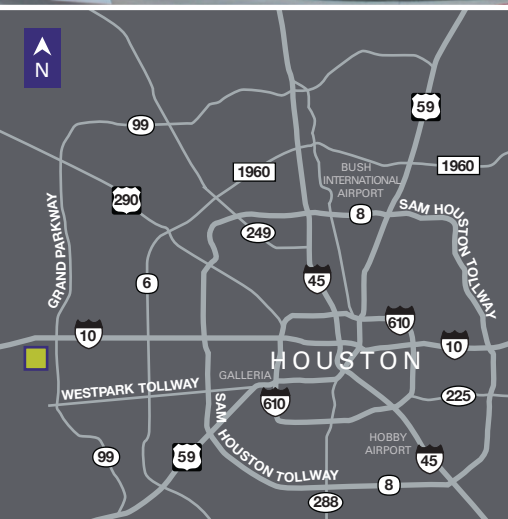


WOODCREEK COMMONS ■ KATY, TX

SE Corner Interstate 10 @ FM 1463 ■ Katy, Texas 77494

LOCATED AT A MAIN THOROUGHFARE ON THE CORNER OF I-10 AND FM 1463



CITY MAP

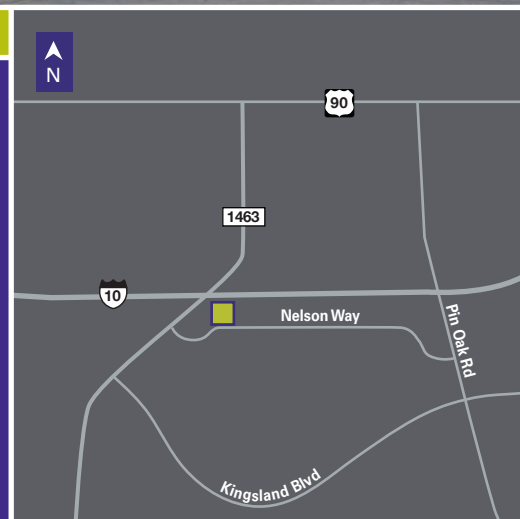
OCCUPANCY DETAILS

SPACE AVAILABLE

1,607 SF 3.883 Acres

ANCHOR TENANTS

Starbucks The UPS Store
Kolache Factory T-Mobile
McDonald's (Shadow)



LOCATION DETAIL

4500 BISSENET ST ■ SUITE 200
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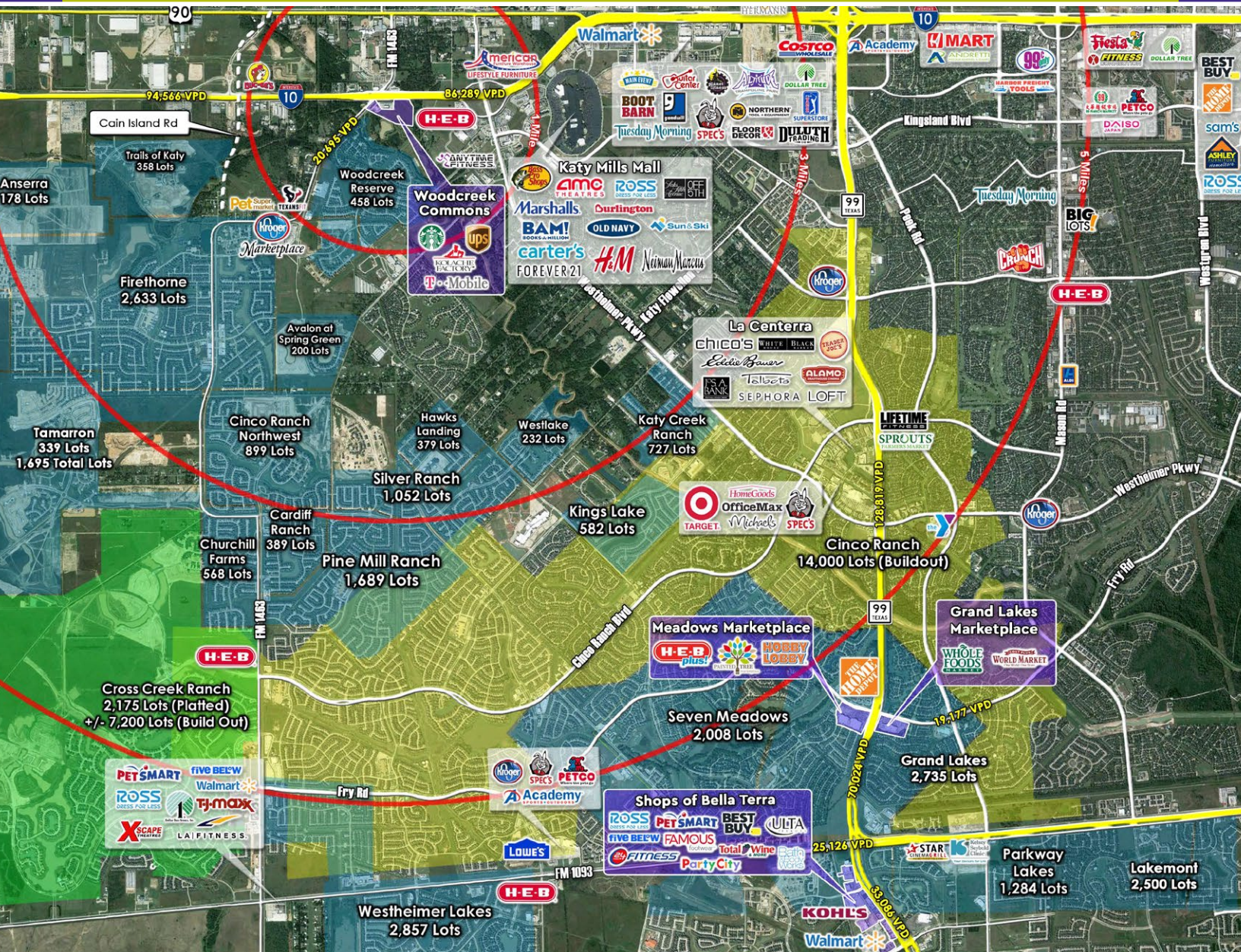


FOR LEASING INFORMATION
JULIA ALSTON
713.693.1408 ■ jalston@frpltd.com

WOODCREEK COMMONS ■ AERIAL MAP

SE Corner Interstate 10 @ FM 1463 ■ Katy, Texas 77494

STRATEGICALLY POSITIONED NEAR KATY MILLS MALL



POPULATION ESTIMATE

1 mile	3,063
3 miles	74,814
5 miles	193,134

I-10 west of FM 1463

94,566 vpd

I-10 east of FM 1463

86,289 vpd

FM 1463 south I-10

20,695 vpd

FM 1463 north of I-10

8,812 vpd

AVERAGE HOUSEHOLD INCOME

1 mile	\$176,183
3 miles	\$136,288
5 miles	\$132,719



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Lat/Lon: 29.7764/-95.8322

Woodcreek Commons Katy, TX	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	3,063	74,814	193,134
2026 Projected Population	3,803	89,195	227,568
2020 Census Population	6,641	76,218	176,131
2010 Census Population	2,368	32,970	95,644
Projected Annual Growth 2021 to 2026	4.8%	3.8%	3.6%
Historical Annual Growth 2010 to 2021	2.7%	11.5%	9.3%
2021 Median Age	34.1	34.2	34.9
Households			
2021 Estimated Households	946	24,274	63,334
2026 Projected Households	1,107	28,520	73,750
2020 Census Households	2,071	25,147	57,713
2010 Census Households	741	10,628	30,994
Projected Annual Growth 2021 to 2026	3.4%	3.5%	3.3%
Historical Annual Growth 2010 to 2021	2.5%	11.7%	9.5%
Race and Ethnicity			
2021 Estimated White	54.4%	53.1%	53.9%
2021 Estimated Black or African American	7.8%	10.2%	9.6%
2021 Estimated Asian or Pacific Islander	15.2%	11.0%	11.5%
2021 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.5%
2021 Estimated Other Races	22.1%	25.2%	24.5%
2021 Estimated Hispanic	23.4%	27.7%	26.8%
Income			
2021 Estimated Average Household Income	\$176,183	\$136,288	\$132,719
2021 Estimated Median Household Income	\$145,453	\$123,959	\$121,457
2021 Estimated Per Capita Income	\$54,422	\$44,252	\$43,543
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.9%	2.5%
2021 Estimated Some High School (Grade Level 9 to 11)	2.8%	3.3%	3.1%
2021 Estimated High School Graduate	12.0%	15.4%	15.0%
2021 Estimated Some College	14.9%	19.7%	19.4%
2021 Estimated Associates Degree Only	6.7%	8.4%	8.3%
2021 Estimated Bachelors Degree Only	32.2%	29.3%	30.8%
2021 Estimated Graduate Degree	28.5%	21.0%	20.8%
Business			
2021 Estimated Total Businesses	535	2,986	6,413
2021 Estimated Total Employees	3,003	20,715	43,942
2021 Estimated Employee Population per Business	5.6	6.9	6.9
2021 Estimated Residential Population per Business	5.7	25.1	30.1



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



INFORMATION ABOUT BROKERAGE SERVICES



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:
 - 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.

IABS 1-0



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Primary Assumed Business Name

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Phone

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Associate

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09/16/20



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