

# Plazas at Cane Island

## I-10 & Cane Island Pkwy | Katy , Texas

# Vista

### PROPERTY HIGHLIGHTS

- At the entrance to West Ten Business Park, a 455 acre park that includes users such as Medline (500,000 sq. ft.), Igloo (420,000 sq. ft.), Bel Furniture (340,000 sq. ft. warehouse plus a 75,000 sq. ft. showroom) and Southern Glazer's Wine & Spirits (675,000 sq. ft.). Numerous manufacturing and distribution facilities are also in the area including Amazon's 880,000 sq. ft. fulfillment center, Rooms to Go's 1.2 million sq. ft. facility, Goya Foods and Costco Wholesale Corp's new distribution facility that is expected to be 1 million sq. ft.
- Cane Island, a residential development is less than a mile north. There are presently 400 occupied homes with a projected buildout of 2,200 in 5 years. Thousands of homes are south of I-10 off Cane Island Blvd/FM 1463 in Firethorn and Firethorn West and Young Ranch is south of I-10 on Pederson Rd.
- Close proximity to Katy High School and Katy Mills Mall
- Call for Pricing



### AREA RETAILERS



### DEMOGRAPHICS

	2018 Total Population	5 Year Proj. Growth	Average HH Income
1-mile	1,750	28.3%	\$157,119
3-mile	47,418	24.05%	\$150,501
5-mile	134,465	22.65%	137,955

### TRAFFIC COUNTS

Interstate 10	US Hwy 90
71,017 VPD ('17)	7,269 VPD ('17)



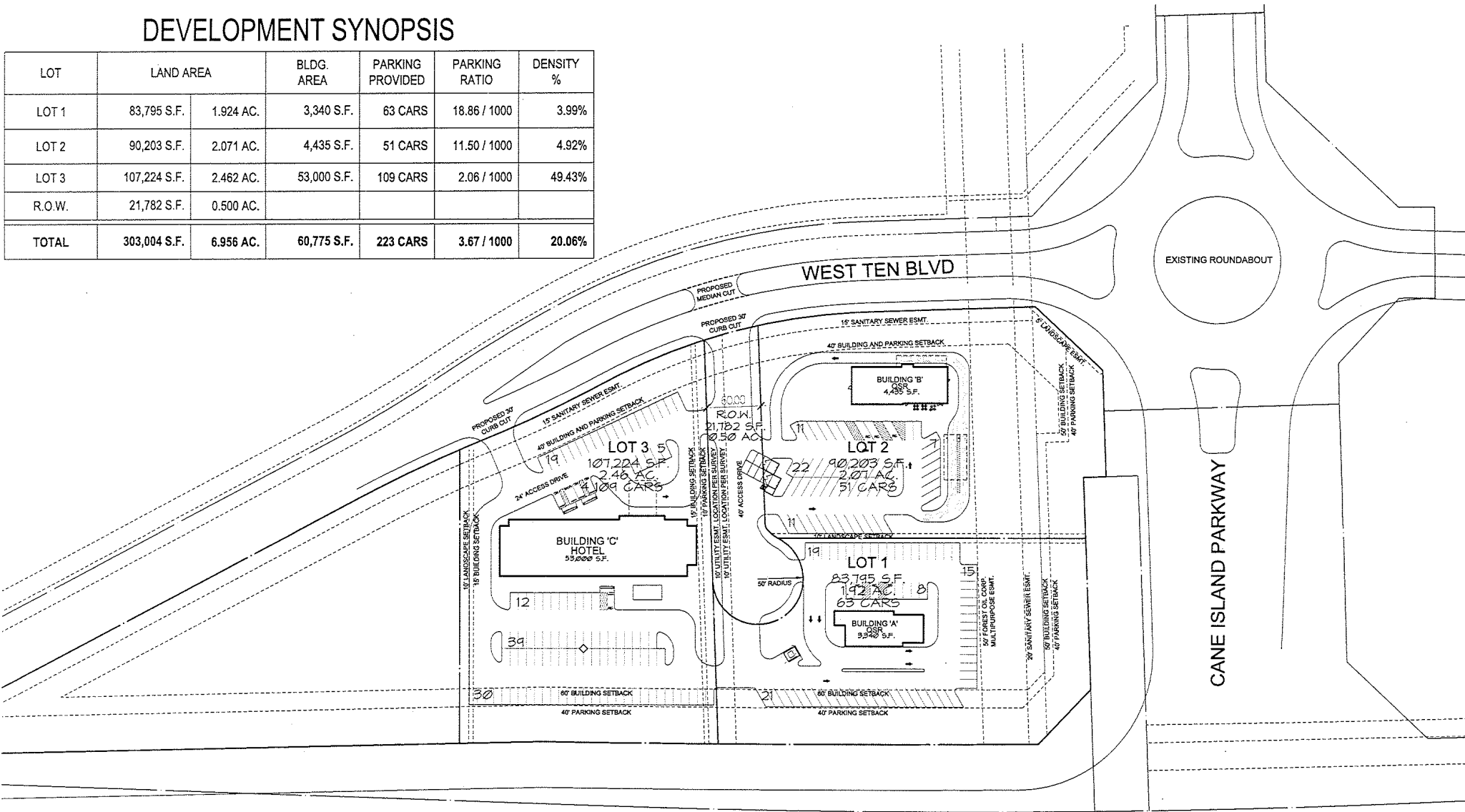
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### DEVELOPMENT SYNOPSIS

LOT	LAND AREA		BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
LOT 1	83,795 S.F.	1.924 AC.	3,340 S.F.	63 CARS	18.86 / 1000	3.99%
LOT 2	90,203 S.F.	2.071 AC.	4,435 S.F.	51 CARS	11.50 / 1000	4.92%
LOT 3	107,224 S.F.	2.462 AC.	53,000 S.F.	109 CARS	2.06 / 1000	49.43%
R.O.W.	21,782 S.F.	0.500 AC.				
TOTAL	303,004 S.F.	6.956 AC.	60,775 S.F.	223 CARS	3.67 / 1000	20.06%



INTERSTATE HIGHWAY 10

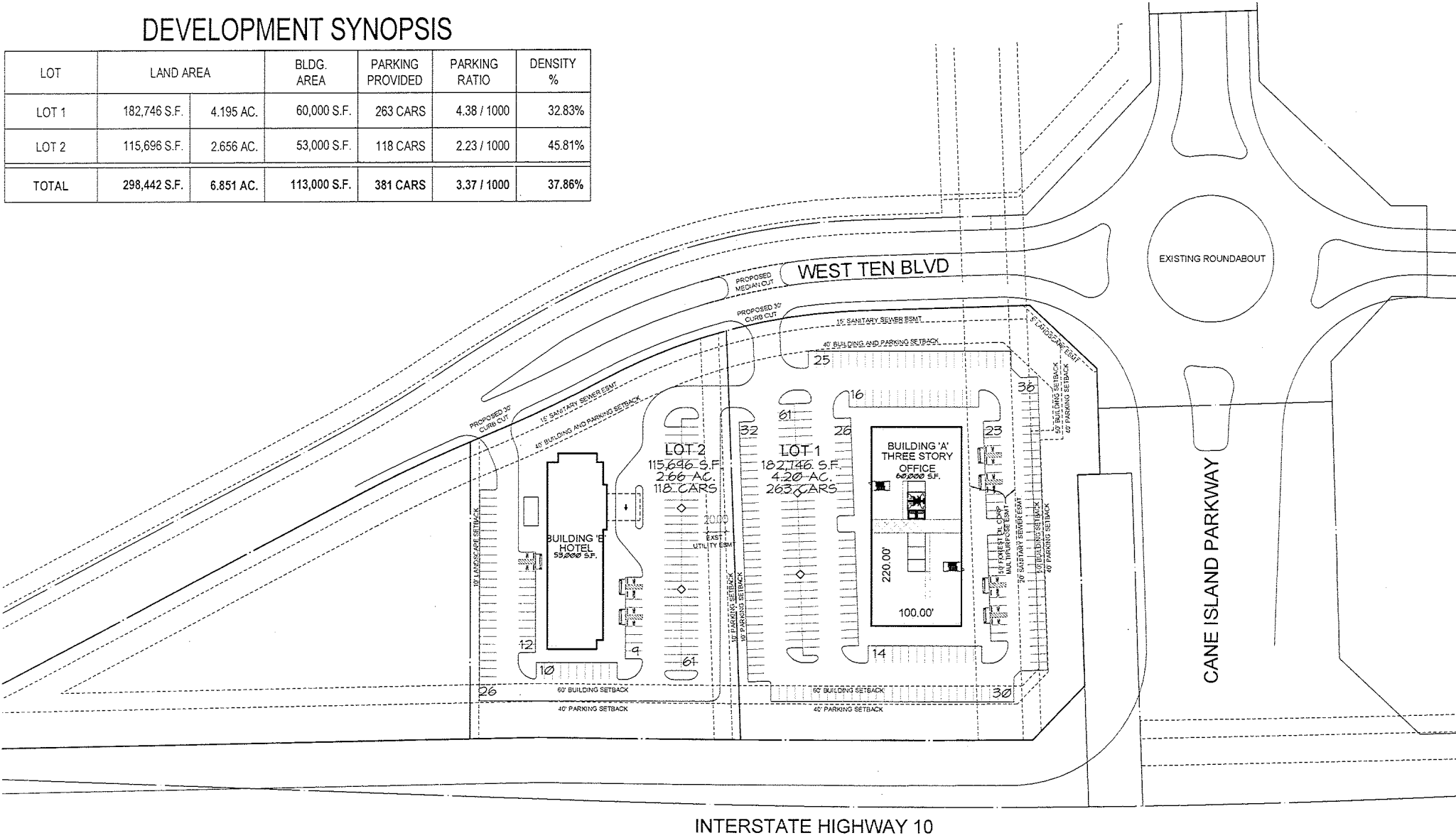
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## DEVELOPMENT SYNOPSIS

LOT	LAND AREA		BLDG. AREA	PARKING PROVIDED	PARKING RATIO	DENSITY %
LOT 1	182,746 S.F.	4.195 AC.	60,000 S.F.	263 CARS	4.38 / 1000	32.83%
LOT 2	115,696 S.F.	2.656 AC.	53,000 S.F.	118 CARS	2.23 / 1000	45.81%
TOTAL	298,442 S.F.	6.851 AC.	113,000 S.F.	381 CARS	3.37 / 1000	37.86%

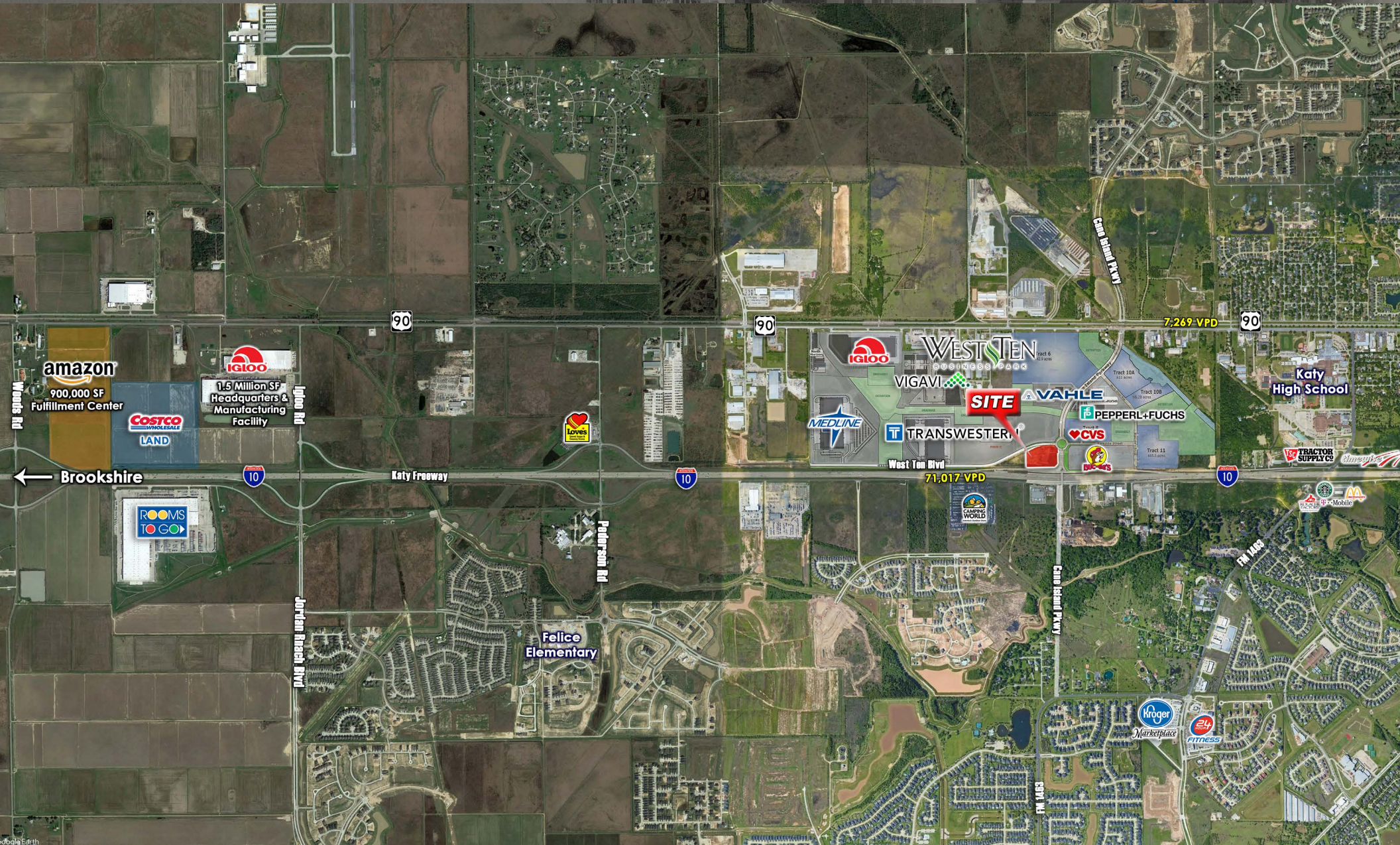




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This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.

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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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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		

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Texas Real Estate Commission  
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