



Prairie Roots
Top Tree

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.**



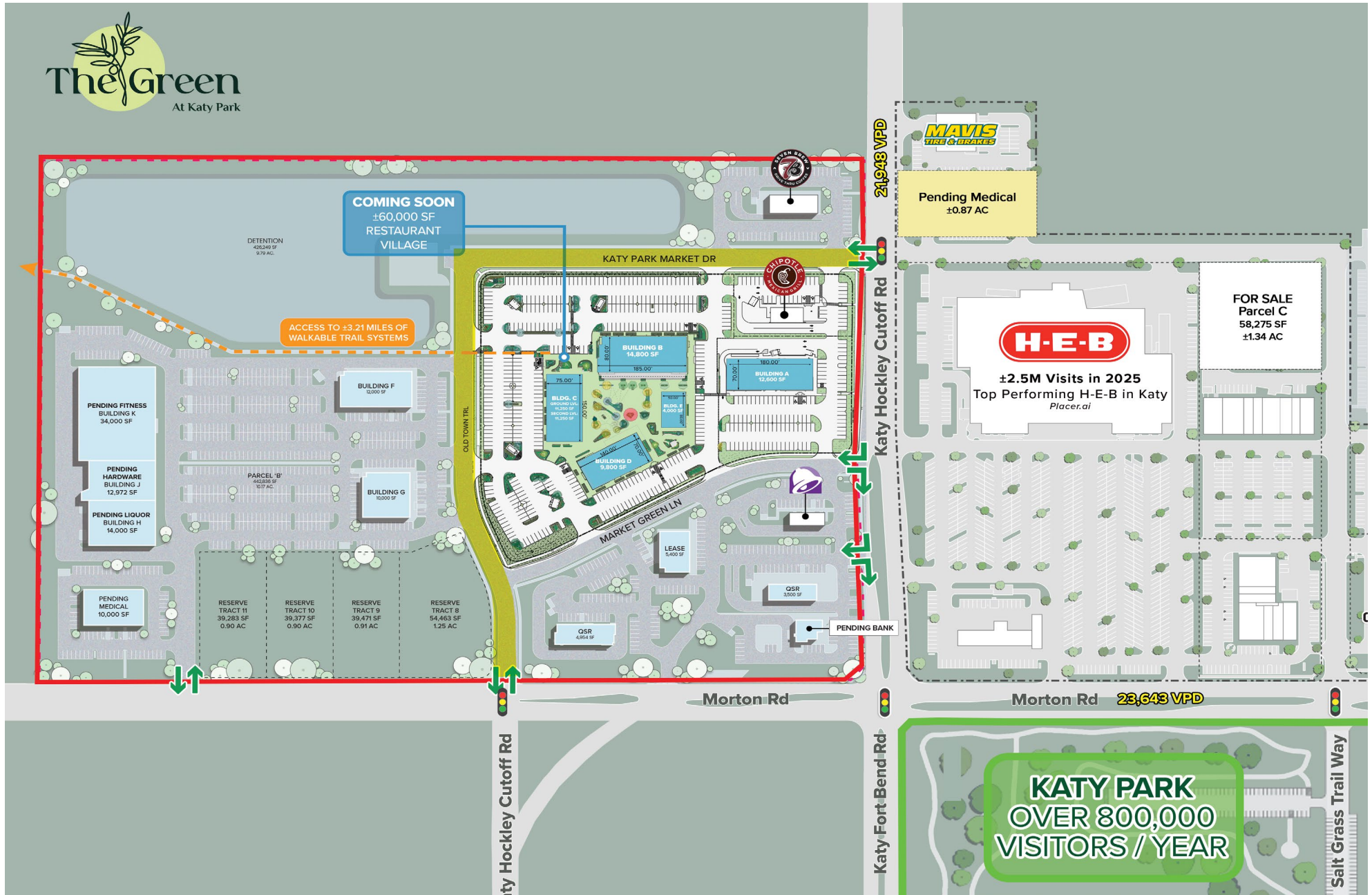
The Restaurant Village



Master Development Plan



The Green
At Katy Park





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



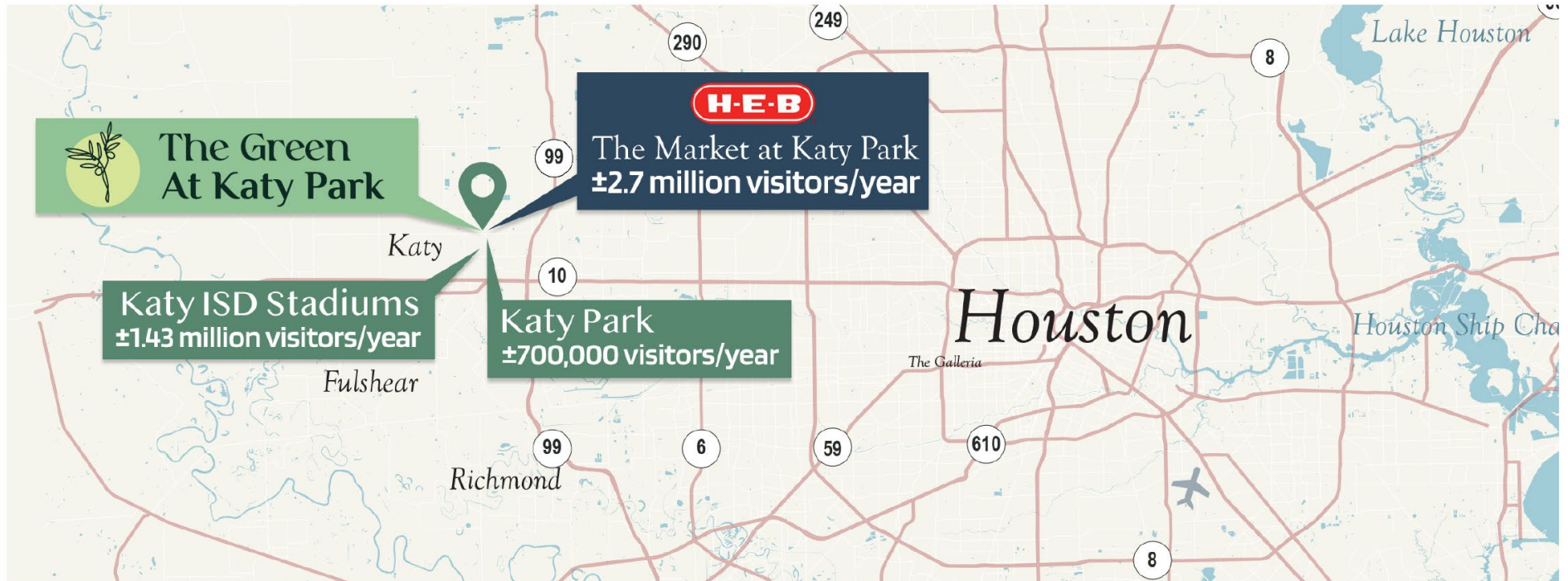
Pad Site Opportunities
along Katy Hockley Cut Off Rd
and Morton Rd



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

 <p>Katy Park</p> <p>700,000+ Visitors/Year</p>	 <p>Katy Stadiums</p> <p>1.43 Million+ Visitors/Year</p>
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 <p>H-E-B</p> <p>±2.7 million Visitors/Year</p>

 <p>Major Thoroughfares</p> <p>±2.12 miles to Grand Pkwy</p> <p>±2.16 miles to Interstate 10</p>



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

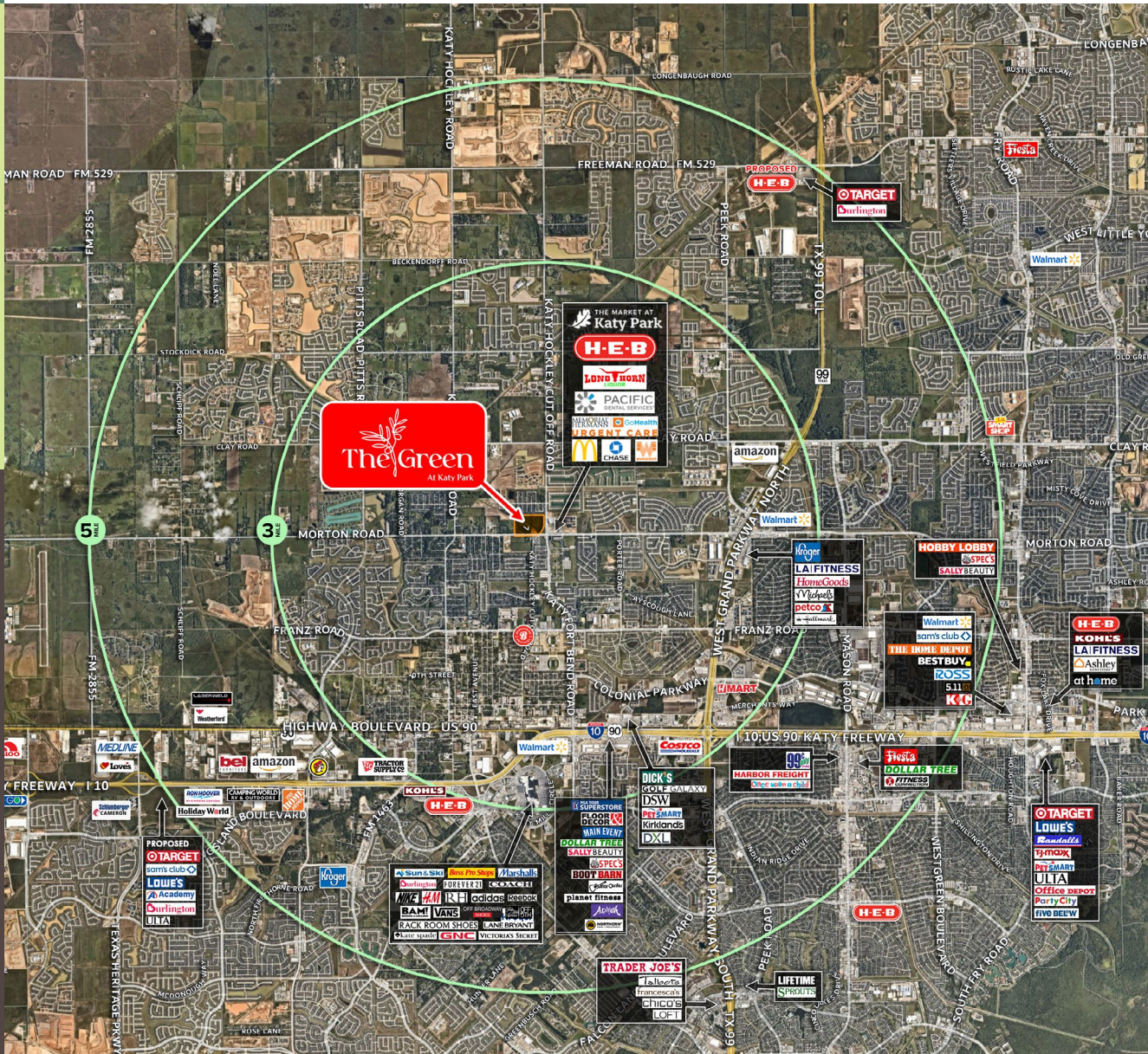
More than 800,000 visitors per year



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



Neighborhood Retail



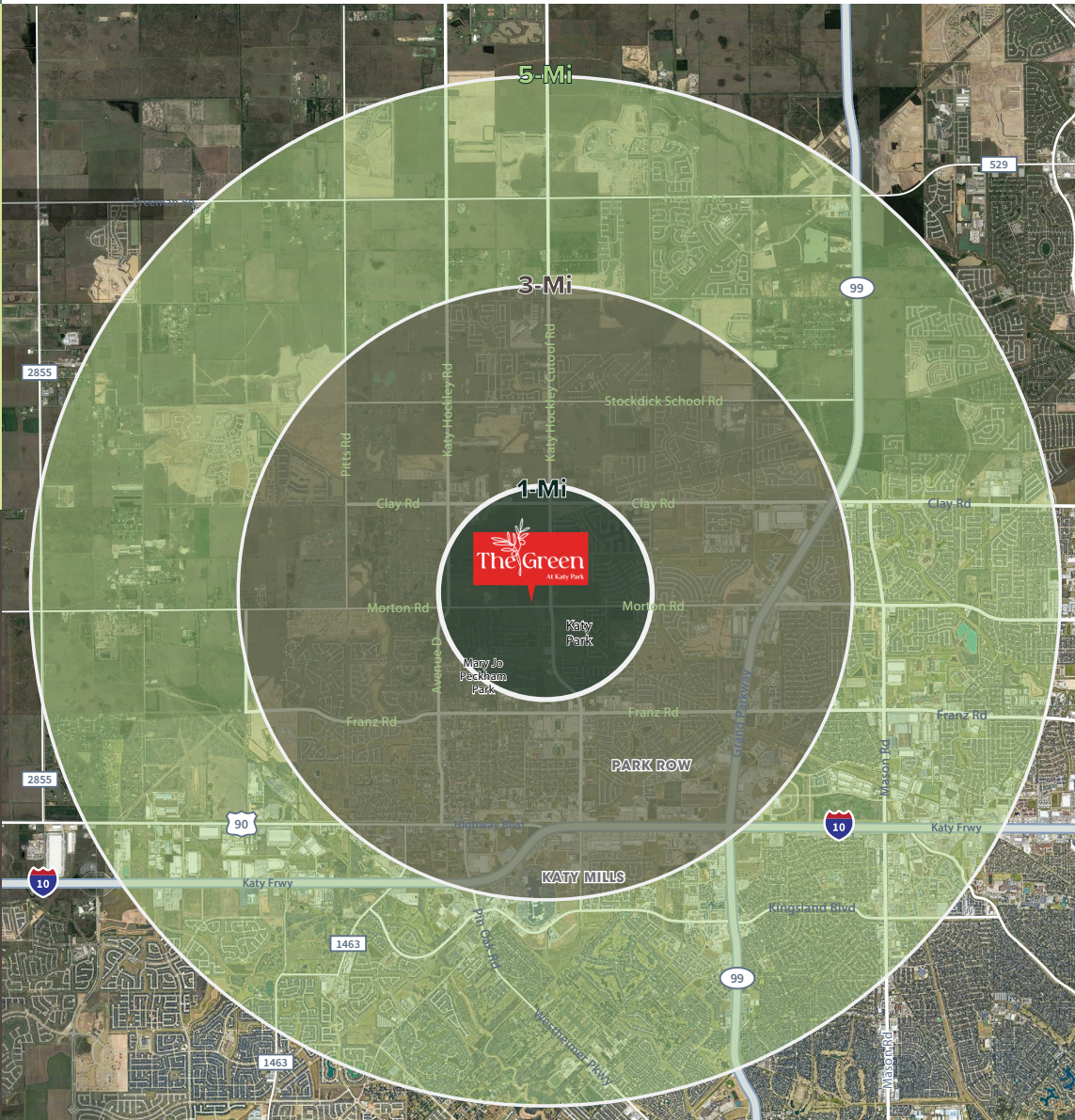
Join the Thriving Retail Scene

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



2025 DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
TOTAL POPULATION (2025)	12,259	84,240	199,776
PROJECTED POPULATION (2030)	13,789	93,619	222,140
DAYTIME POPULATION (2025)	7,576	71,371	167,829
ABSOLUTE ESTIMATED POPULATION (2030)	1,530	9,379	22,364
AVERAGE HH INCOME (2025)	\$132,085	\$110,022	\$130,428

Projected Residential Growth



Housing Summary

3 Mile Radius

29,263
housing units
in 2024

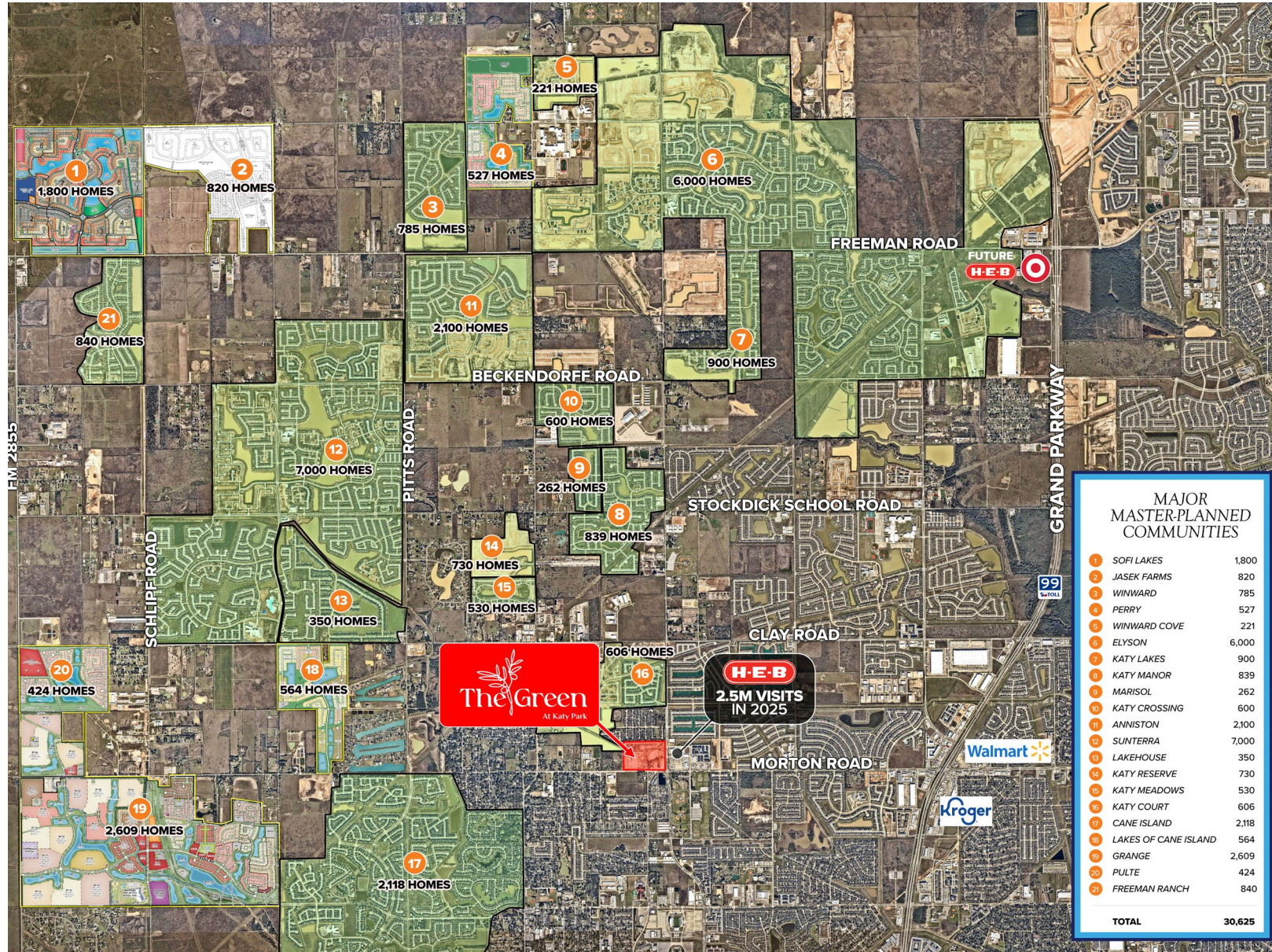
32,410
housing units
by 2029

\$355K
avg. home value
in 2024

\$450K
avg. home value
by 2029

2.09%
annual pop. growth
2024-2029

92,225
total population
by 2029



MAJOR MASTER-PLANNED COMMUNITIES	
1	SOFI LAKES 1,800
2	JASEK FARMS 820
3	WINWARD 785
4	PERRY 527
5	WINWARD COVE 221
6	ELYSON 6,000
7	KATY LAKES 900
8	KATY MANOR 839
9	MARISOL 262
10	KATY CROSSING 600
11	ANNISTON 2,100
12	SUN TERRA 7,000
13	LAKEHOUSE 350
14	KATY RESERVE 730
15	KATY MEADOWS 530
16	KATY COURT 606
17	CANE ISLAND 2,118
18	LAKES OF CANE ISLAND 564
19	GRANGE 2,609
20	PULTE 424
21	FREEMAN RANCH 840
TOTAL 30,625	



Now Leasing
A Destination for Every Day



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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.

Read King Inc.	504639	713.782.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

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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