THE MARKET AT Katy Park

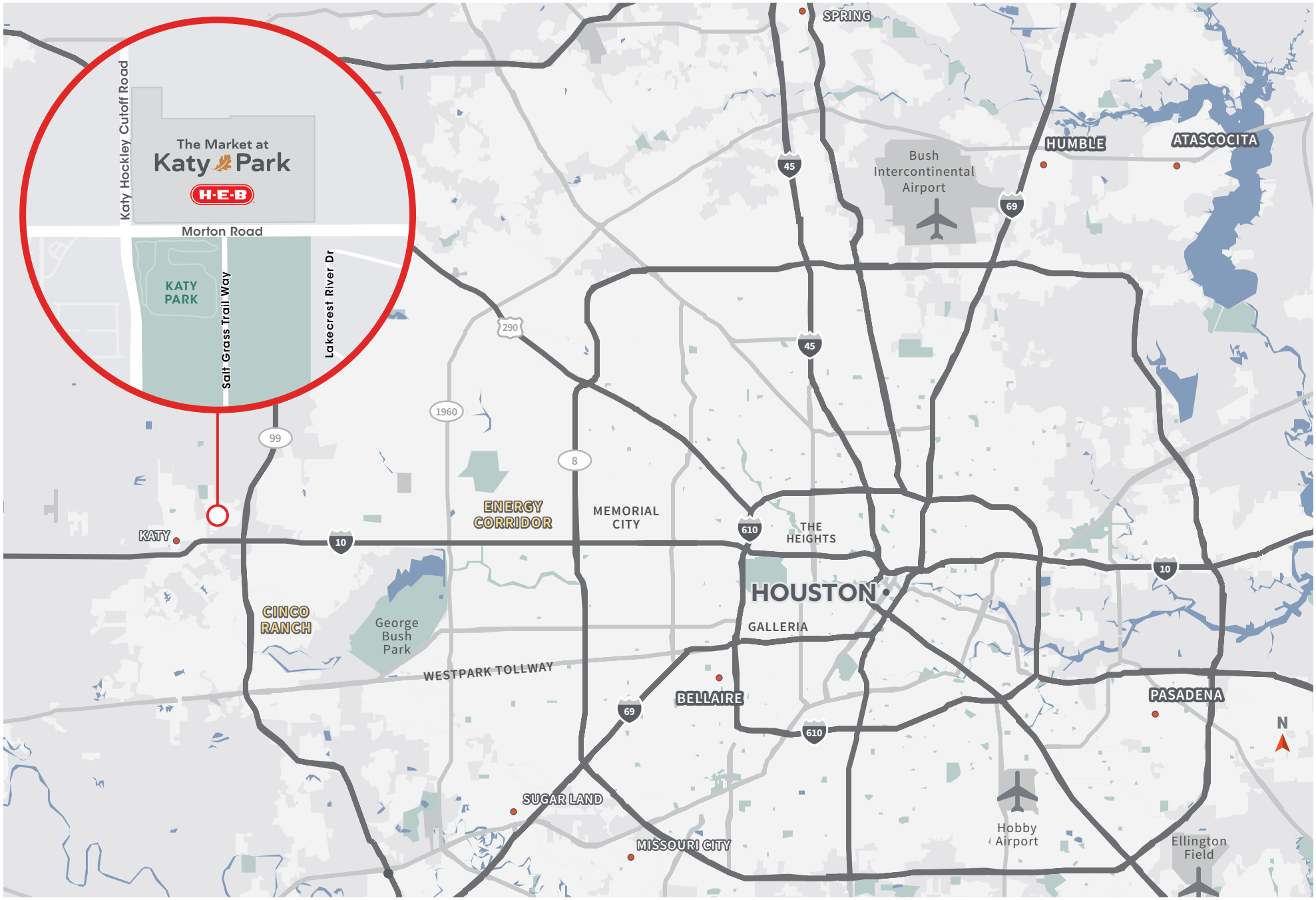
NEC of Katy Hockley Cutoff Rd. and Morton Rd. | Katy, Texas



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The Market at Katy Park – Area Map

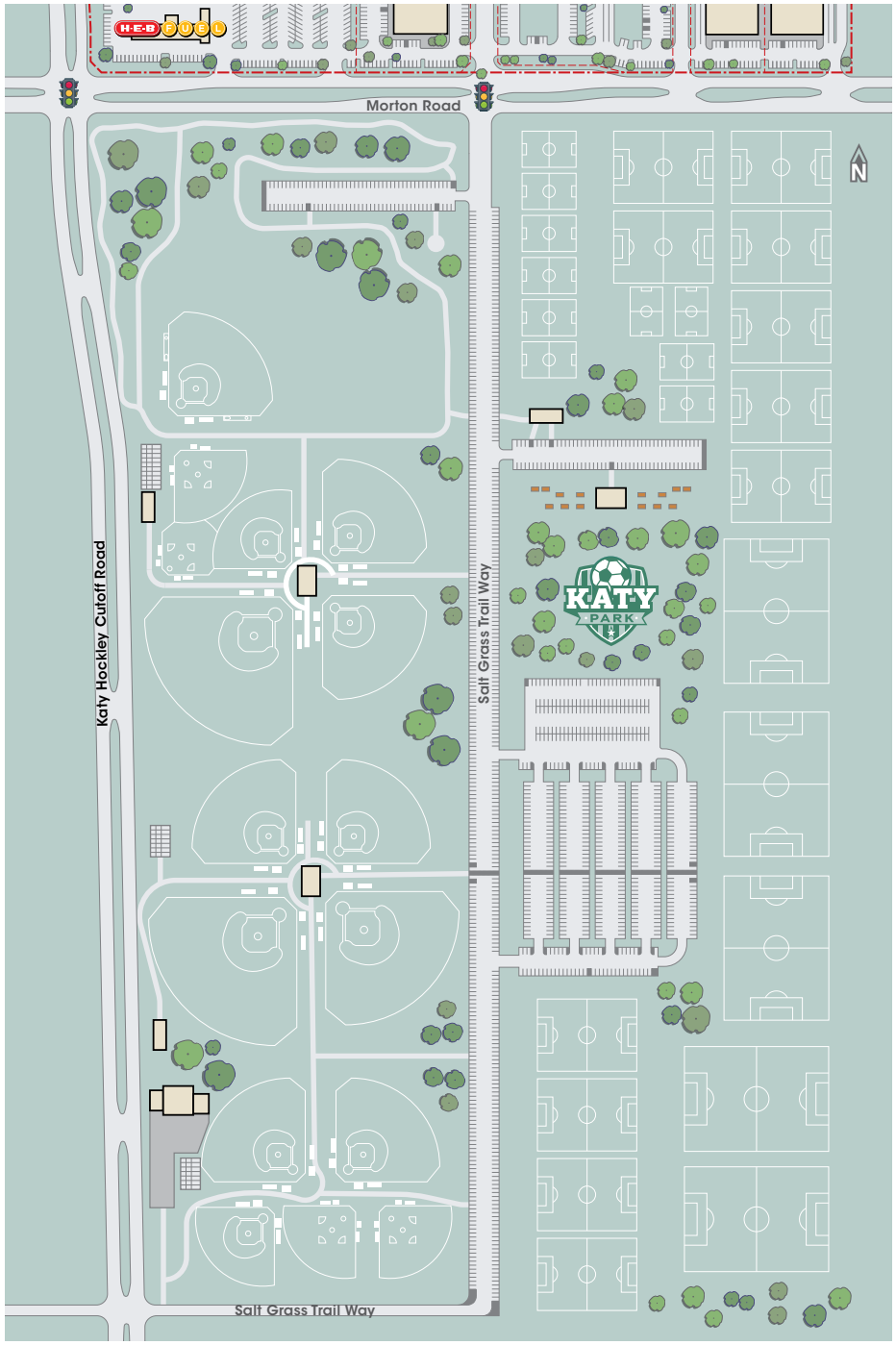


The Market at Katy Park – Trade Area Aerial & Demographics



	Trade Area		
	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	13,668	86,902	214,837
Average Households	4,344	29,403	73,042
Projected Population by 2030	15,254	96,528	237,353
Percentage Growth by 2030	11.6%	11.1%	10.5%
Avg Household Income	$133,158	$124,712	$127,544
Daytime Population	8,499	72,710	176,944

The Market at Katy Park – Area Highlights



800K

More than 800,000 visitors per year

12 baseball fields and 12 soccer fields serving various recreational leagues in the Greater Houston Area










THE MARKET AT
Katy Park
±3.9M VISITS (2025)
PLACER.AI
LUXURY MULTI-FAMILY APARTMENTS
348 UNITS
THE OAK AT KATY PARK
H-E-B
#1 VISITED H-E-B
IN KATY, TX
±2.5 M VISITS (2025)
PLACER.AI
FOR SALE
PARCEL C
58,275 SF
1.34 AC
PENDING
MEDICAL
± 1.34 AC
±2,100 SF
26.25' X 80'
SPACE AVAILABLE
SUITE 17B
AVAILABLE
±1,264 SF
PENDING
LEASE
THE VENETIAN NAIL SPA
CRUST PIZZA
LONGHORN LIQUOR
PACIFIC DENTAL SERVICES
Ann Rampon
SIP coffee + tea
WUTA
NOTHING bundt CAKES
CHASE
WHATABURGER
Valvoline.
MEMORIAL HERMANN
Katy Hockley Cut Off Rd
21,948 CPD
Morton Ranch Rd
23,643 CPD

The Market at Katy Park











The Market at Katy Park- Availabilities





The Market at Katy Park – Site Plan - NEC



SUITE	TENANT	SIZE
Tract 1	Mavis Tire & Brakes	±0.98 AC
Tract 2	Pending Medical	±0.87 AC
Tract 3	Chase Bank	±1.18 AC
Tract 4	McDonald's	±1.54 AC
Parcel	Available	±1.34 AC

SUITE	TENANT	SIZE
1	H-E-B	122,735 SF
2	Pacific Dental	3,200 SF
3	Longhorn Liquor	3,500 SF
4	Eye Eye Doc	1,600 SF
5	Bang Le Hair Salon	1,200 SF
6	Venetian Nail Spa	3,000 SF
7	Available	2,100 SF
8	Airi Ramen	1,400 SF
9	Crust Pizza	2,300 SF
10	Veterniary Clinic	4,000 SF
10A	Tune-Up Manly Salon	1,568 SF

SUITE	TENANT	SIZE
11	Postal Plus	1,158 SF
12	Great Clips	1,125 SF
13	Go Health	4,000 SF
14	Jersey Mike's Subs	1,627 SF
15	Rita's Italian Ice	1,358 SF
16	Coco's Crepes	2,300 SF
17A	Pending	1,800 SF
17B	Available	±1,264 SF
18	World Class Taekwondo	3,200 SF
19A	Nothing Bundt Cakes	1,858 SF
19B	Sip Coffee + Tea	1,858 SF

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