# For Sale

## Katy Gaston | Land

NWC of Katy-Gaston & Westpark Tollway
6940 Katy Gaston Rd.,
Katy, Texas 77494


**Hunington**

**Hunington Properties, Inc.**
3773 Richmond Ave., Suite 800
Houston, Texas 77046
**713-623-6944**
**hpiproperties.com**

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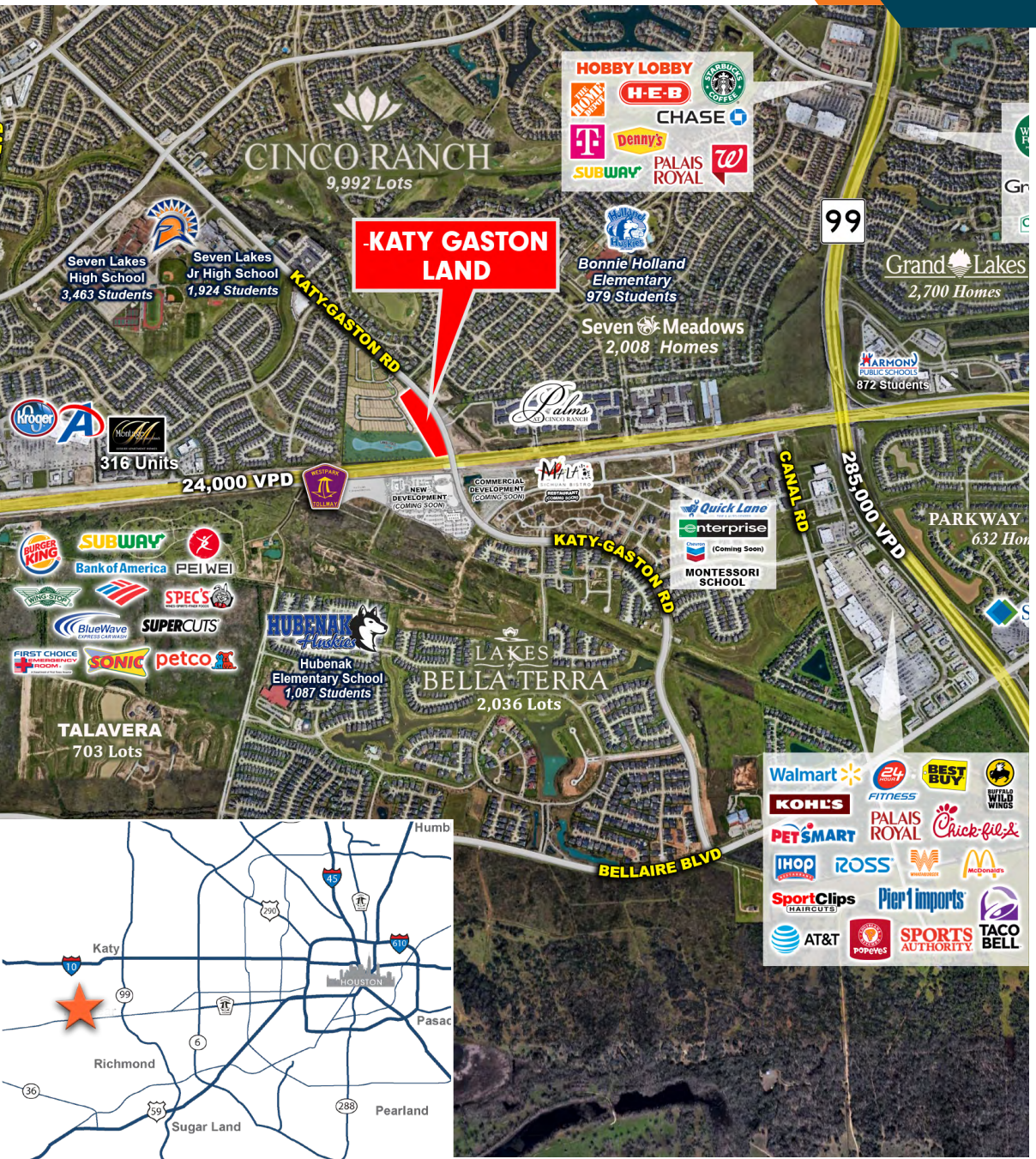


## KATY GASTON LAND

6940 Katy Gaston Rd., Katy, Texas 77494

### Executive Summary

| | |
|---|---|
| Sale Price | Call For Pricing |
| Land | Tract D: 1.51 Acre |

### Property Highlights

- Located in Central Fort Bend County, the "fastest-growing large county" in the U.S.
- Frontage to the Westpark Tollway
- Hard corner lighted intersection at Katy Gaston & Westpark Tollway

### DEMOGRAPHICS

| | |
|---|---|
| Population (2020) | 1 mi. - 14,753<br>2 mi. - 60,909<br>3 mi. - 107,044 |
| Average Household Income | 1 mi. - $159,094<br>2 mi. - $155,681<br>3 mi. - $156,977 |
| Traffic Count | Westpark Tollway: 24,000 VPD<br>Grand Pkwy: 285,000 VPD |

### AREA RETAILERS

Kroger · LOWE'S · SPEC'S · petco

### For More Information


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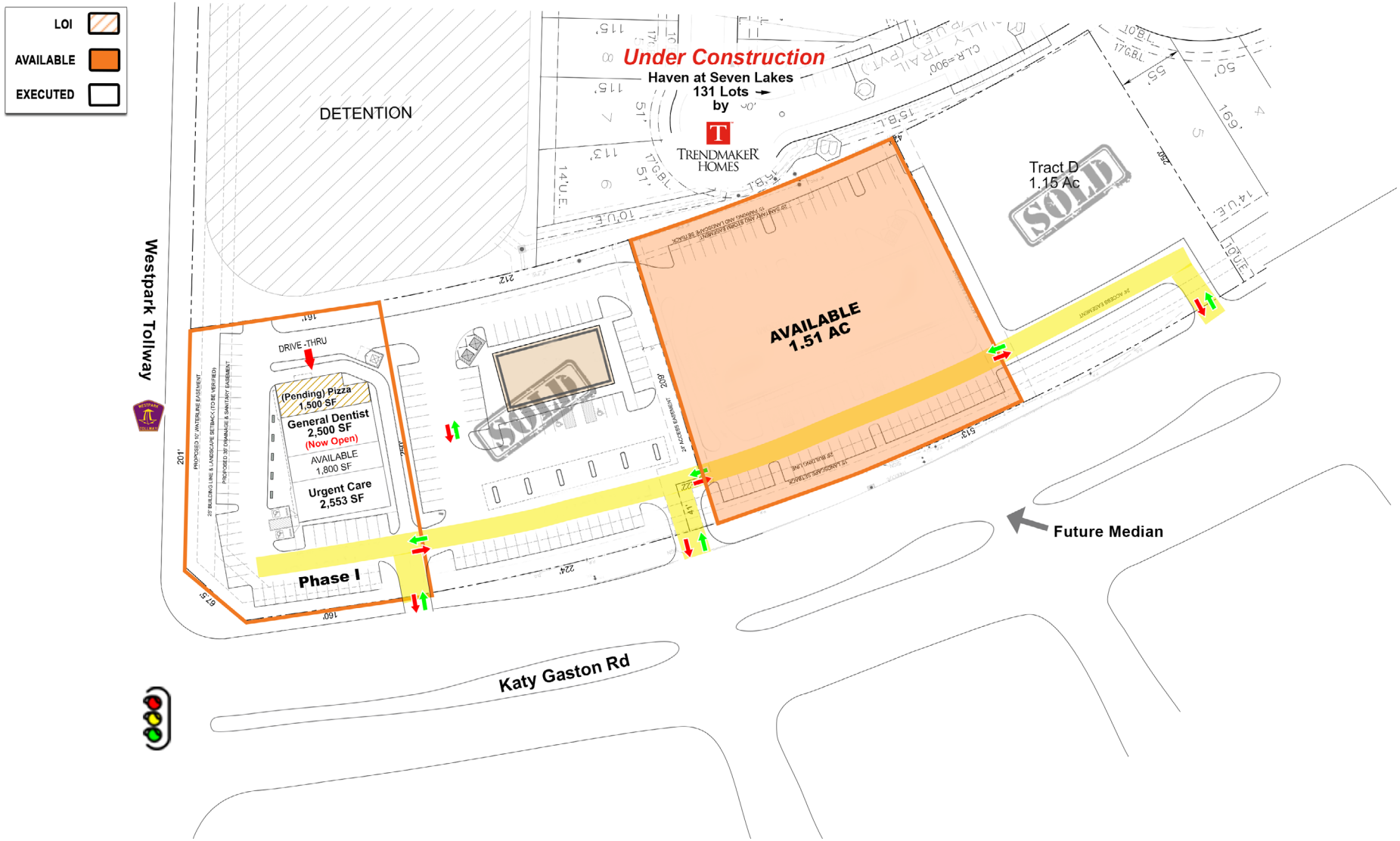


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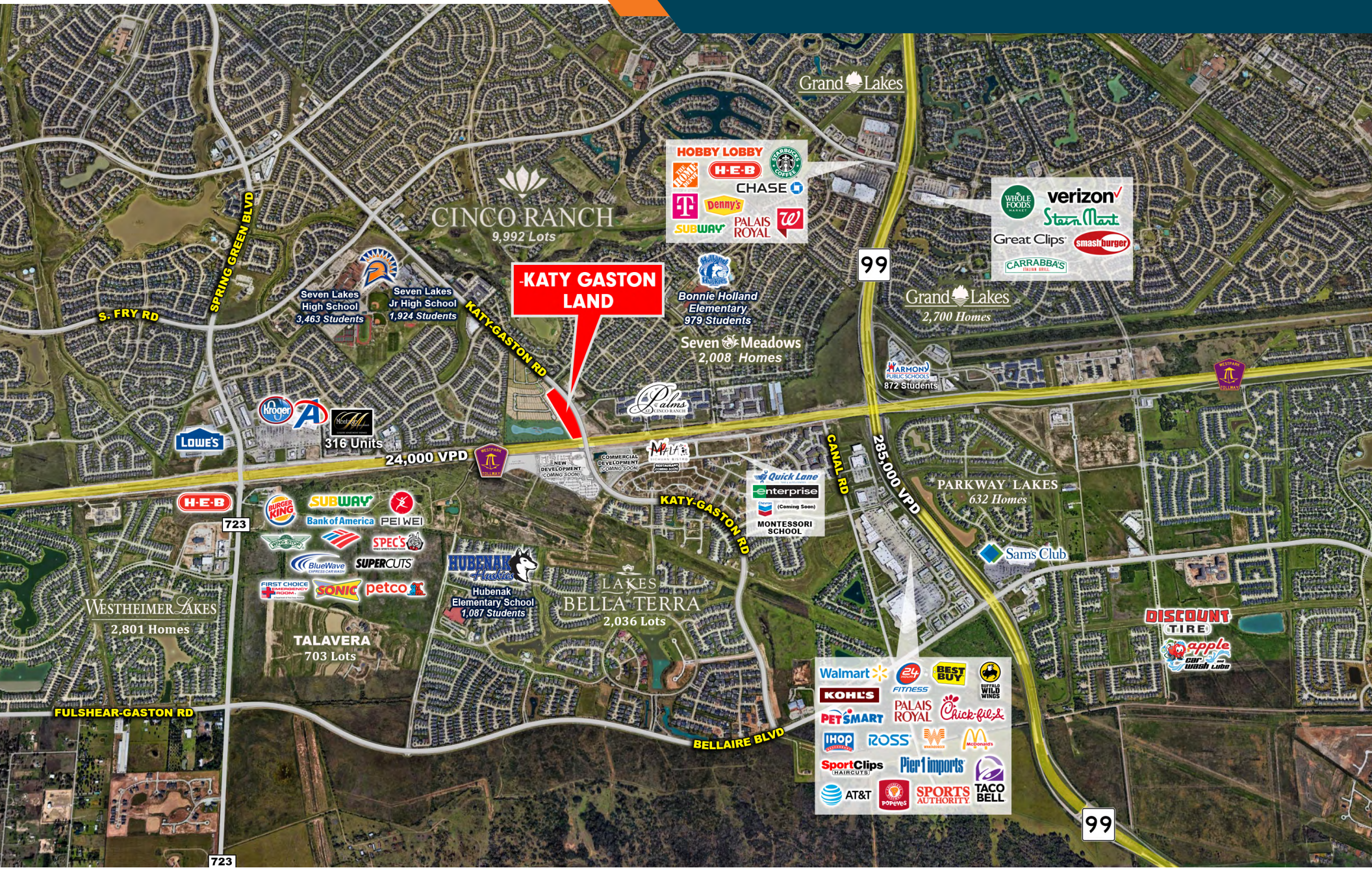


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# KATY, TEXAS
## AREA OVERVIEW

## CITY FACTS

**Formerly known as Cane Island, the city of Katy is located within the Harris, Fort Bend, and Waller counties. Even though it has become heavily urbanized, Katy has always been a traditional family style community. As of 2017, the city's population was estimated to be 18,282 residents. Being within the Houston-The Woodlands-Sugar Land metropolitan area, Katy has a growing economy and offers many entertainment options.**

## ECONOMY

**With the economy improving, retail centers were developed throughout Katy to accommodate the rapid residential growth. With several corporation headquarters in its surrounding areas, the city of Katy will benefit through the increased job opportunities.**

Academy Sports and Outdoors – The company's corporate office and distribution center is staffed by 2,800 employees. With amenities like an on-site Starbucks, gym facility, football field and cafeterias, the corporate campus is made to accommodate a fun and productive work environment.

Amazon Fulfillment Center – The brand new $160 million facility, is the company's tenth fulfillment center in Texas. The 1 million square foot center will increase the city's financial strength and create 1,000 new jobs in the community.

BP America – Headquartered in the Energy Corridor just outside of Katy, BP America is the area's most benefitting employer. With 5,500 employees in its Westlake campus, BP's Katy operations support the company's onshore and offshore operations.

Igloo Corp. – Igloo Corporation is an American manufacturer of ice chests, drink containers and supporting accessories. Its headquarters a few miles outside of Katy, with 1,000 employees.

Schlumberger (Katy Technology Center) - Previously conducting its operations from several leased facilities in North Houston, Dyna-Drill Technologies, a subsidiary of Schlumberger, has relocated. The company's new headquarters has 340,000 square feet of space, which includes a manufacturing facility and research and development space.

Energy Corridor – Located just east of Katy, the Energy Corridor is a unique suburban environment surrounded by two of the largest unspoiled natural areas of any metropolitan region in the U.S. As the third largest employment center in the region, over 91,000 employees have already been drawn to The Energy Corridor for opportunities and active lifestyle it offers. Some of the large employers in the Energy corridor include BP America, ConocoPhillips, and Shell Oil Company.

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY**: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|---|---|---|
| **Hunington Properties, Inc.** | **454676** | **sandy@hpiproperties.com** | **713.623.6944** |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **Sanford Paul Aron** | **218898** | **sandy@hpiproperties.com** | **713.623.6944** |
| Designated Broker of Firm | License No. | Email | Phone |
| **N/A** | **N/A** | **N/A** | **N/A** |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| **Stephen Pheigaru** | **610516** | **stephen@hpiproperties.com** | **713.623.6944** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____