

CAJUN RESERVE RETAIL/SERVICE CENTER - 18,750 SF

24652 FM 529, Katy, TX 77493

Property Highlights:

- 1,875 SF to 18,750 SF divisible
- 18 Ft to 21 Ft Clear height building
- Overhead doors possible
- 2.5 miles West of Grand Parkway (99)
- Surrounded by numerous master planned single family subdivisions
- Shortage of retail service sites and underserved market



CONTACT BROKER FOR RATES

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All information contained herein is believed to be reliable. All information is subject to error, omissions, and prior withdrawal without notice.



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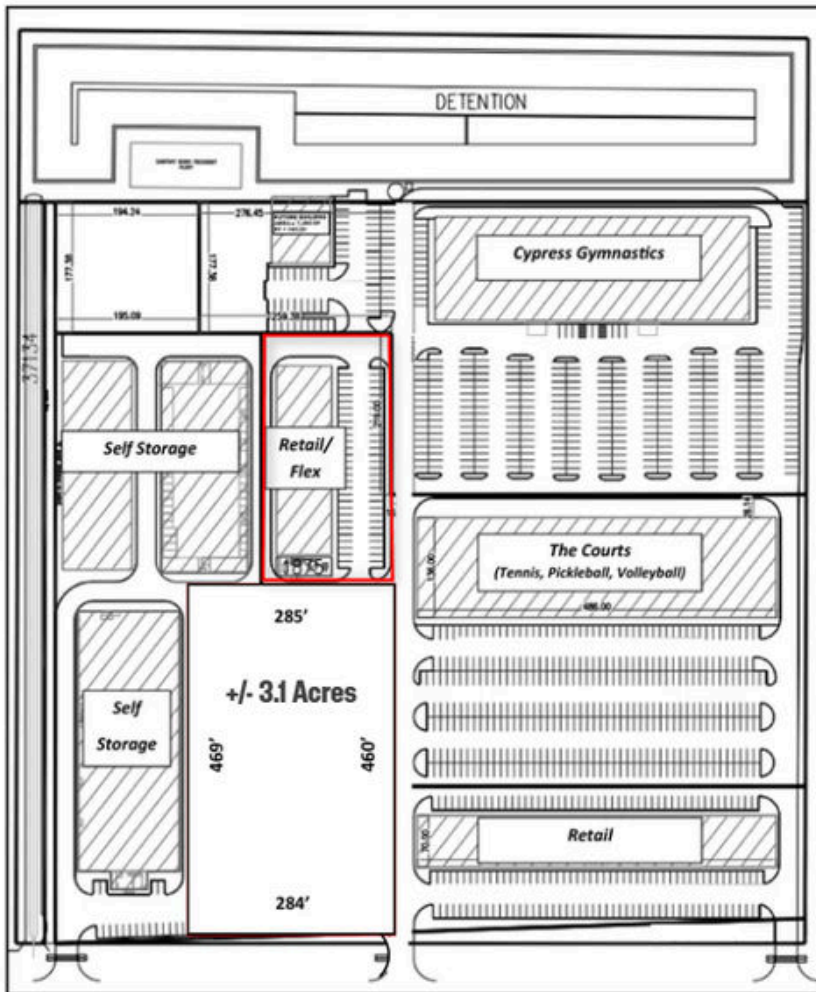
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24710 FM 529 - Site Plan



Prime Commercial Opportunity:

18,750 SF retail / service building for lease. Ideal for medical, financial services, service-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[®]
BY
NEWLAND[®]

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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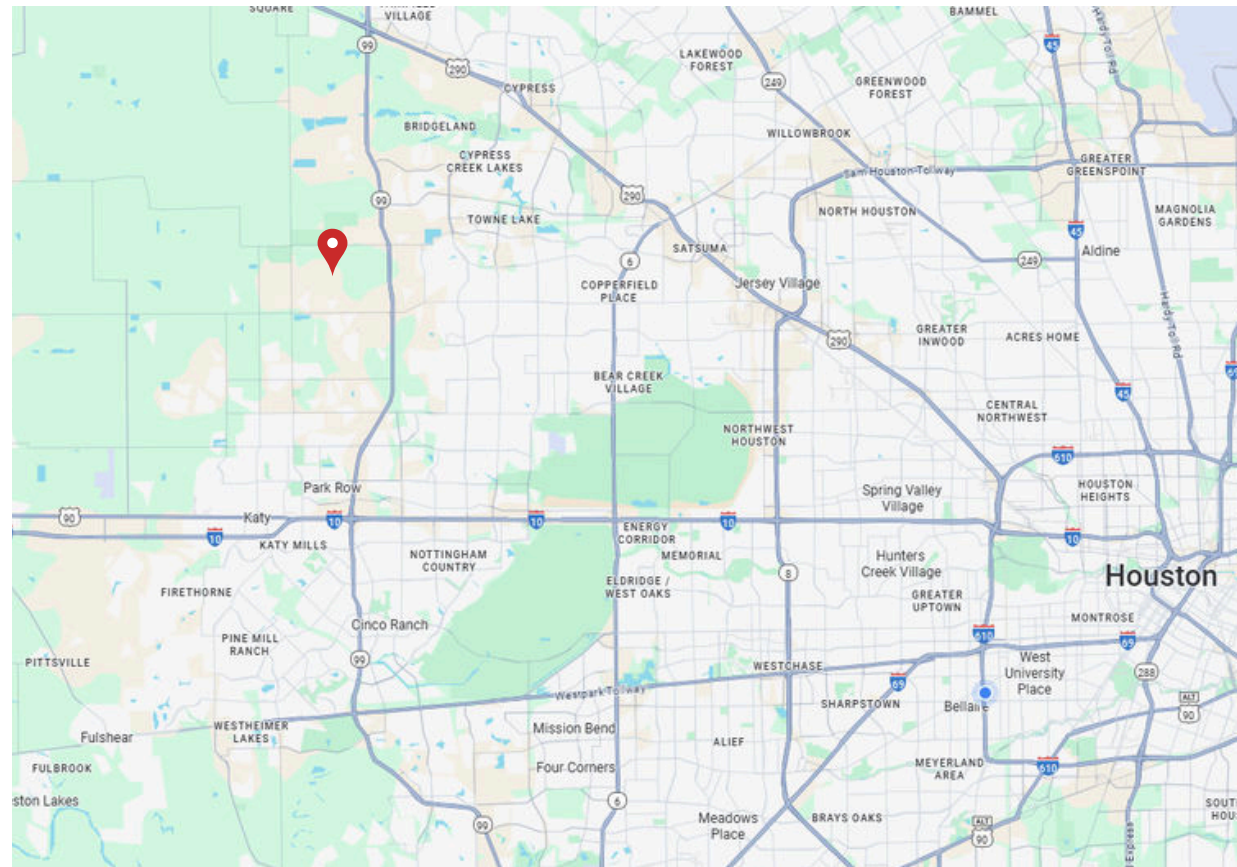
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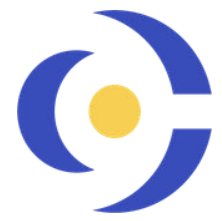
Demographics:

	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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date