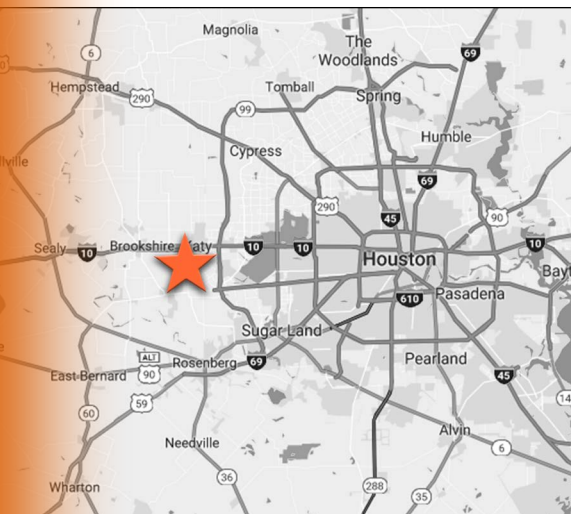


FM 1463 & CROSSOVER DEVELOPMENT

NEC OF FM 1463 & CROSSOVER RD, KATY, TEXAS 77494

PROPERTY INFORMATION:

- 1.25 acre pad site available
- Located on the only corner at this intersection with a retail development
- Excellent demographics with an annual growth rate of almost 6% projected over the next 5 years and average households incomes of 184,000+
- Across the street from , a 116-acre development by DR Horton currently under construction
- Call for Pricing



SCAN ME

Contact: **Jolie Duhon**
225.281.6246



Tel: 713.468.2600 | Fax: 713.468.7774
4601 Washington Ave, Ste. 220
Houston, Texas 77007

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FM 1463 & CROSSOVER DEVELOPMENT

NEC OF FM 1463 & CROSSOVER RD, KATY, TEXAS 77494

Demographics:

1 Mile Radius

2021 Population: 9,825
2026 Proj. Population: 13,105
Total Daytime Pop: 8,487
Avg HH Income: \$184,960

2 Mile Radius

2021 Population: 39,542
2026 Proj. Population: 52,801
Total Daytime Pop: 34,095
Avg HH Income: \$184,669

3 Mile Radius

2021 Population: 77,029
2026 Proj. Population: 102,593
Total Daytime Pop: 68,852
Avg HH Income: \$182,562

5 Mile Radius

2021 Population: 164,152
2026 Proj. Population: 207,668
Total Daytime Pop: 153,699
Avg HH Income: \$158,389

Traffic Counts:

FM 1463 near I-10:

23,500 VPD (TXDOT 2019)

FM 1463 @ Tamarron Pkwy:

13,520 VPD (TXDOT 2019)



SCAN ME

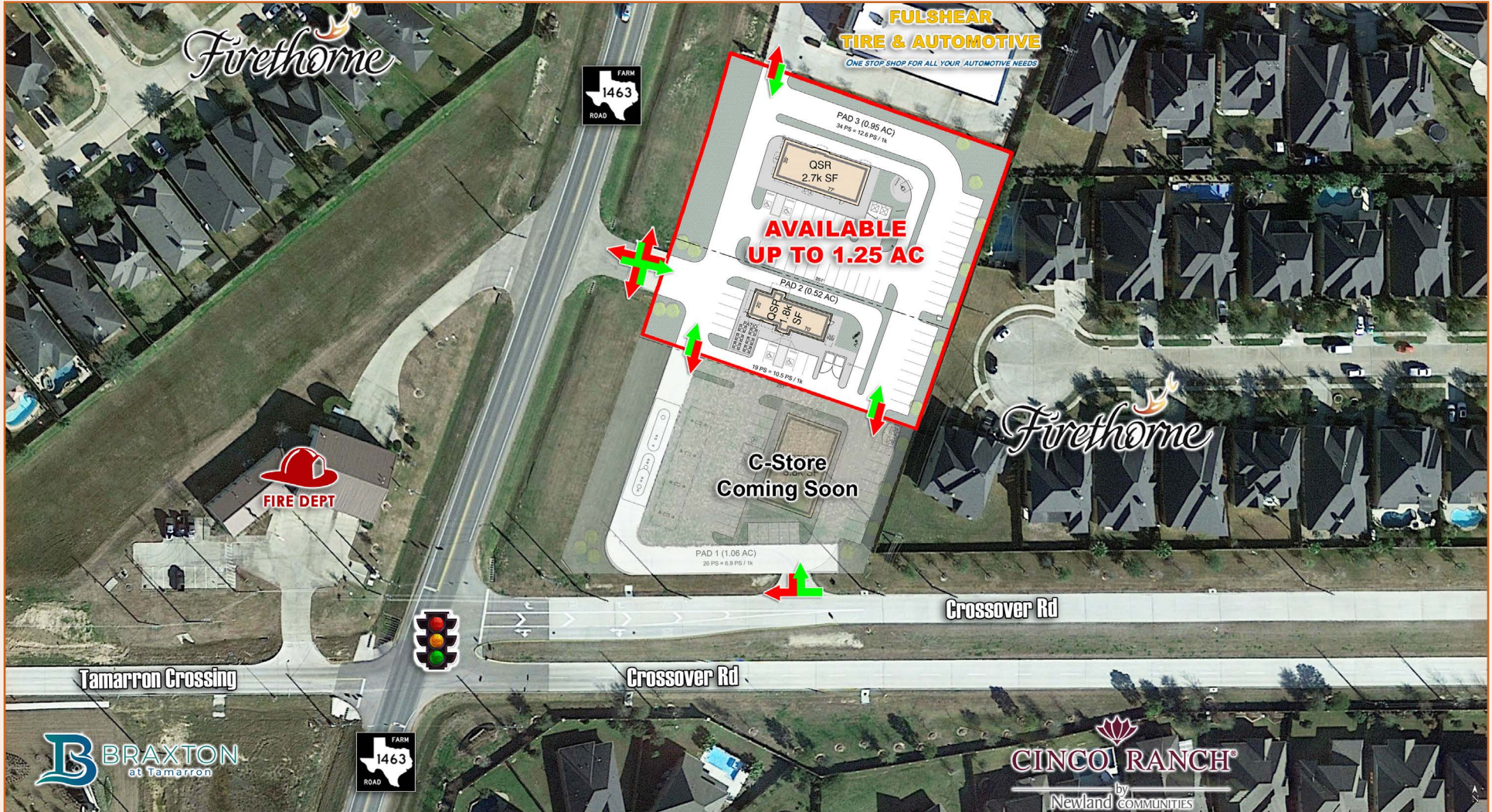
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FM 1463 & CROSSOVER DEVELOPMENT

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Conceptual Site Plan



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Firethorne/Cinco Ranch Area Facts:



- In April 2019 there were 216 homes sold in Firethorne. Average home price was \$361,000.
- Firethorne was the #4 neighborhood in all of Katy for home sales in Quarter one of 2019.
- Home prices are up 139% since 2009 in Firethorne.



- In Q1 of 2019 there were 86 homes sold in Cinco Ranch. Average home price was \$492,693.
- All elementary and junior high schools scored a perfect 10/10 on standard rating system according to Katy ISD.
- Home prices are up 111% since 2013 in Cinco Ranch.

Site Facts:

- **Crossover** soon to be **4 lane road** with full access from Spring Green road to Tayrns Way. Currently full access from Spring Green to 1463 and will fully connect to Tayrns Way in the next 60 days.
- **1463** will be expanded to **6 lane road** per TXDot with fully lighted 4 way intersection directly in front of Orr Commercial site.
- **DR Horton** is under construction on **116 acre development** at the SWC corner of 1463 and Crossover. Have roads in place, lots platted, and detention fully functional.



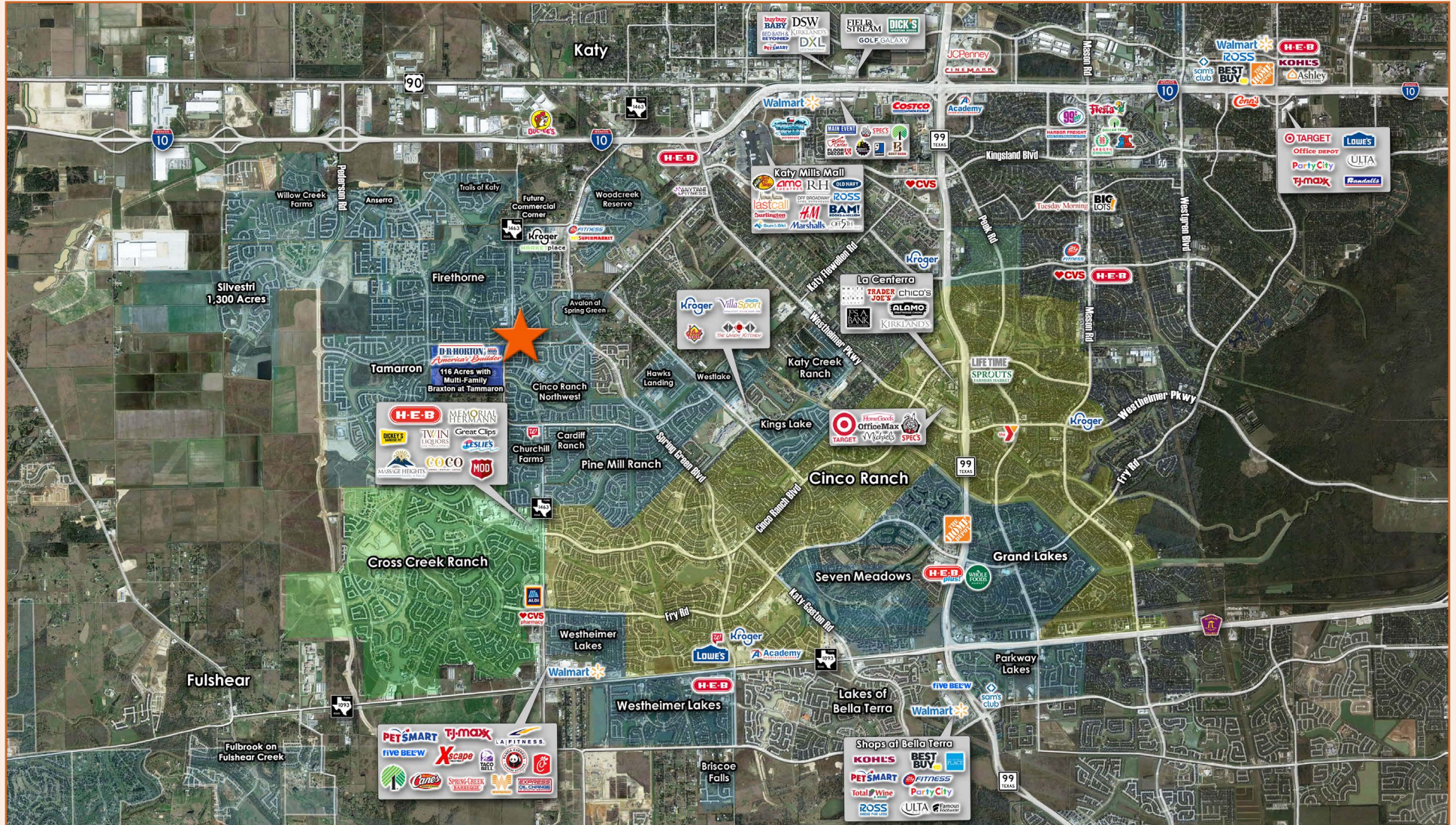
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