



Cane Island Development

NEQ of Cane Island Pkwy & Parkside St
 Katy, Texas



Cane Island Development

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Katy, Texas



Location:

NEQ of Cane Island Parkway & Parkside Street
Katy, Texas 77494

Details:

- Pad Site contiguous to new CVS Pharmacy
- Up to 2.43 Acres available
- Adjacent to New Bucces
- Located one block north of Interstate 10
- Close proximity to Katy High School
- Surrounded by new residential developments
- In the heart of the West Ten Business Park with numerous manufacturing and distribution facilities including Amazon, Igloo, Medline, Bel Furniture, Rooms to Go and many more
- Easy access to I-10, US 90 and Grand Parkway
- Call for Pricing

Demographics:

| | 1 mile | 3 mile | 5 mile |
|---------------------|-----------|-----------|-----------|
| 2018 Population | 2,461 | 57,802 | 157,175 |
| 5 Year Proj. Growth | 27.75% | 22% | 20.75% |
| Daytime Population | 3,608 | 48,591 | 118,387 |
| Average HH Income | \$150,218 | \$137,202 | \$136,359 |

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www.firsthartford.com

All information contained herein is from sources deemed reliable; however, no presentation or warranty is made to the accuracy thereof.



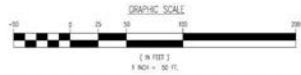
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NEQ of Cane Island Pkwy & Parkside St

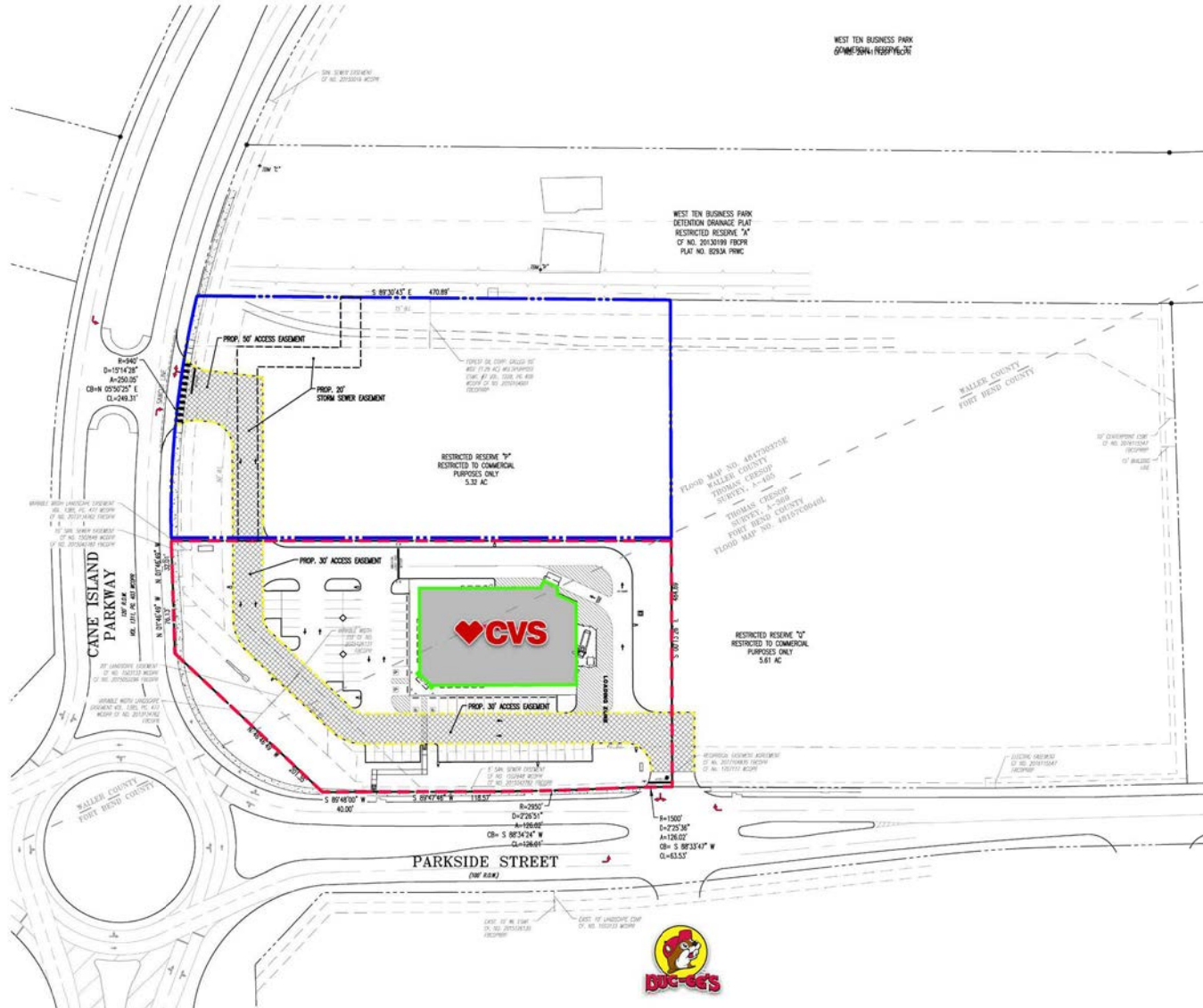
Site Plan

| SITE DATA | |
|--------------------------|-------------------------------------|
| TOTAL SITE AREA | 23,738.97 sq. 3.32 AC |
| PROPOSED PROJECT AREA | 13,887.57 sq. 2.00 AC |
| PARKING AREA | 0.87 AC |
| IMPROVED AREA | 1.72 AC |
| MINIMUM IMPROVED AREA | N/A |
| BUILDING AREA | 14,888.97 (110' x 136' 4") |
| BUILDING DENSITY | 14,888.97 (BUILDING) / 2,321 = 6.41 |
| MINIMUM BUILDING DENSITY | N/A |

| LEGEND | |
|--------|------------------------------------|
| | EXIST. UTILITY PROFILES |
| | EXIST. PROPOSED BUILDING FOOTPRINT |
| | UNDEVELOPED BOUNDARY |
| | PROPOSED DRIVEWAYS AND ACCESS |



1. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND ENLARGED UPON COMPLETION OF SURVEY.
2. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREIN ARE BASED UPON INFORMATION THAT WAS OBTAINED BY SURVEY OFFICE AT THE TIME OF PLAN PREPARATION. FURTHER RESEARCH MAY BE REQUIRED TO VERIFY PROPOSED, ZONING REQUIREMENTS, INCLUDING STATE, FEDERAL, STATE AND LOCAL PERMITTING, PHYSICAL CONDITIONS ON SITE AND TRAFFIC CIRCULATION.



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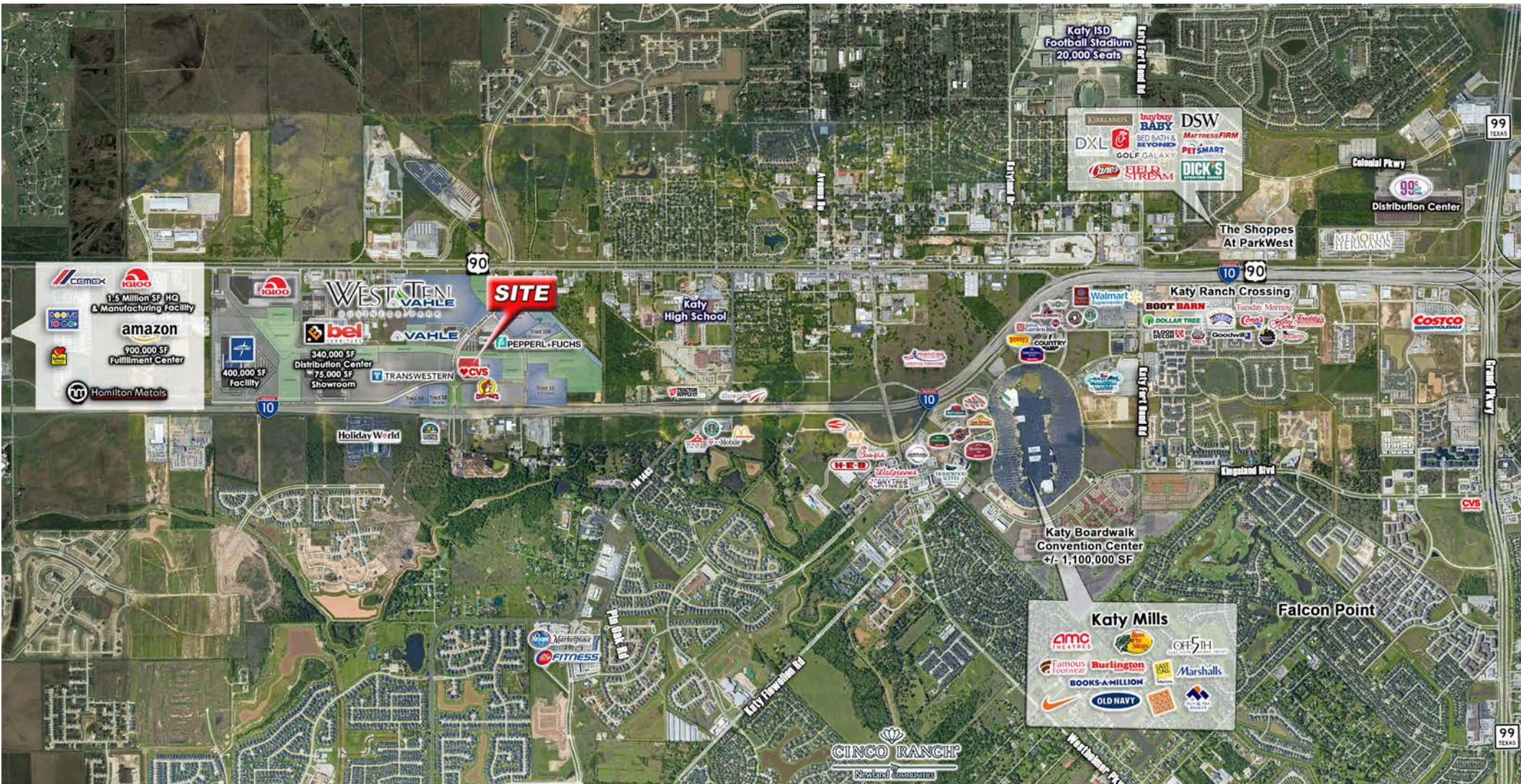
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Retail Aerial



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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 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.

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| | | | |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |

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|---------------------------|-------------|-------|-------|
| | | | |
| Designated Broker of Firm | License No. | Email | Phone |

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|---|-------------|-------|-------|
| | | | |
| 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