

FM 1463 & CROSSOVER RD

NEC OF FM 1463 & CROSSOVER RD | KATY , TX 77494

GROUND LEASE OR BTS



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PROPERTY INFORMATION

This shovel ready pad site is located approximately 2 miles west and .25 miles south of existing retail to support Katy's population growth. Nestled in the middle of affluent family friendly neighborhoods, this site is perfect for a stand alone retail, medical, or educational business.

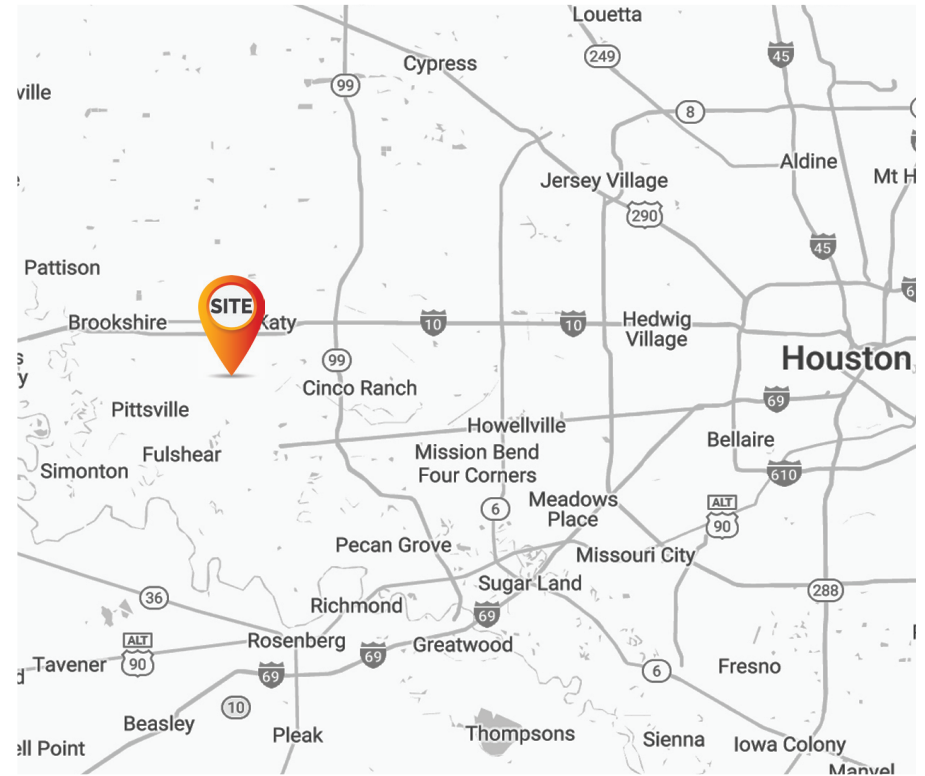
Available Spaces

Available Pad Size ±0.76 AC

Property Highlights

- Located on the NEC of FM 1463 & Crossover Rd. signalized intersection.
- Catty corner to DR Horton master-planned community and other coming retail.
- On the FM 1463 road expansion project, set to be completed in Q3 2025.

Area Retailers



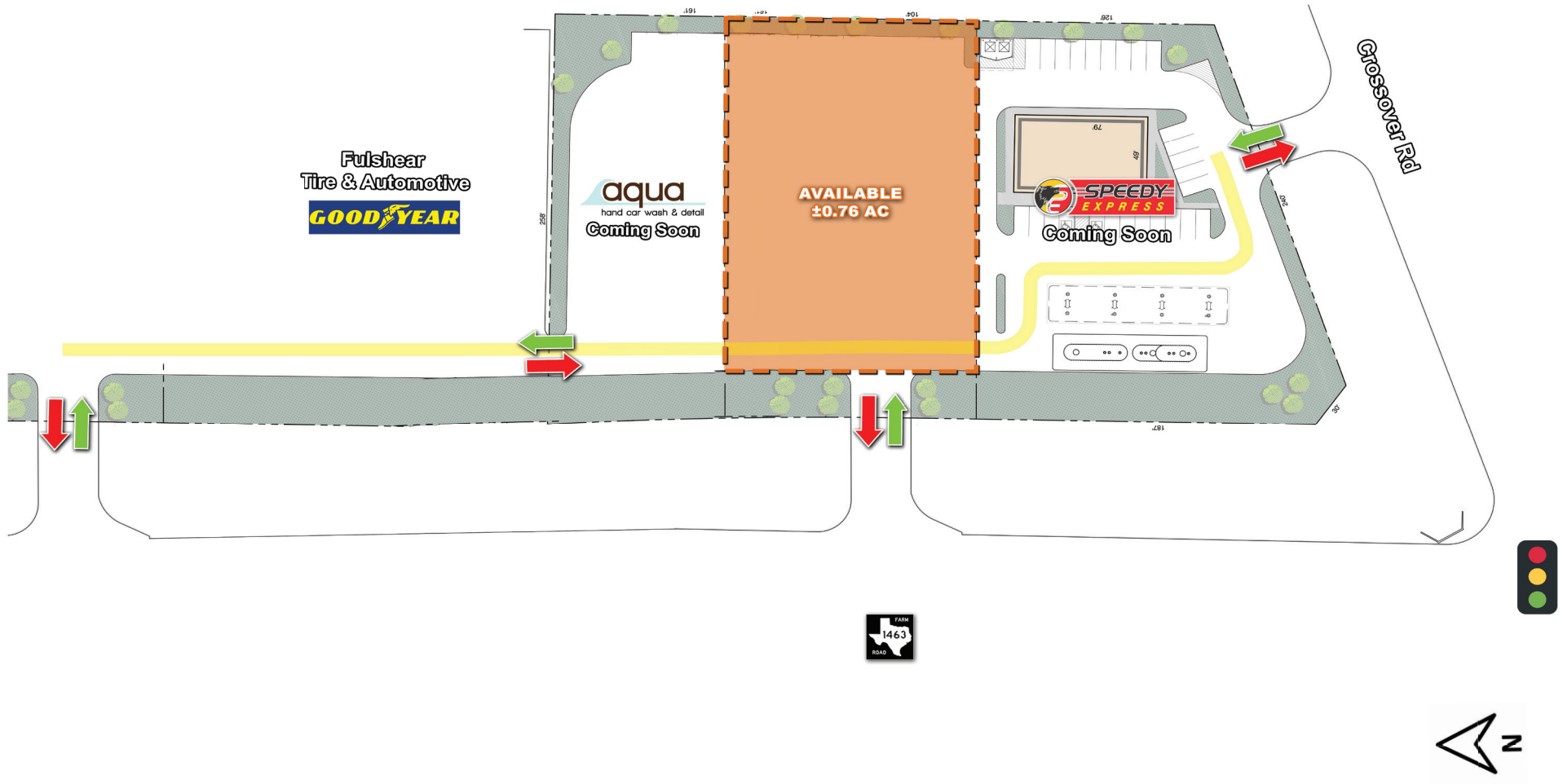
Demographics

	1 Mile	3 Miles	5 Miles
Population 2022	14,259	88,346	188,839
Total Daytime Population	5,039	39,248	118,939
Average HH Income	\$209,800	\$203,700	\$186,400
Traffic Counts	23,500 vpd on FM 1463 near I-10 13,520 vpd on FM 1463 @ Tamarron		

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Firethorne

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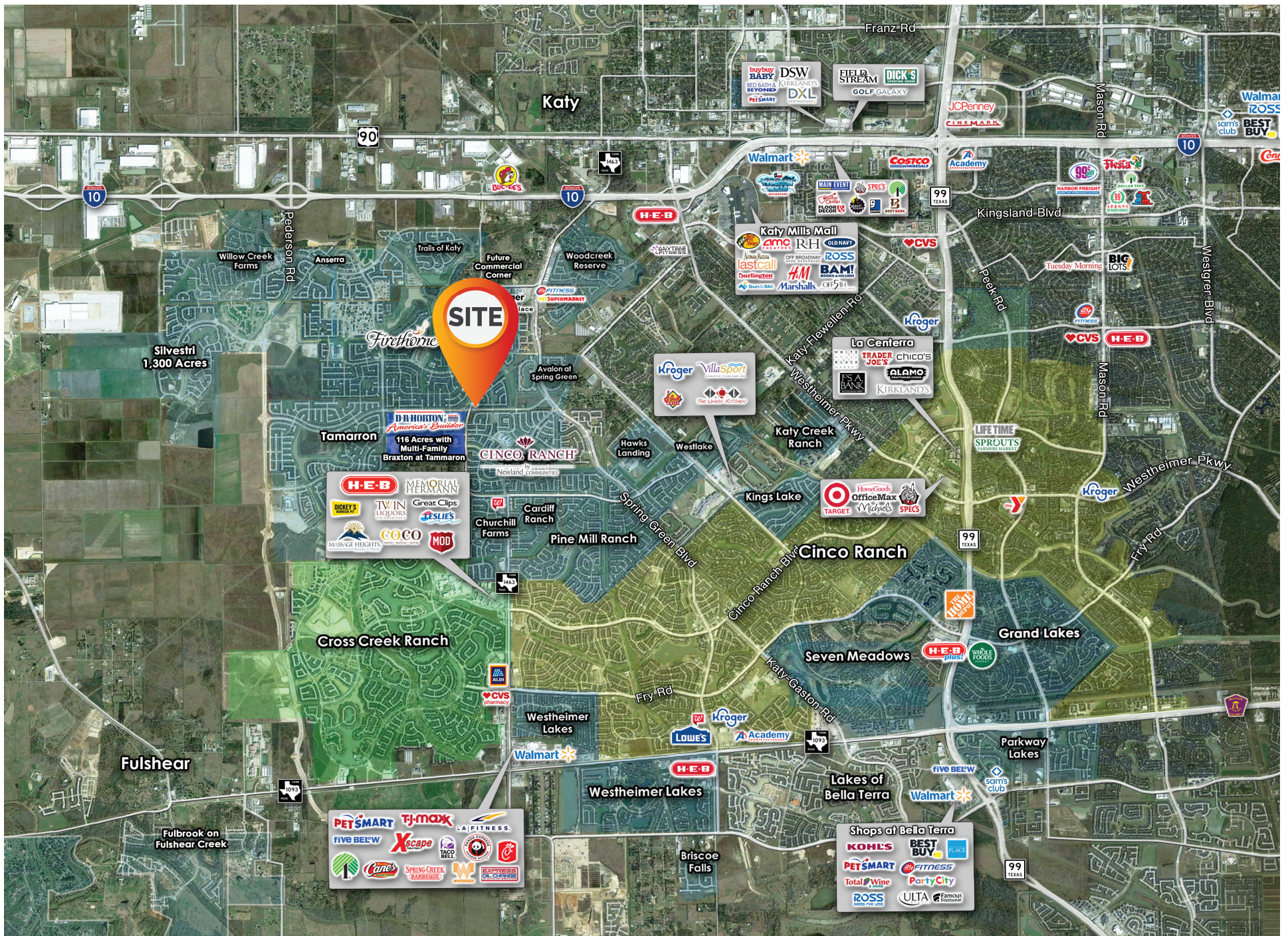
FM 1463 - expansion per TXDOT
set to be completed in Q3 2025

SITE

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