

## 3.1 ACRES LAND | KATY

24710 FM 529, Katy, TX 77493

### Property Highlights:

- 3.1 acres - divisible
- Off-site detention and private water/sewer to be provided by developer
- Minimal restrictions
- Site has been raised out of the flood plain
- 2.5 miles West of Grand Parkway (99)
- Surrounded by numerous master planned single family subdivisions
- Shortage of retail sites and underserved retail market
- Site utilities completion date estimated 12/2026

### CONTACT BROKER FOR PRICING

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Partner

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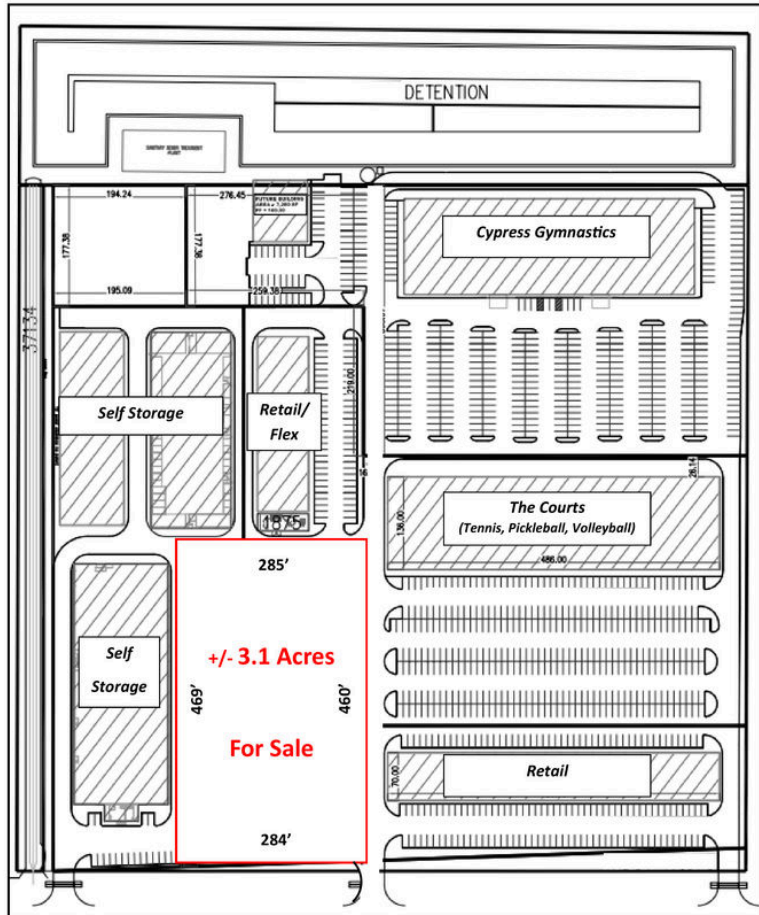
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24710 FM 529 - Site Plan



## Prime Commercial Opportunity:

± 3.1-acre commercial development site ideal for food & beverage, financial services, and convenience-oriented tenants.

## Exceptional Location:

Positioned at the signalized northeast corner of FM 529 and Katy Hockley Road in the center of the highly sought-after Elyson master-planned community, around two miles west of the Grand Parkway. Upon completion, Elyson is projected to include approximately 6,200 homes.

## Strong Population Growth:

The property is situated within a 5-mile radius of approximately 94,070 residents as of 2023. The area population is projected to reach 118,443 residents by 2028.

## Major Infrastructure Growth:

TXDOT has confirmed the expansion of FM 529 (Freeman Road) from two (2) lanes to four (4) lanes

## Outstanding Demographics:

The surrounding area offers strong consumer spending power, with an average household income of \$129,476 in a 2 mile radius and more than 23,148 households in a 3 mile radius.



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# ELYSON<sup>®</sup>

BY  
NEWLAND<sup>®</sup>

Planned to include 6,000 homes

+/- 750 acres of preserved open space featuring parks, trails, lakes, and waterways

450+ acres dedicated to commercial and mixed-use development.

Elyson is a master-planned community by Newland in Katy offering new homes from the \$300Ks to over \$1M. Located in the highly rated Katy Independent School District, Elyson features onsite schools: Boudny Elementary, McElwain Elementary, Nelson Junior High, Freeman High School, and the STEM-focused Harmony School of Excellence – Katy.



The community is designed around an active, outdoor lifestyle with more than 750 acres of parks, trails, lakes, and open space planned throughout the development. Residents enjoy amenities like the 145 acre Elyson Commons park, nearly 30 miles of trails, Compass Lake for kayaking and fishing, resort-style pools, fitness centers, tennis and pickleball courts, dog parks, playgrounds, splash pads, and community gathering spaces.



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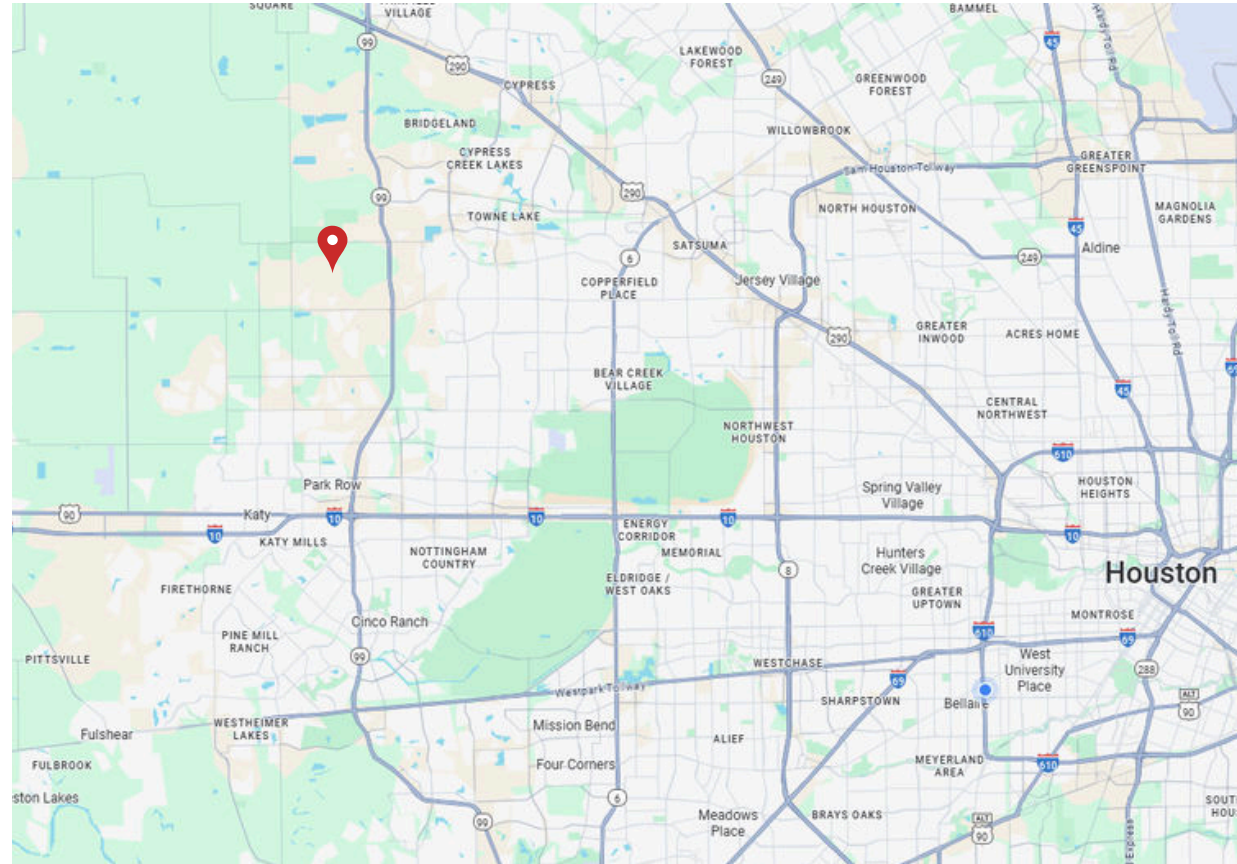
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## Demographics:

	2 Miles	3 Miles	5 Miles
2023 Population:	14,196	21,178	94,070
2028 Proj. Population:	18,134	26,314	118,443
Daytime Population:	8,570	13,648	57,697
Average HH Income:	\$129,476	\$128,114	\$122,829



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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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date