-family development, The Maddox and the newly completed American Omni Headquarters and Vibra Health Care Facility
- Traffic Counts*
On Colonial Parkway at Parkwest Green – 2,433
* Source: EHRA 24-hour, non-directional



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±9.9796 Acre Tract

- Located on the south side of Colonial Parkway
- Colonial Parkway frontage: ±563'
- This site offers excellent ingress/egress via Colonial Parkway, which connects to Park Row, extending approximately nine miles east to Highway 6
- In addition, there is easy access to Interstate 10 via Parkwest Green Blvd and Katy-Ft. Bend Road
- Will divide
- Adjacent to Lennar's multi-family development, The Maddox & across from Broadstone Colonial's multi-family development The Broadstone at Market Station
- Traffic Counts*
On Colonial Parkway, east of Parkwest Green – 2,066

* Source: EHRA 24-hour, non-directional





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- ParkWest Business Park is in the center of robust activity, offers excellent ingress/egress is within one mile of the Grand Parkway and is a part of the dynamic City of Katy area. Previously as residential community, the area is now a business activity center.
- This west Houston suburb, with a population of 583,485 within a ten-mile radius, benefits from its proximity to Houston's Energy Corridor, Katy Independent School District-one of the most acclaimed districts in the state and University of Houston-Katy which opened Fall 2019. It offers 51 degree plans with a future enrollment goal of 2,000
- In the area, there are 11,000 companies and over 200 corporate headquarters and leading employers such as; Academy, BP America, Schlumberger Tech Center, Shell E&P & Wood. The construction and finance sectors represent strong and growing clusters in the area such as: Geico Houston Claims Center (1,200 employees). Amazon leased 238,000 sq. ft. and FedEx Ground recently expanded it's largest ground distribution facility in Texas.
- In addition to serving the energy market, Katy area is home to a workforce employed in sales, administration and support positions with companies such as Medline, Academy Sports and Outdoors, Geico and Igloo.



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