

3011

W. GRAND PARKWAY N.

KATY, TX 77449




FOR LEASE
2,742 SF ENDCAP
+ 2,850 SF INLINE
+ 1,501 SF INLINE



**CUSHMAN &
WAKEFIELD**

// LOCATION HIGHLIGHTS

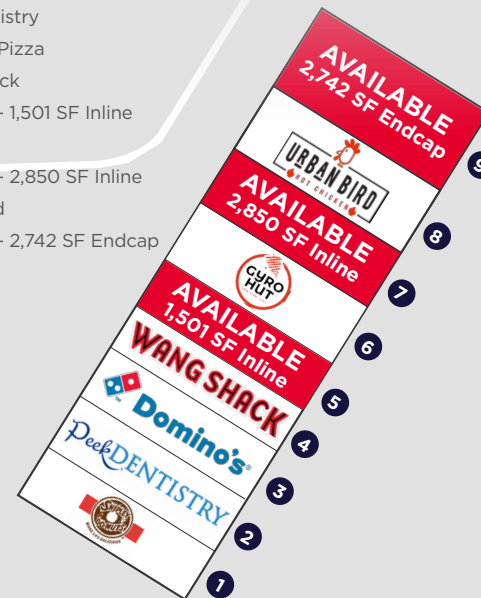
// NEIGHBORHOOD DEMOGRAPHICS

	1 Mile	3 Miles	10 Min. Drive
 <p>POPULATION</p>	11,227	94,685	199,473
 <p>HOUSEHOLDS</p>	3,545	30,387	64,645
 <p>MEDIAN AGE</p>	33.50	33.80	33.80
 <p>MEDIAN HH INCOME</p>	\$100,902	\$86,173	\$84,108
 <p>DAYTIME EMPLOYEES</p>	984	19,693	103,389

- Neighborhood Shopping Center located at the signalized intersection of Highway 99 (Grand Parkway) and Morton Ranch Road
- Restaurant-oriented center with established food traffic
- Co-tenancy includes Domino's Pizza, Shipley Do-Nuts, Gyro Hut, and Wing Shack
- Strong visibility and access from Highway 99 with excellent ingress and egress
- Surrounded by dense residential growth and daytime population

SITE MAP - TENANT KEY

- 1 Shipley Do-Nuts
- 2 Peek Dentistry
- 3 Domino's Pizza
- 4 Wang Shack
- 5 Available - 1,501 SF Inline
- 6 Gyro Hut
- 7 Available - 2,850 SF Inline
- 8 Urban Bird
- 9 Available - 2,742 SF Endcap



// SITE MAP

Morton Ranch Road

Grand Parkway



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// AERIAL MAP



MARCELLO LAKES
368 Homes at Completion

KATY TRAILS
301 Homes at Completion

amazon

Brea Luxury
Apartments

99
TOLL

MORTON CREEK RANCH
1,705 Homes at Completion

SITE
CHIRO HUT WANGSHACK
URBAN BIRD Domino's
Peak DENTISTRY

BURGER KING DQ
PANDA EXPRESS Exxon

DISCOUNT
TIRE

Walmart
SUPERCENTER

GRAND PARKWAY

McDonald's

Little Caesars TACO BELL The UPS Store
REGIONS

CAMILLO LAKES
909 Homes at Completion

Morton Ranch Road

19,142 VPD

Morton Ranch Road

STARBUCKS KOLACHE FACTORY
VISION - REPUBLIC
enterprise

BILLIARD
FACTORY

EXPRESS OIL CHANGE AutoZone 7 ELEVEN
Rakul LAREDO TACO

FIRST GRAND PARKWAY
Retail Development

Crawford at Grand Morton
Apartments
336 Units

FIRST GRAND TOWN CENTER
Kroger HomeGoods Chick-fil-A
Marketplace Michaels WHATABURGER
petco SUBWAY
CHASE WING-STOP T-Mobile
SportClips HAIRCUTS verizon Jack
ME MedExpress GNC in the box
CHIPOTLE MOD PIZZA Marble SLAB SMOOTHIE KING
MEXICAN GRILL CREAMERY

LAKES AT MASON PARK
527 Homes at Completion

Porter Road

PJ's
COFFEE

Kelsey-Seybold Clinic

74,141 VPD

سابك
sabik
North American
HQ
(1,000+ Employees)

99
TOLL

ST. JOHN XXIII
COLLEGE PREPARATOR

Elation at
Grandway West

Franz Road

Franz P

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