

# ARG

AMERICAN REALTY GROUP

## GRAND PARKWAY AT PEAK ROAD

### SHOPPING CENTER FOR LEASE

### KATY, TEXAS 77449



**Graycee Marshall**

[graycee@arg-properties.com](mailto:graycee@arg-properties.com)

p: 713-439-0101



## CONSTRUCTION IN PROGRESS



**Graycee Marshall**  
graycee@arg-properties.com  
p: 713-439-0101



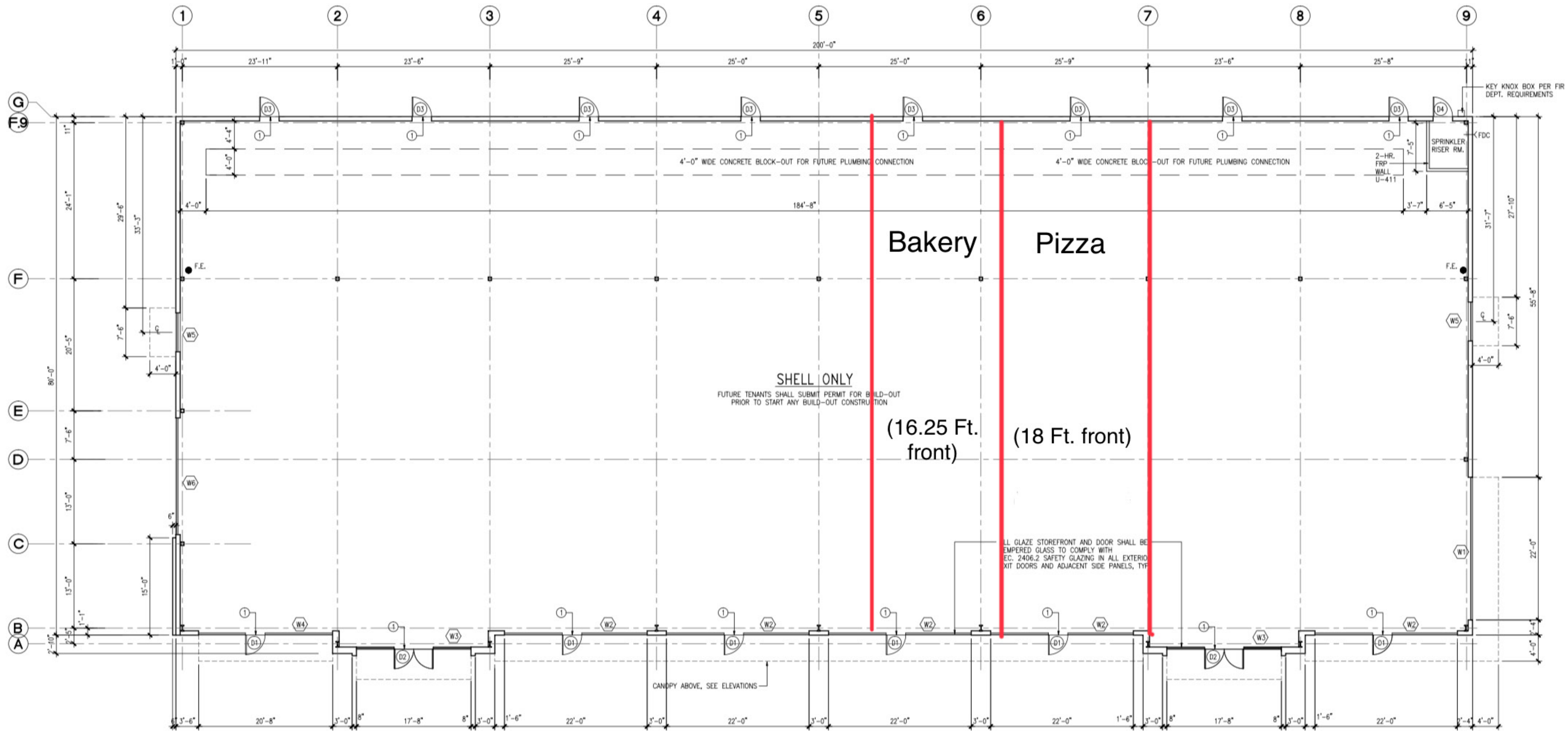


AMERICAN REALTY GROUP

# GRAND PARKWAY AT PEAK ROAD

## SHOPPING CENTER FOR LEASE

### KATY, TEXAS 77449



**Graycee Marshall**  
graycee@arg-properties.com  
p: 713-439-0101



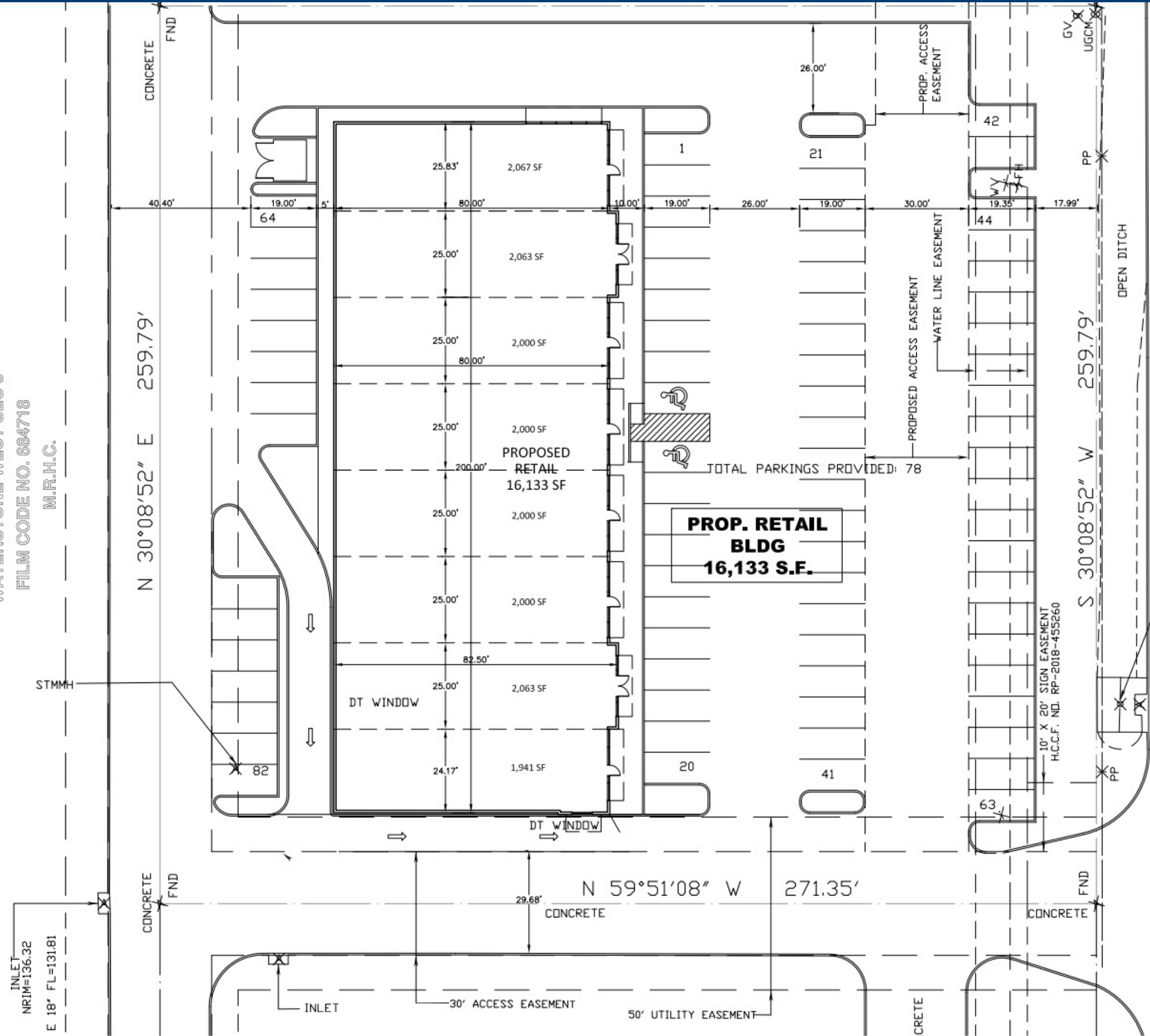
AMERICAN REALTY GROUP

# GRAND PARKWAY AT PEAK ROAD

## SHOPPING CENTER FOR LEASE

### KATY, TEXAS 77449

CALLED 4.880 ACRES  
H.C.C.F. NO. RP-2018-487964  
PORTION OF  
UNRESTRICTED RESERVE "A"  
WATERSTONE WEST SEC 3  
FILM CODE NO. 684718  
M.R.H.C.



CONCRETE  
STATE HIGHWAY 99 (AKA THE GRAND PARKWAY)  
CONCRETE FEEDER ROAD  
(R.O.W. WIDTH VARIES)

INLET  
NRIM=135.72  
NW 24' FL=129.46  
NE 24' FL=129.14

INLET  
NRIM=134.42  
SE 24' FL=129.47

10' X 20' SIGN EASEMENT  
H.C.C.F. NO. RP-2018-455260

PROPOSED ACCESS EASEMENT  
WATER LINE EASEMENT

PROPOSED ACCESS EASEMENT

OPEN DITCH

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

CONCRETE

SITE PLAN  
SCALE: 1" = 20'-0"



Graycee Marshall  
graycee@arg-properties.com  
p: 713-439-0101





AMERICAN REALTY GROUP

# GRAND PARKWAY AT PEAK ROAD

## SHOPPING CENTER FOR LEASE

KATY, TEXAS 77449



### Property Description

- Across from Walmart Supercenter and Kroger Marketplace anchored shopping centers
- Located just north of the Grand Parkway and Morton Ranch Rd intersection, one of the busiest in the area
- Surrounded by new rooftops in an affluent area west of Houston
- Served by Katy ISD and MUD 287

**Available:** Phase I: ±16,133 SF | ±1.6 Acres  
Possible Phase II

**Pricing:** Call for Rates/Pricing

### Traffic Counts

Grand Parkway: 90,586 VPD (TXDOT 2022)  
Morton Ranch Rd: 23,624 VPD (TXDOT 2021)

### Demographics

	1-mile	3-miles	5-miles
2023 Population	13,048	102,545	292,559
Daytime Population	9,381	72,593	230,524
Avg HH Income	\$119,649	\$111,793	\$110,898

### Traffic Generators



**Graycee Marshall**  
graycee@arg-properties.com  
p: 713-439-0101



# ARG

AMERICAN REALTY GROUP

## GRAND PARKWAY AT PEAK ROAD

SHOPPING CENTER FOR LEASE

KATY, TEXAS 77449



**Graycee Marshall**  
graycee@arg-properties.com  
p: 713-439-0101