

NW CORNER OF MASON RD. @ MASON MANOR DR. KATY, TX 77449



3.96 AC

Boundary lines are an
approximation.

LAND FOR SALE

3.96 ACRES



PROPERTY HIGHLIGHTS

PRIMARY USE
LAND

AREA OF TOWN
WEST - KATY

PROPERTY SIZE
3.96 ACRES

SALE PRICE
\$3,277,455

PRICE/SF
\$19.00/SF



Prime 3.96-acre commercial development opportunity at the highly visible northwest corner of Mason Road and Mason Manor Drive in Katy. Positioned in a rapidly growing area with strong residential density and excellent accessibility, this corner tract offers outstanding potential for retail, medical, or professional development.

Boundary lines are an approximation.

FOR INFORMATION, CONTACT:

ADAM MCALPINE, CCIM
OFFICE: 281.973.4562
ADAM@MI-CRE.COM

McALPINE  INTERESTS

WWW.MCALPINEINTERESTS.COM

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PROPERTY OVERVIEW

- 3.96 Acres of undeveloped land ready for commercial development
- Hard corner at a signalized intersection with strong visibility and multiple points of access
- Utilities available
- Approx. 172,498 SF total site area
- Level topography allowing efficient site planning
- Excellent frontage along Mason Road and Mason Manor Drive
- Ideal for retail, medical, office, or service-oriented development



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LOCATION HIGHLIGHTS

- Located in the fast-growing western Houston suburb of Katy
- Prominent frontage on heavily traveled Mason Road
- Minutes from Interstate 10 providing regional connectivity (~1.5 miles)
- Approximately 1.5 mile east of Grand Parkway/SH 99
- Exposure to over 25,000 vehicles per day on Mason Rd.
- Surrounded by established and expanding residential neighborhoods
- Strong household income and population growth in the immediate trade area
- Convenient access to major retail, dining, and services along the Mason Road corridor



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DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 POPULATION	16,712	142,835	329,254
 NUMBER OF HOUSEHOLDS	5,408	48,108	110,594
 AVERAGE INCOME	\$112,654	\$107,022	\$120,236

TRAFFIC COUNTS:

N. MASON RD. @ FRANZ RD.: 27,088 VPD

N. MASON RD. @ PARK ROW: 31,942 VPD

MORTON RANCH RD. @ N. MASON RD.: 17,068 VPD

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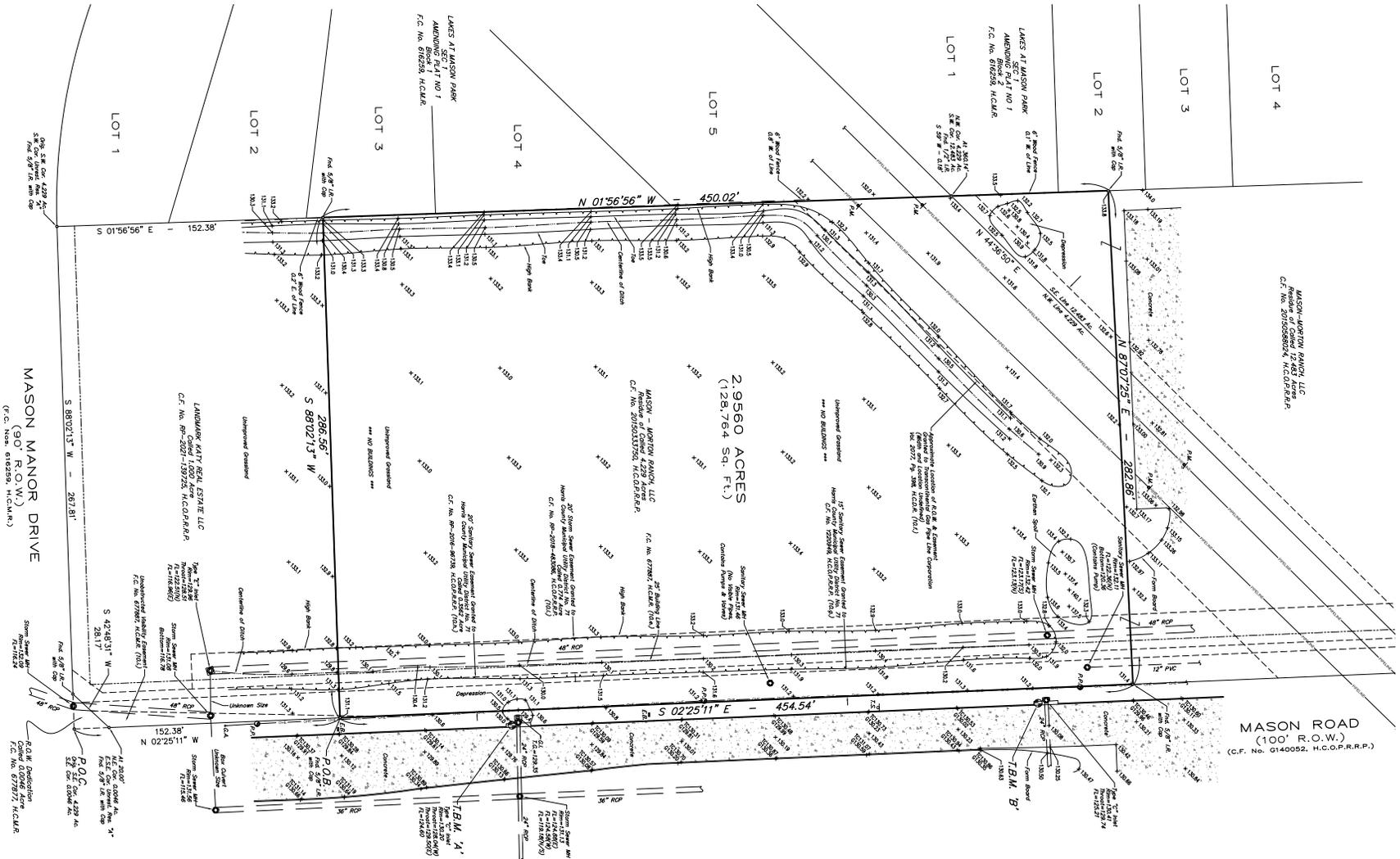
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SURVEY



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 & A BROKER SHOULD BE IN WRITING & 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.

<u>Dapar, Inc. dba McAlpine Interests</u>	<u>313655</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

<u>Adam McAlpine</u>	<u>600646</u>	<u>adam@mi-cre.com</u>	<u>281 973 4562</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent	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 1-1**

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