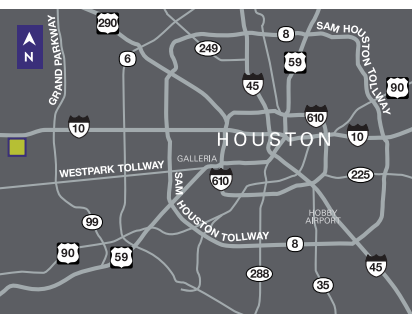
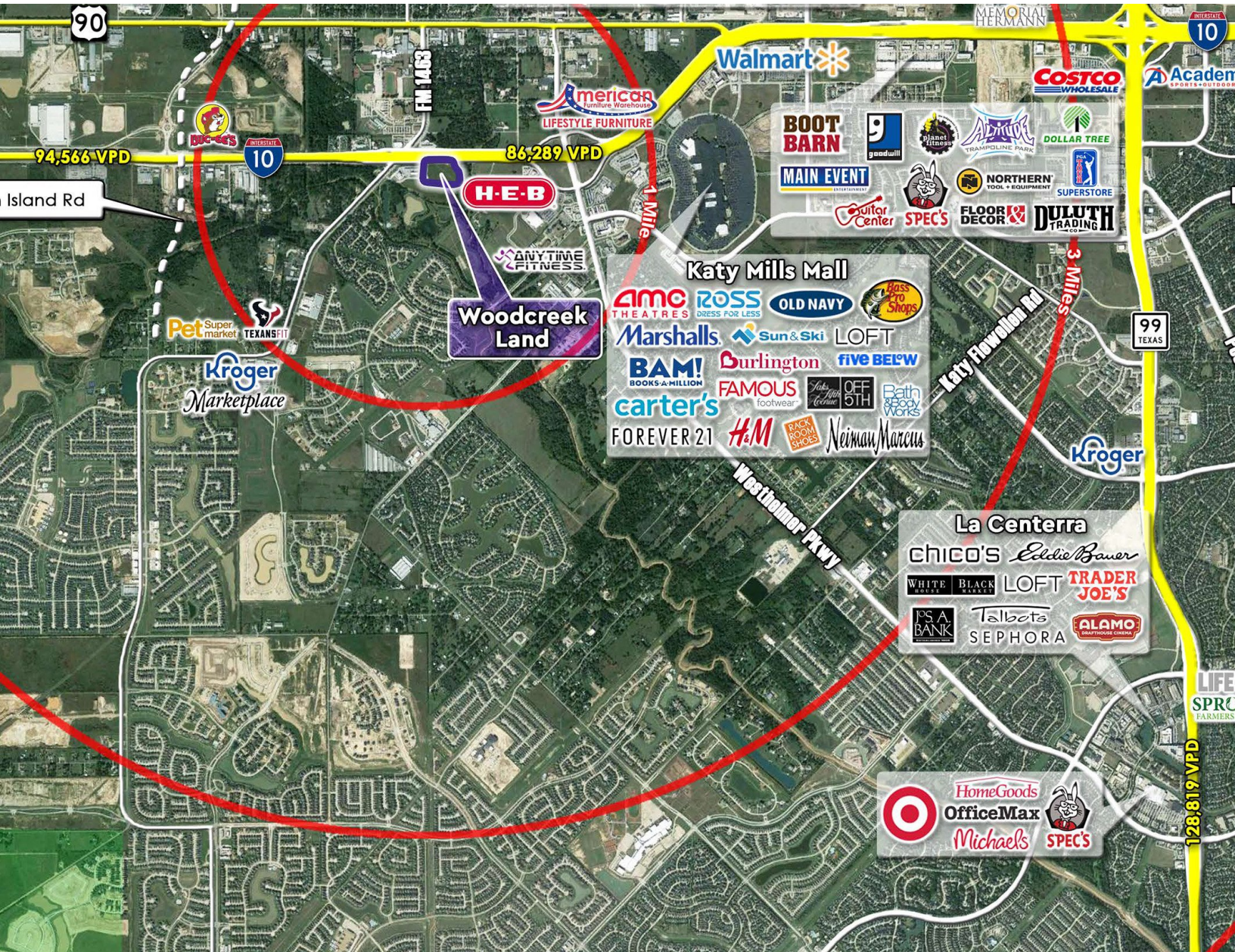


# ► WOODCREEK LAND

SE Corner Interstate 10 @ Woodcreek Commons Dr in Katy, Texas 77494

NEAR A MAIN THOROUGHFARE ON THE CORNER OF I-10 & FM 1463

DEVELOPMENT COMING SOON



VEHICLES PER DAY	
I-10 west of FM 1463	94,566
I-10 east of FM 1463	86,289
FM 1463 south I-10	20,695
FM 1463 north of I-10	8,812

AVERAGE INCOME	
1 Mile	\$183,866
3 Miles	\$150,447
5 Miles	\$159,844

POPULATION	
1 Mile	3,529
3 Miles	72,015
5 Miles	208,560



Carson Wilson

713-693-1407

cwilson@frpltd.com



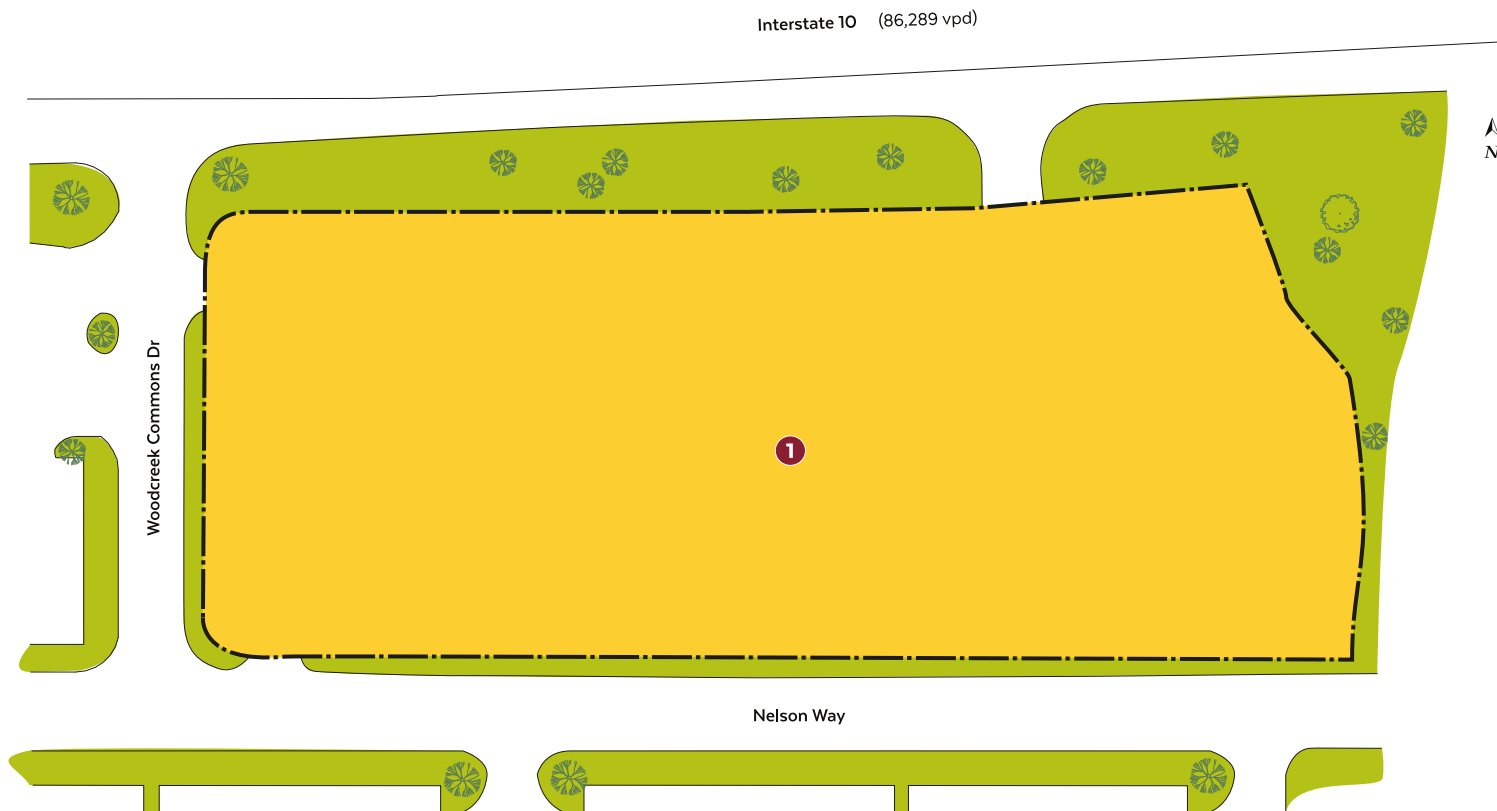
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# ► WOODCREEK LAND

SE Corner Interstate 10 @ Woodcreek Commons Dr in Katy, Texas 77494

3.883 ACRES



## Tenant List

Tenant	Address	SF/Acres
1 <input type="checkbox"/> AVAILABLE	CALL FOR DETAILS	3.883 Acres

Available

Lease Pending

Executed



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# ► WOODCREEK LAND

SE Corner Interstate 10 @ Woodcreek Commons Dr in Katy, Texas 77494

FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/woodcreek-land](http://frpltd.com/properties/woodcreek-land)

Lat/Lon: 29.7764/-95.8322

Woodcreek Land Katy, TX 77494	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	3,529	72,015	208,560
2028 Projected Population	3,962	89,650	248,553
2020 Census Population	3,170	65,845	193,855
2010 Census Population	1,876	28,972	97,760
Projected Annual Growth 2023 to 2028	2.5%	4.9%	3.8%
Historical Annual Growth 2010 to 2023	6.8%	11.4%	8.7%
2023 Median Age	37.0	34.1	34.9
<b>Households</b>			
2023 Estimated Households	1,228	23,640	66,501
2028 Projected Households	1,416	29,748	80,511
2020 Census Households	1,092	21,477	61,145
2010 Census Households	578	9,403	31,674
Projected Annual Growth 2023 to 2028	3.1%	5.2%	4.2%
Historical Annual Growth 2010 to 2023	8.6%	11.6%	8.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	62.2%	49.9%	49.6%
2023 Estimated Black or African American	11.3%	11.6%	10.8%
2023 Estimated Asian or Pacific Islander	11.0%	13.8%	15.7%
2023 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.5%
2023 Estimated Other Races	15.2%	24.1%	23.4%
2023 Estimated Hispanic	18.1%	28.5%	27.4%
<b>Income</b>			
2023 Estimated Average Household Income	\$183,866	\$150,447	\$159,844
2023 Estimated Median Household Income	\$160,715	\$132,811	\$138,002
2023 Estimated Per Capita Income	\$64,290	\$49,435	\$50,989
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	5.1%	2.6%	2.6%
2023 Estimated Some High School (Grade Level 9 to 11)	1.4%	3.6%	2.4%
2023 Estimated High School Graduate	11.7%	14.6%	13.7%
2023 Estimated Some College	12.6%	16.3%	16.0%
2023 Estimated Associates Degree Only	2.9%	8.0%	6.8%
2023 Estimated Bachelors Degree Only	32.0%	33.7%	34.7%
2023 Estimated Graduate Degree	34.4%	21.2%	23.7%
<b>Business</b>			
2023 Estimated Total Businesses	488	3,164	7,865
2023 Estimated Total Employees	2,978	20,796	46,876
2023 Estimated Employee Population per Business	6.1	6.6	6.0
2023 Estimated Residential Population per Business	7.2	22.8	26.5



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## 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.



Licensed Broker / Broker Firm Name or Primary  
Assumed Business Name

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Email

Phone

Designated Broker Firm Name or

License No.

Email

Phone

Licensed Supervisor of Sales Agent / Associate

License No.

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Phone

Sales Agent / Associate's Name

License No.

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Phone

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