



**AVAILABLE
1,500 SF**

**GRAND PARKWAY CROSSING
2ND GEN. RETAIL SPACE FOR LEASE - 1ST YEAR LEASING INCENTIVE**

NWC of Grand Pkwy & Bay Hill Blvd | Katy, TX



www.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 1538 W Grand Pkwy S
Katy, TX 77494

Availability: 1,500 SF

Price: \$28.00 PSF + \$8.16 NNN
1st Year Leasing Incentive

HIGHLIGHTS:

- 2nd generation retail space for lease
- Frontage along the Grand Parkway
- Adjacent to Kroger with ±908,000 annual visits
- Located at a signalized intersection
- Surrounded by several residential developments including: Falcon Landing, Falcon Point, Falcon Ranch, Cimarron, Lake Point Estates, and Cinco Ranch amongst others

TRAFFIC COUNTS:

Grand Pkwy: 135,356 CPD '23

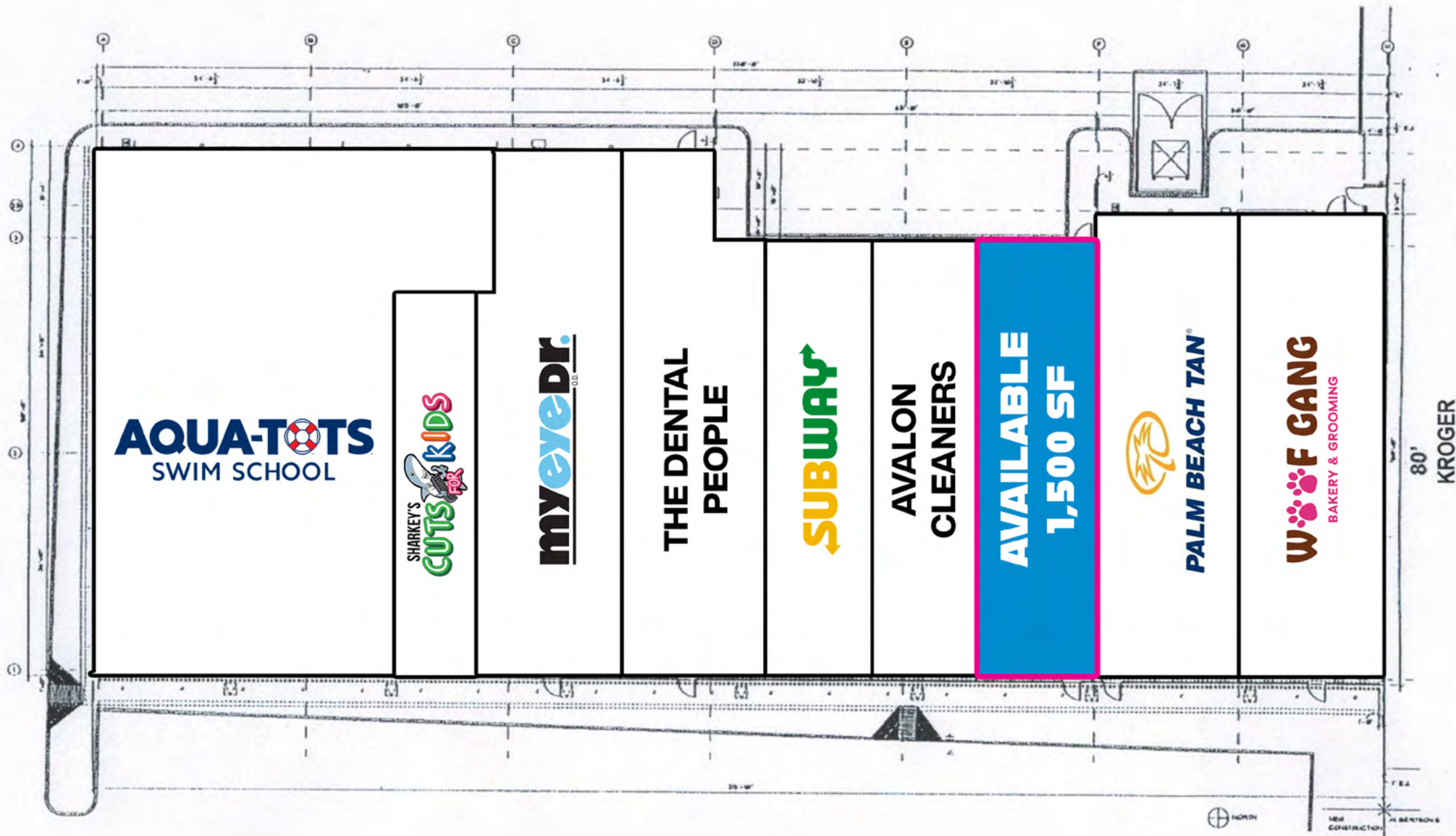
Bay Hill Blvd: 25,448 CPD '23

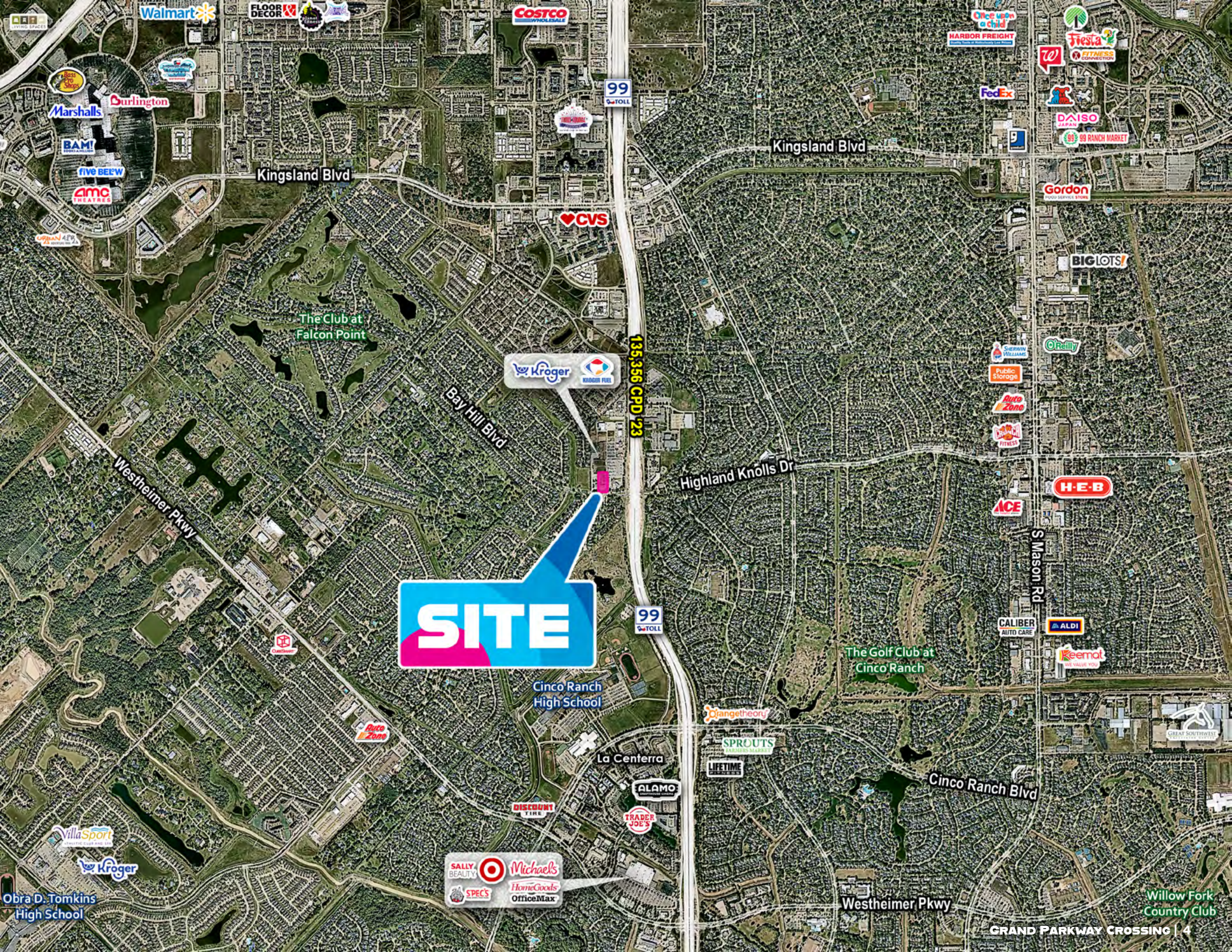
DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	15,911	117,586	310,435
Daytime Pop.	6,258	74,963	162,271
Avg HH Income	\$181,843	\$158,746	\$162,333



SITE PLAN





SITE

Kroger

KROGER FUEL

CVS

H-E-B

ACE

ALDI

Keemat

CALIBER
AUTO CARE

S Mason Rd

Highland Knolls Dr

99
TOLL

135,356 CPD 23

Bay Hill Blvd

Kingsland Blvd

Kingsland Blvd

Cinco Ranch Blvd

The Golf Club at
Cinco Ranch

Cinco Ranch
High School

La Centera

ALAMO

TRADER
JOE'S

DISCOUNT
TIRE

SALLY
BEAUTY

Target

Michaels

HomeGoods

OfficeMax

Kroger

VillaSport

Obra D. Tomkins
High School

Willow Fork
Country Club

SITE

25,448 CPD '23

99
TOLL

135,356 CPD '23

99
TOLL

Bay Hill Blvd

Falcon Landing Blvd

Highland Knolls Dr

Greenway Village Dr

- Schmidt's Food Market
- KY RESORTS
- VEG
- black★rock coffee bar
- WELLS FARGO
- Jack in the box
- CAFO
- POSTAL Play
- Great Clips
- Kroger
- KROGER FUEL
- WESWOOD
- CrossFit
- HOTWORX
- Westland
- Christian Brothers Automotive
- PROSPERITY BANK
- Edward Jones
- Miracle Ear
- FIRST

CHURCH OF THE HOLY APOSTLES



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claire Salazar	764131	cs@blueoxgroup.com	713.574.6281
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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1,500 SF**

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