



TIGER SQUARE SHOPPING CENTER RECENTLY REMODELED RETAIL CENTER FOR LEASE

SEC FM 1463 & US 90 | Katy, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: 6191 - 6193 Hwy Blvd
Katy, TX 77494

Availability: ±1,200 SF - ±3,800 SF

Price: Call For Pricing

HIGHLIGHTS:

- Recently remodeled exterior
- Located at signalized intersection
- Easy access to Interstate 10
- Directly across from Katy High School with over 3,190 students
- Close proximity to Cane Island, a 1,100 AC master-planned community with ±2,000 homes at completion

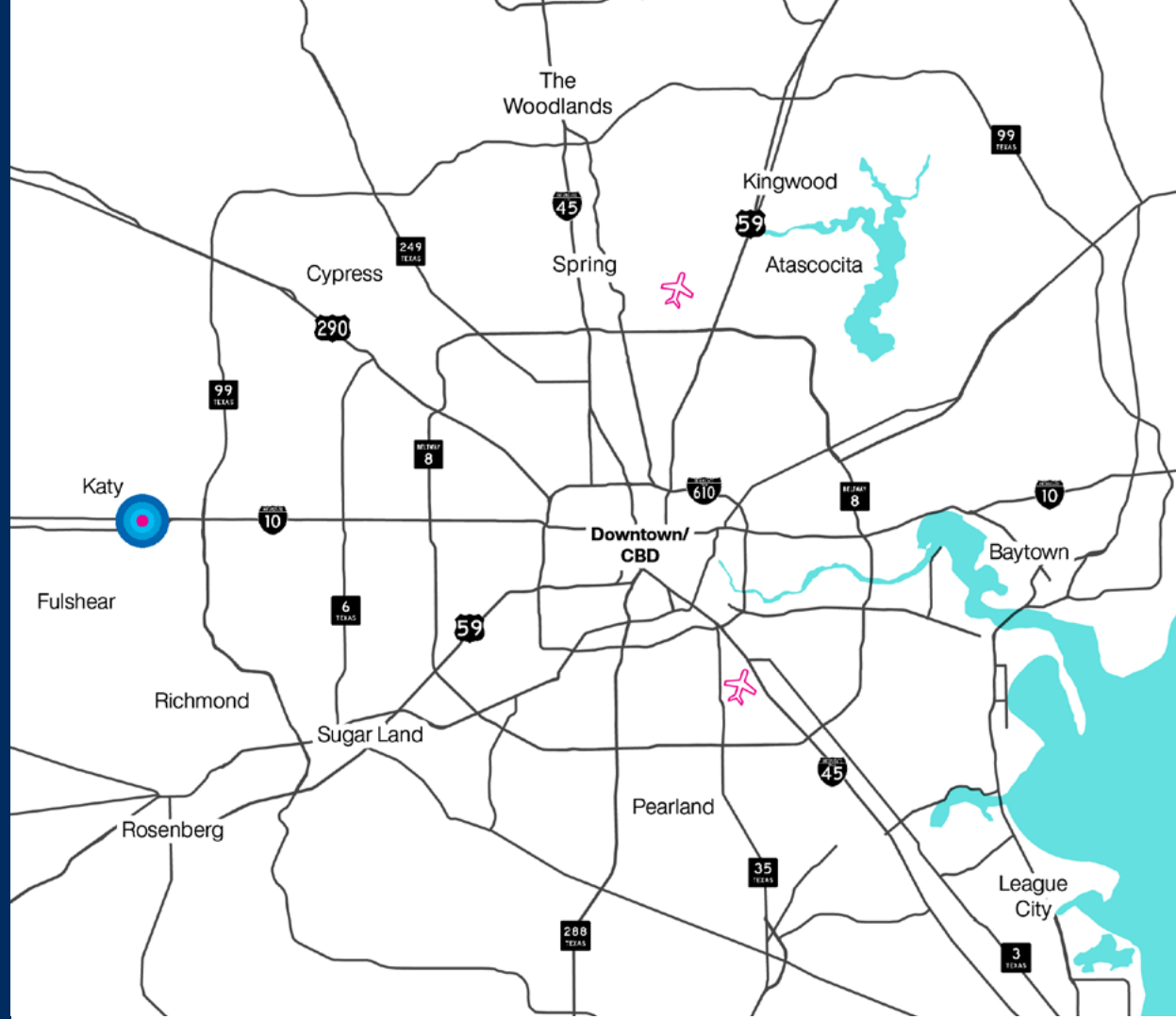
TRAFFIC COUNTS:

Hwy 90: 12,790 CPD '22

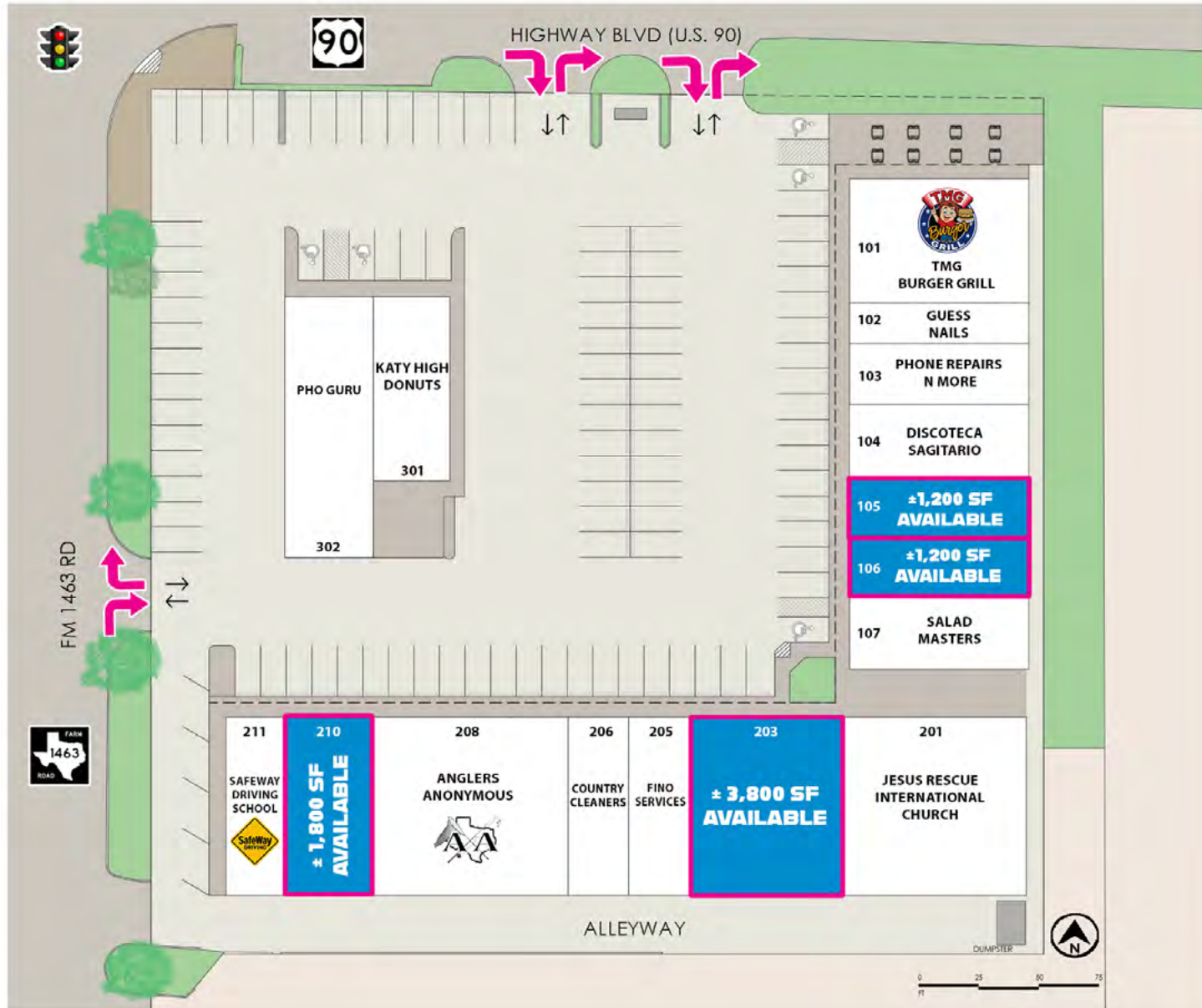
FM 1463: 9,977 CPD '22

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	3,787	61,558	213,513
Daytime Pop.	4,937	39,047	105,834
Avg HH Income	\$158,603	\$141,670	\$144,871



SITE PLAN



SITE

Pine Lakes
168 Lots

Fawnlake
221 Lots

Lilac Blend
104 Lots

Cane Island
2,000 Homes
at Completion

Falls at
Green Meadows

Morton Rd

Katy Oaks
249 Lots

Lakecrest
1,581 Lots

Williamsburg Parish
854 Lots



99
TCAS

Saums Rd

Franz Rd

Future Development



Legacy Stadium

Rhodes Stadium

Katy Fort Bend Rd



Franz Rd

CINEMARK

JCPenney

UNIVERSITY OF HOUSTON
46 ACRE CAMPUS
(10,000 Students)
Under Construction
Opened August 2019

Future
82 Acre Mixed-Use
Development

Hwy Blvd

90

12,790 CPD '22

203,386 CPD '22

117,031 CPD '22

Memorial
Hermann Hospital

igloo

WEST TEN

PEPPERL & FUCHS

VAHLE

Katy High School

Leonard E. Merrell Center

142,822 CPD '22

Walmart Supercenter

COSTCO

Future Methodist Hospital



bel amazon



10

TRACTOR SUPPLY CO.



Walmart Supercenter

COSTCO

Future Methodist Hospital

Academy

HARBOR FREIGHT TOOLS

Fiesta

CAMPING WORLD BY & OUTDOORS

FM 1463

Woodcreek Reserve
464 Homes

Reserve at Katy
307 Lots

Katy Flewellen Rd



Grand Parkway

118,405 CPD '22

Peak Rd

Tuesday Morning

BIG LOTS

Trails of Katy
333 Homes



Reserve at Katy
307 Lots

Avalon at Spring Green
217 Lots

Gaston Rd



Grand Parkway

118,405 CPD '22

Peak Rd

Tuesday Morning

BIG LOTS

Firethorne
1,966 Homes

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SITE

12,790 CPD '22

FM 1463

9,977 CPD '22



90

Avenue D

3rd St

2nd St

1st St

Avenue B

Hwy Blvd

1st St

Katy High School

Tennis Courts

Baseball Field

Katy Tiger Stadium

Leonard E. Merrell Center Arena

Hwy Blvd

Roberts Rd

Danover Rd

Pin Oak Rd

Amegy Bank

CITY HALL

UNITED STATES POSTAL SERVICE

WELLS FARGO

NAPA



ACE

Allegiance Bank

VALERO

ACE

PROPERTY BANK

SITE

Leonard E.
Merrell Center Arena

Katy Tiger
Stadium



Katy High School
±3,180 Students

9,977 CPD '22



12,790 CPD '22





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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
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
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

IABS 1-0



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Brooks Shanklin | 713.966.2738
bs@theblueoxgroup.com



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