

FOR LEASE

# SHOPS AT CROSSOVER

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



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### PROPERTY INFORMATION

This brand-new shopping center is strategically located just 2 miles west and a quarter mile south of established retail hubs, perfectly positioned to serve Katy's rapidly growing population.

Surrounded by affluent, family-friendly neighborhoods, this development offers an ideal location with high visibility in one of Katy's most desirable areas.

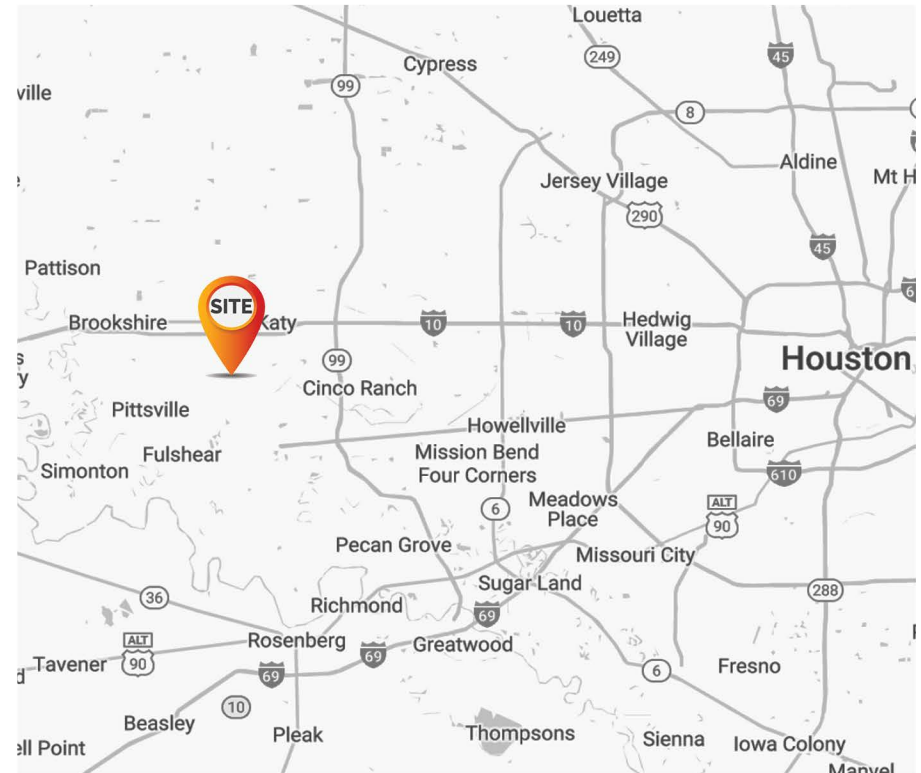
### Available Spaces

|                                   |                   |
|-----------------------------------|-------------------|
| End Cap with Drive-Thru Available | ±2,200 SF         |
| In-line Available Space           | ±1,200 - 7,300 SF |
| Total Building SF                 | ±9,700            |
| Lease Rate                        | \$40.00 PSF       |
| NNN                               | \$9.00 PSF        |

### 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.
- In the most diverse and #1 fastest growing county in the greater Houston region.

### Area Retailers



### Demographics

|                          | 1 Mile                                                              | 3 Miles   | 5 Miles   |
|--------------------------|---------------------------------------------------------------------|-----------|-----------|
| Population 2024          | 14,406                                                              | 93,586    | 204,679   |
| 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<br>13,520 vpd on FM 1463 @ Tamarron |           |           |

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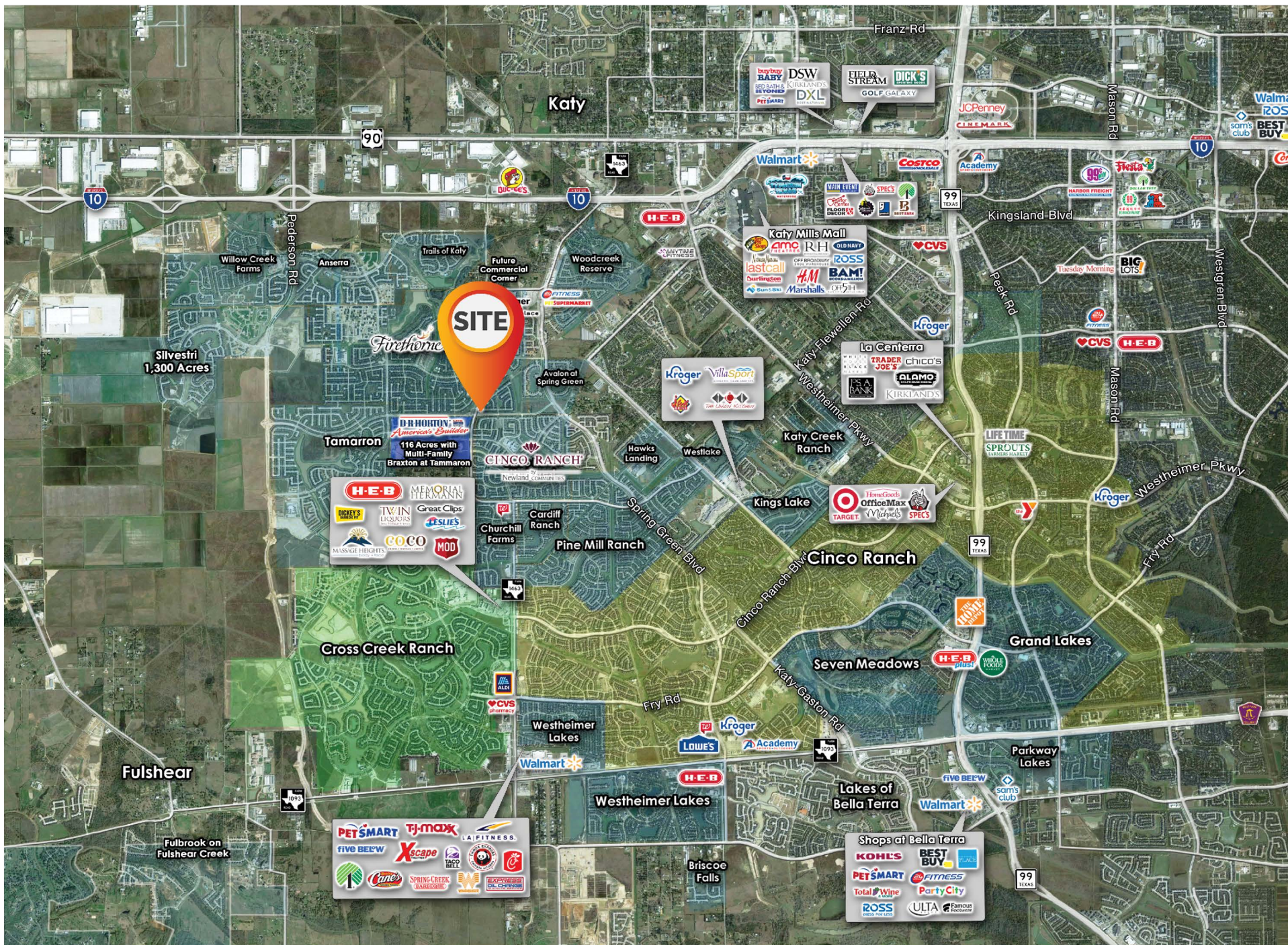




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