



 **DIAMOND**
DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

SHOPS AT KATY STOCKDICK

NEW RETAIL DEVELOPMENT FOR LEASE

NWQ Stockdick School Rd & Peek Rd | Katy, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NWQ Stockdick School Rd & Peek Rd
Katy, TX 77449

Availability: 15,000 SF (Divisible)

Price: \$34.00 - \$36.00 PSF + \$10.00 NNN

HIGHLIGHTS:

- Brand new, high quality construction
- Estimated Delivery: Q2 2026
- Drive thru opportunity available
- Parking Ratio: 6.7/1,000 SF - 102 parking spaces available
- Easy access to the Grand Parkway
- Across from Katy ISD's Paetow High School, Stockdick Junior High School & Bethke Elementary School with ±5,100 students
- Positioned within a rapidly growing market and surrounded by several residential and multifamily developments with ±5,000 homes under construction

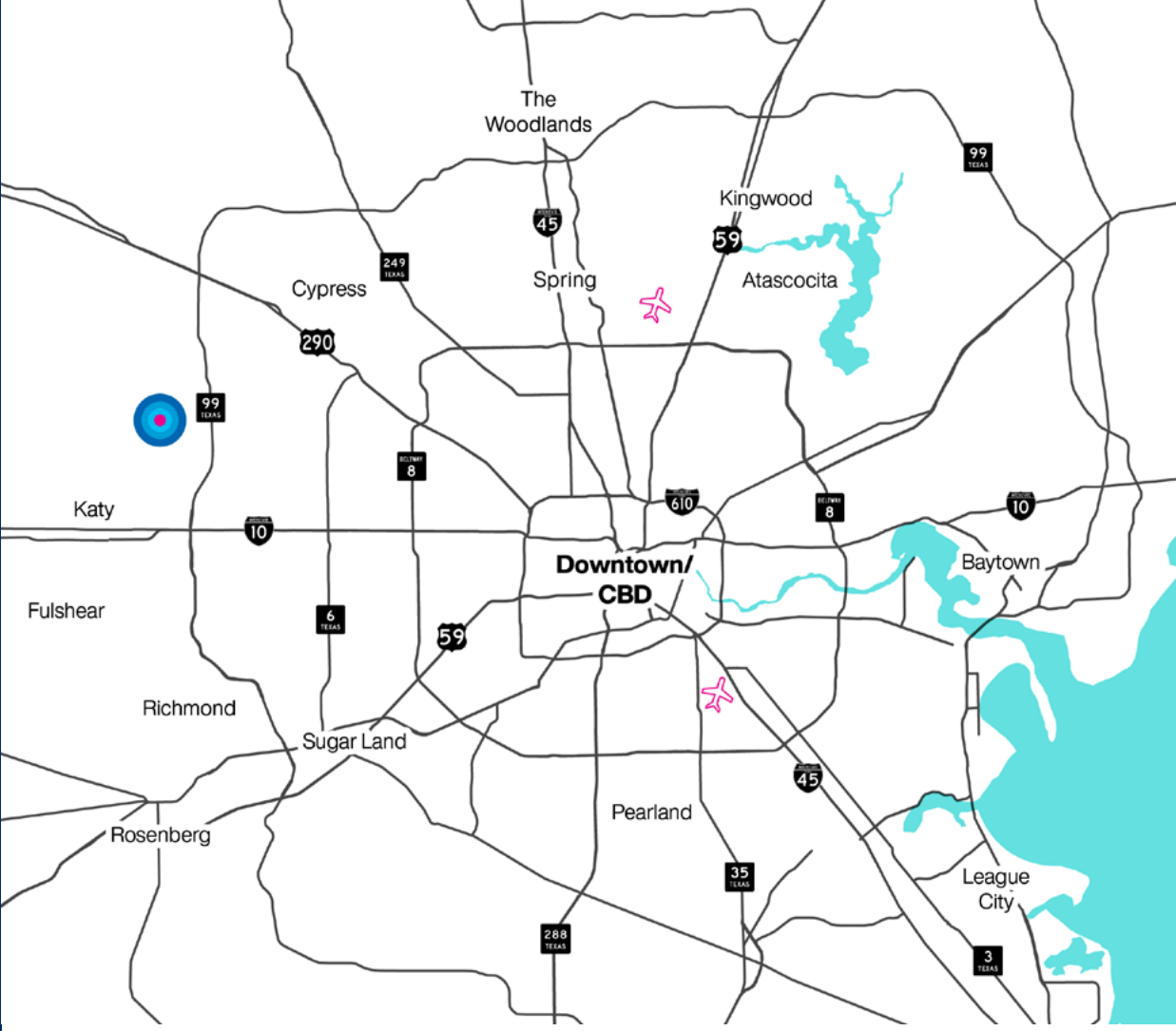
TRAFFIC COUNTS:

Grand Pkwy: 64,509 CPD '24

Peek Rd: 11,106 CPD '22

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	7,385	91,443	262,452
Daytime Pop.	1,811	25,911	98,886
Avg HH Income	\$139,926	\$126,493	\$114,856



SITE PLAN



SITE

Elyson
±6,000 Lots

Aurora
±500 Homes



King Crossing
±898 Lots

Bergamo
±260 Homes

Prose Riviana
±370 Units



Porter Ranch
±186 Lots



Paetow
High School

Stockdick
Junior High School

Katy ISD
Educational Campus
±5,100 Students

Bethke
Elementary School

Ventana Lakes
±2,174 Lots

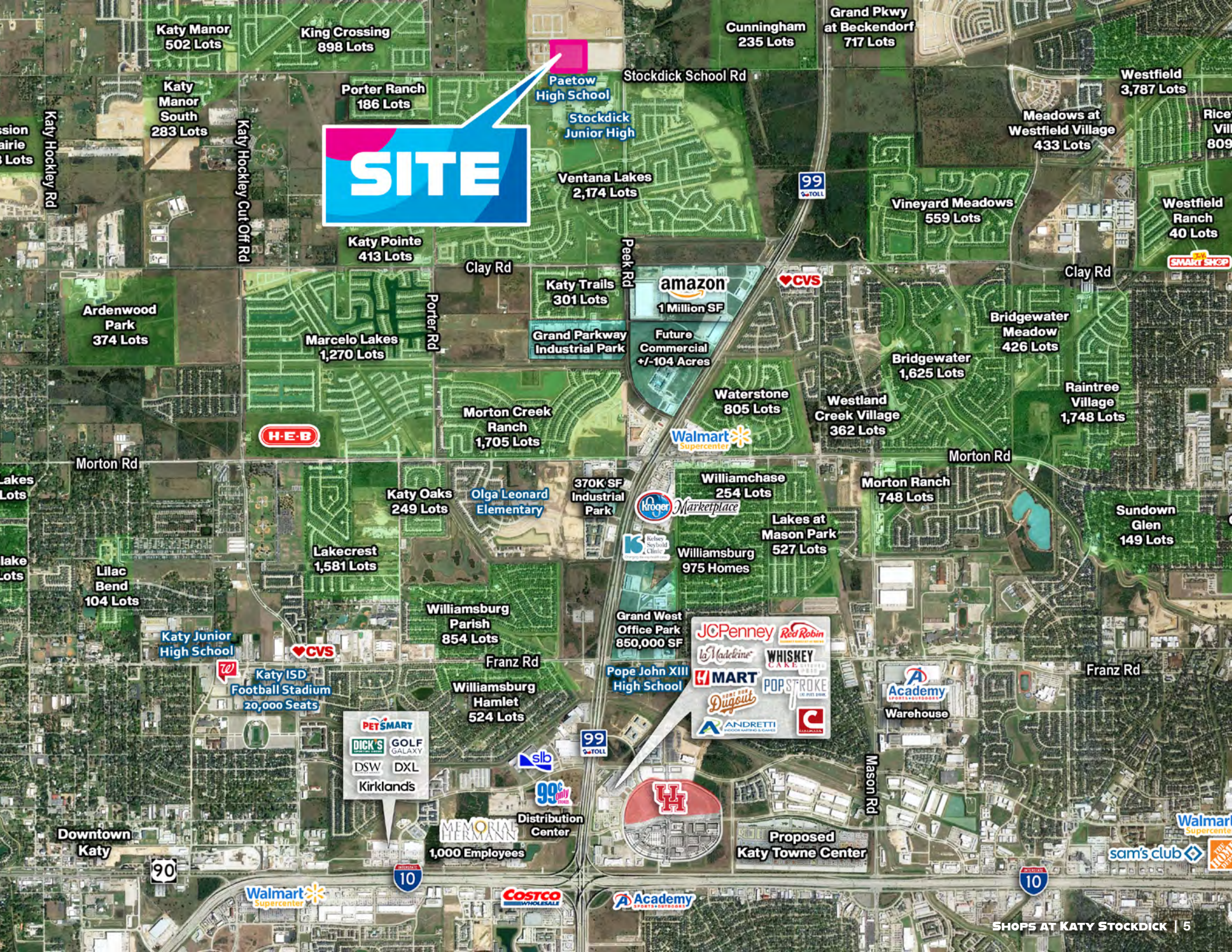
Beckendorff Rd



64,509 CPD '24

Stockdick School Rd





SITE

Katy Manor
502 Lots

King Crossing
898 Lots

Cunningham
235 Lots

Grand Pkwy
at Beckendorf
717 Lots

Katy
Manor
South
283 Lots

Porter Ranch
186 Lots

Paetow
High School

Stockdick School Rd

Stockdick
Junior High

Westfield
3,787 Lots

Meadows at
Westfield Village
433 Lots

Rice
Vill
809

Ventana Lakes
2,174 Lots

99
SUTOLL

Vineyard Meadows
559 Lots

Westfield
Ranch
40 Lots

Katy Pointe
413 Lots

Clay Rd

Katy Trails
301 Lots

amazon
1 Million SF

CVS

Clay Rd

Ardenwood
Park
374 Lots

Marcelo Lakes
1,270 Lots

Porter Rd

Grand Parkway
Industrial Park

Future
Commercial
+/- 104 Acres

Bridgewater
Meadow
426 Lots

Bridgewater
1,625 Lots

Raintree
Village
1,748 Lots

Morton Creek
Ranch
1,705 Lots

Waterstone
805 Lots

Westland
Creek Village
362 Lots

Morton Rd

Morton Rd

Katy Oaks
249 Lots

Olga Leonard
Elementary

370K SF
Industrial Park

Williamchase
254 Lots

Morton Ranch
748 Lots

Sundown
Glen
149 Lots

Lakecrest
1,581 Lots

Lakes at
Mason Park
527 Lots

Williamsburg
975 Homes

Lilac
Bend
104 Lots

Katy Junior
High School

CVS

Katy ISD
Football Stadium
20,000 Seats

Williamsburg
Parish
854 Lots

Franz Rd

Williamsburg
Hamlet
524 Lots

Grand West
Office Park
850,000 SF

Pope John XIII
High School

JCPenney

Red Robin

la Madeline

WHISKEY
CAKE

MART

POPSTROKE

Dugout

ANDRETTI

Academy

Warehouse

Franz Rd

Downtown
Katy

90

10

99
SUTOLL

slb

99
SUTOLL

Distribution
Center

MEMORIAL
1,000 Employees

COSTCO

Academy

Proposed
Katy Towne Center

Mason Rd

10

sam's club

Walmart
Supercenter



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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jack Savery	612871	js@blueoxgroup.com	713.814.4930
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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