

The Green
At Katy Park

The Heart of Local Living

Your All-in-One Spot for Food, Fun, and Family Time

NWC of Katy Hockley Cut Off Rd and Morton Rd | Katy, TX



Introducing **The Green** At Katy Park

NWC of Katy Hockley Cut Off Rd and Morton Rd | Katy, TX

Welcome to The Green at Katy Park—**The Heart of Local Living** — where community and connection come to life. This transformative development is thoughtfully designed as a vibrant hub, blending **lush green spaces, lively patios,** and a curated mix of **dining, shopping,** and **entertainment.** More than just a destination, The Green at Katy Park is **where neighbors gather, families unwind, and everyday moments grow into lasting memories.**



The Restaurant Village



Master Development Plan





Katy's Backyard for Connection and Community



The **Roots** of The Green



±60,000 Square Feet
of new construction quality retail,
food and dining options



±20,000 Square Feet
of thoughtfully landscaped
community green space



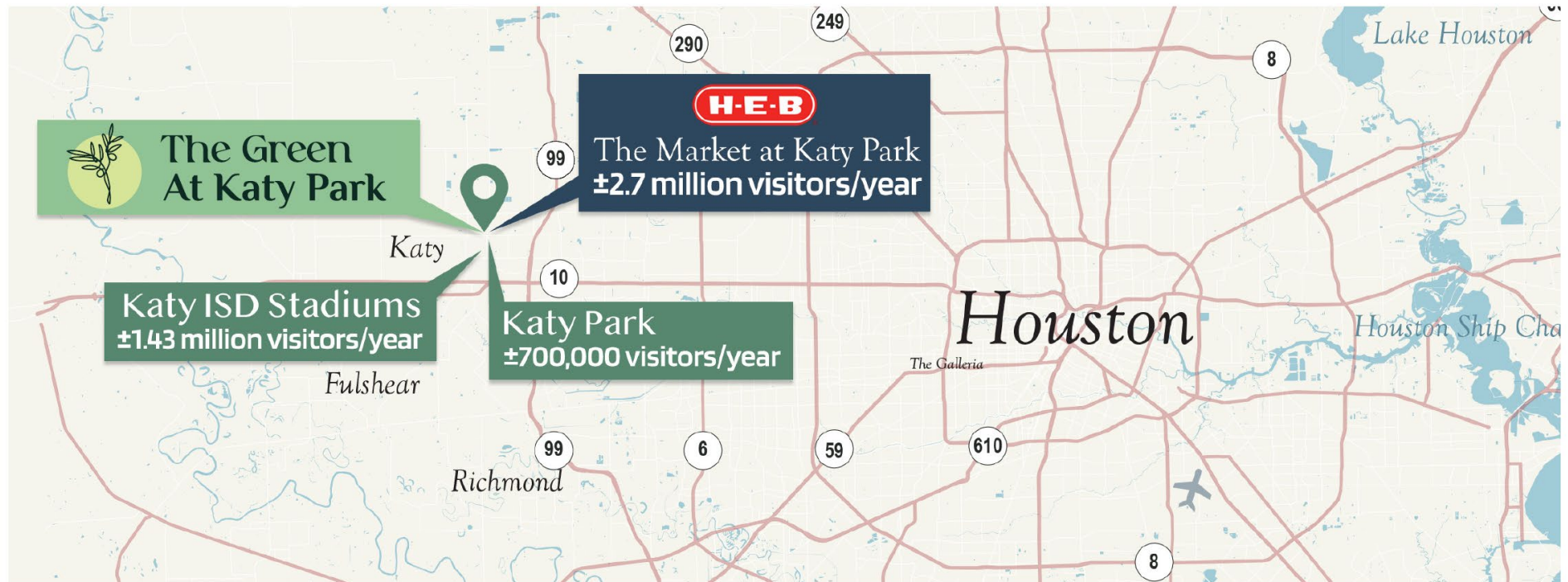
Pad Site Opportunities
along Katy Hockley Cut Off Rd
and Morton Rd



24,000+ New Homes
coming to the trade area by 2032



Serving one of the **Fastest-Growing Trade Areas** in Texas



In Close Proximity To



Katy Park

700,000+
Visitors/Year



Katy Stadiums

1.43 Million+
Visitors/Year



H-E-B

±2.7 million
Visitors/Year



Major Thoroughfares

±2.12 miles
to Grand Pkwy

±2.16 miles
to Interstate 10

A Vibrant Tenant Mix **Curated for Community**



We're curating a tenant mix to **support the surrounding community** and create a space where everyone feels at home.

By thoughtfully selecting businesses that meet a variety of needs - from dining and shopping to entertainment - **we're building a vibrant destination that enhances daily life** and fosters a sense of connection.



Katy Park



800K

More than 800,000 visitors per year



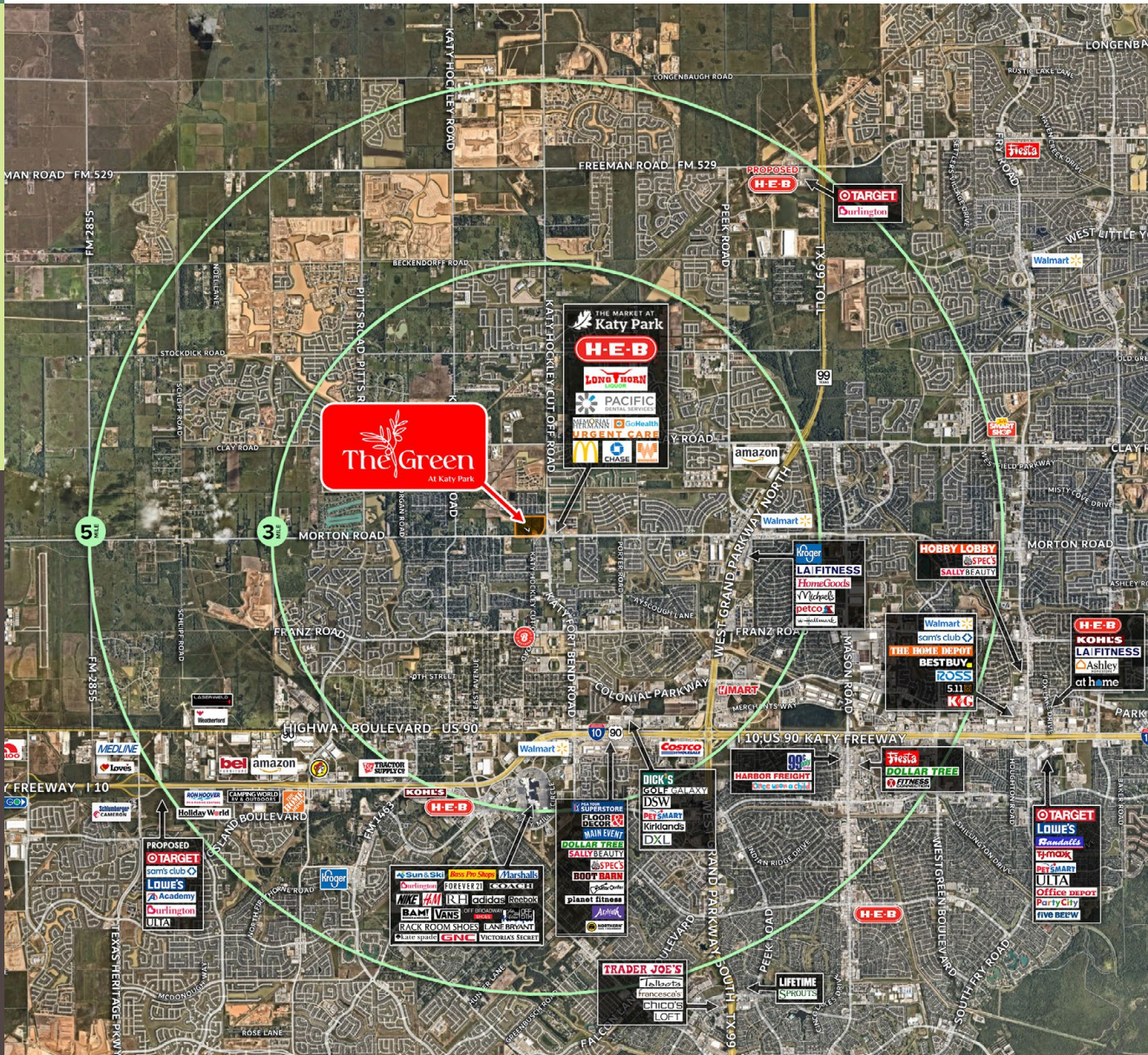
12 baseball fields and 12 soccer fields serving various recreational leagues in the Greater Houston Area



The Green At Katy Park Now Leasing Pad Sites & Retail

Read King

Neighborhood Retail



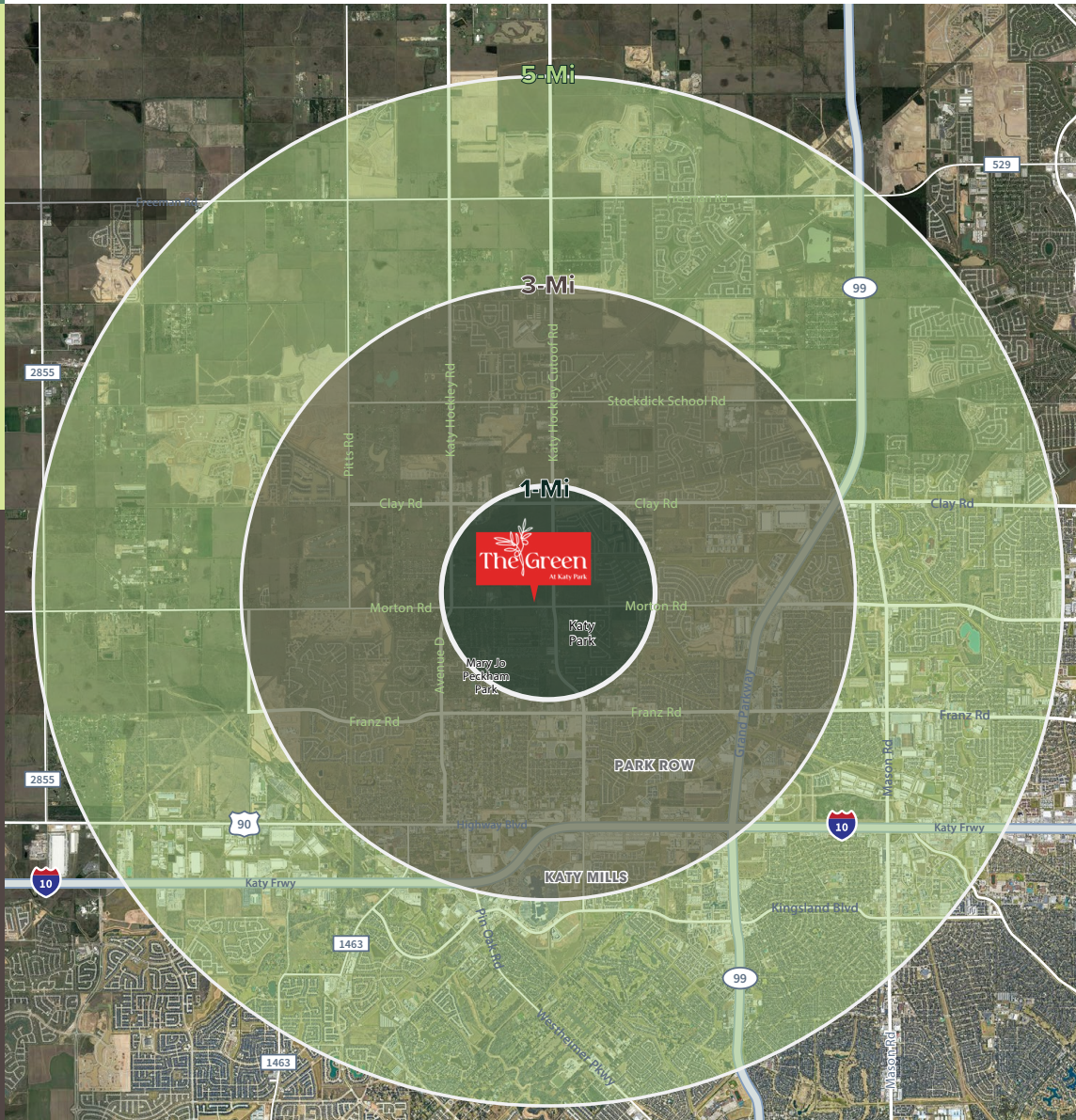
Join the Thriving Retail Scene

Situated in a **bustling and rapidly growing community**, Katy offers unmatched opportunities for retail success.

The area boasts a **strong, diverse customer base, high foot traffic**, and a **dynamic mix of local and national businesses** that draw visitors from all over. The Green at Katy Park is adjacent to a brand new H-E-B development with **over 2.5 Million visitors in 2025**, ranked as the #1 H-E-B in the Katy region.

With its vibrant energy, robust economy, and continued residential expansion, Katy is **the ideal destination to grow.**

Trade Area & Demographics



2026 DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
TOTAL POPULATION (2026)	15,732	98,144	226,344
PROJECTED POPULATION (2031)	17,377	108,752	250,406
DAYTIME POPULATION (2026)	9,762	79,201	186,615
ABSOLUTE ESTIMATED POPULATION (2031)	1,645	10,608	24,062
AVERAGE HH INCOME (2026)	\$149,517	\$140,142	\$142,856

Projected Residential Growth



Housing Summary

3 Mile Radius

35,179
housing units
in 2026

38,786
housing units
by 2031

\$344K
median home value
in 2026

\$490K
median home value
by 2031

2.07%
annual pop. growth
2026-2031

108,752
total population
by 2031





Now Leasing
A Destination for Every Day

This is an aerial night-time rendering of a modern urban park. The park features large areas of artificial green grass, several mature trees with glowing foliage, and landscaped beds with ornamental grasses and mulch. People are shown walking on paved paths, sitting on wooden benches, and playing on a slide. In the background, there are commercial buildings, one of which has a sign for 'URBAN TACO'. A stylized leaf logo is visible in the top right corner.

For Leasing Opportunities Contact

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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