±12.334 Acres | KATY, TX

Morton Rd - east of Katy Hockley Cutoff Rd





REMAINING AVAILABLE TRACTS



MORTON RD. KATY, TX

The remaining commercial reserve available are situated next to Read King's development which features a new HEB that opened back in Feburary of 2024. The new HEB store at Katy Park is expected to serve the residents of Katy's northwest quadrant, which is the fastest-growing area in the city.

This property is also seconds away from Katy Park which is 100 acres that features 12 baseball and soccer fields with more than 700,000 visitors per year.



±12.334 Net Acres



Utilities: Available through HCMUD 536



Detention: Off-Site



Price: CONTACT BROKERS



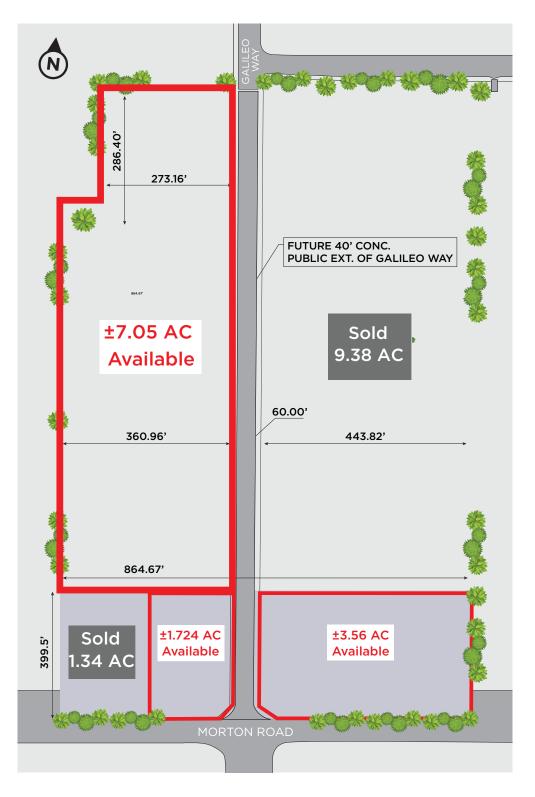
$\textbf{MORTON ROAD} \mid \texttt{KATY}, \top \texttt{X}$



REMAINDER SURVEY

Tract 1 Mavis Tire & Brakes ±0.98 AC 122,735 SF 1,158 SF Postal Plus 6,925 SF ±0.87 AC Pacific Dental Tract 2 Available Pad 3,200 SF Great Clips 1.125 SF +1.18 AC Tract 3 Chase Bank Longhorn Liquor 3,500 SF Go Health 4,000 SF ±1.54 AC Tract 4 McDonald's Eye Eye Doc 1,600 SF 1,627 SF 1.34 AC CPD Parcel C Available Bang Le Hair Salon 1,200 SF 1,358 SF Venetian Nail Spa 3,000 SF Coco's Crepes 2,300 SF 2,100 SF 3,200 SF 21,948 1,400 SF Available 2.480 SF Reserve Tract 2 Crust Pizza 2,300 SF 4,400 SF Available 4,000 SF ±0.87 AC Veterniary Clinic 1,568 SF Parcel C CUTOFF 58,275 SF FOR SALE 1.34 AC KATY HOCKLEY **Luxury Multi-Family Apartments** 348 Units Building C 17 18 19 ±1,568 SF Now Open CHASE 0 Reserve Tract 3 MORTON RD 23,643 CPD

SITE PLAN





KRISTEN MCDADE

Managing Director T: +1 713 331 1796 kristen.mcdade@cushwake.com **MATTHEW DAVIS**

Senior Director T: +1 713 331 1798 matthew.davis@cushwake.com **CHARLIE MCGAHREN**

Associate
T: +1 713 331 1772
charlie.mcgahren@cushwake.com

MELISSA ELIZONDO

Brokerage Specialist T: +1 346 396 4008 melissa.elizondo@cushwake.com ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-CENTRAL- 06/12/25