SHOPPING CENTER - FOR LEASE

Endcap, 2nd Gen. Medical Space and 2nd Gen. Restaurant



- **Base Rent: $2.65 - 2.92 SF/ MO**
- **Est. NNN: $1.13 SF/MO**
- **AVAIL:**
  - +/- 3,750 2nd Gen Restaurant
  - +/- 3,600 SF/MO Endcap 2nd Gen. Medical Space
- Shadow Anchored by Walmart
- Grand Pkwy Frontage: +/- 311.99'
- Approx Miles: 6.3 (Int. 10), 5.1 (Hwy 90), 7.9 (Hwy 6),15.7 (Beltway 8), 15.2 (Cypress) and 29.4 (Downtown Houston)

3211 W Grand Pkwy N, Katy, TX 77449

DN COMMERCIAL



Danny Nguyen, CCIM
M - (713) 478-2972
O - (713) 270-5400
dannynguyen@dncommercial.net
www.dncommercial.net

CCIM

Commercial REALTOR®

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. This information is subject to change without notice.


SMOKE SPOT
RED FLAME
URGENT CARE

+/- 3,750 SF


W Grand Pkwy N

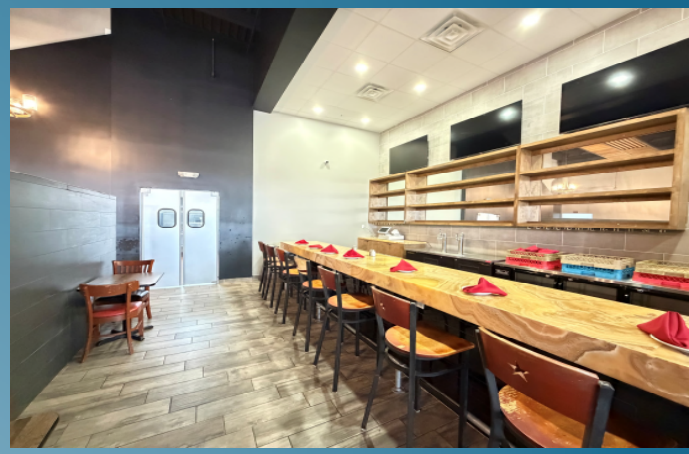

W Grand Pkwy N


Peek Rd

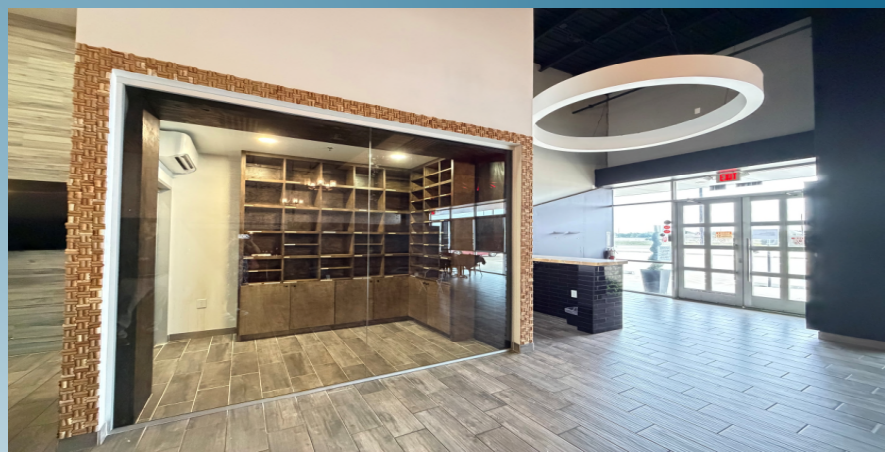

RED FLAME
STEAK & GRILL
FOR LEASE
713.270.5400
RESERVED PARKING
VAN ACCESSIBLE























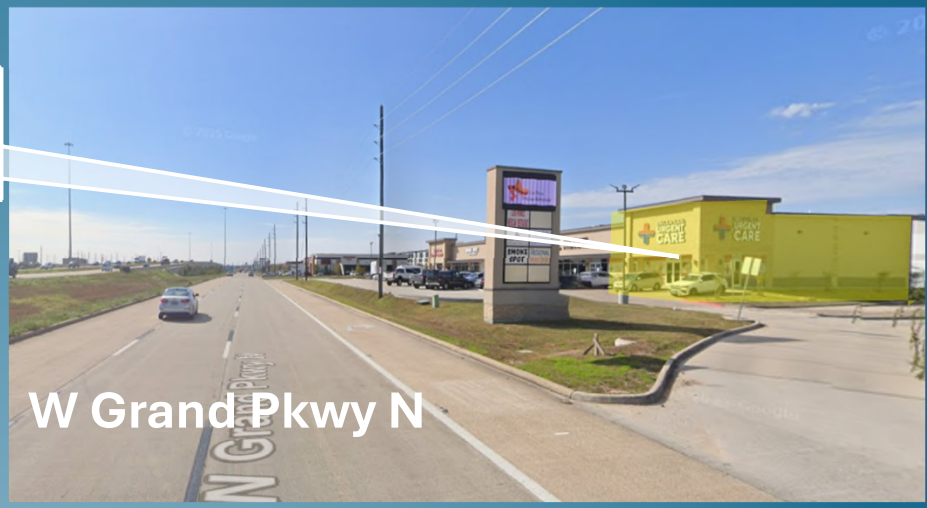





SMOKE SPOT
RED FLAME
URGENT CARE


W Grand Pkwy N

+/- 3,600 SF


W Grand Pkwy N


Peek Rd


SMOKE SPOT
RED FLAME
DN FOR LEASE
713-270-5400
Danny Nguyen, CCIM
FOR LEASE
713-270-5400





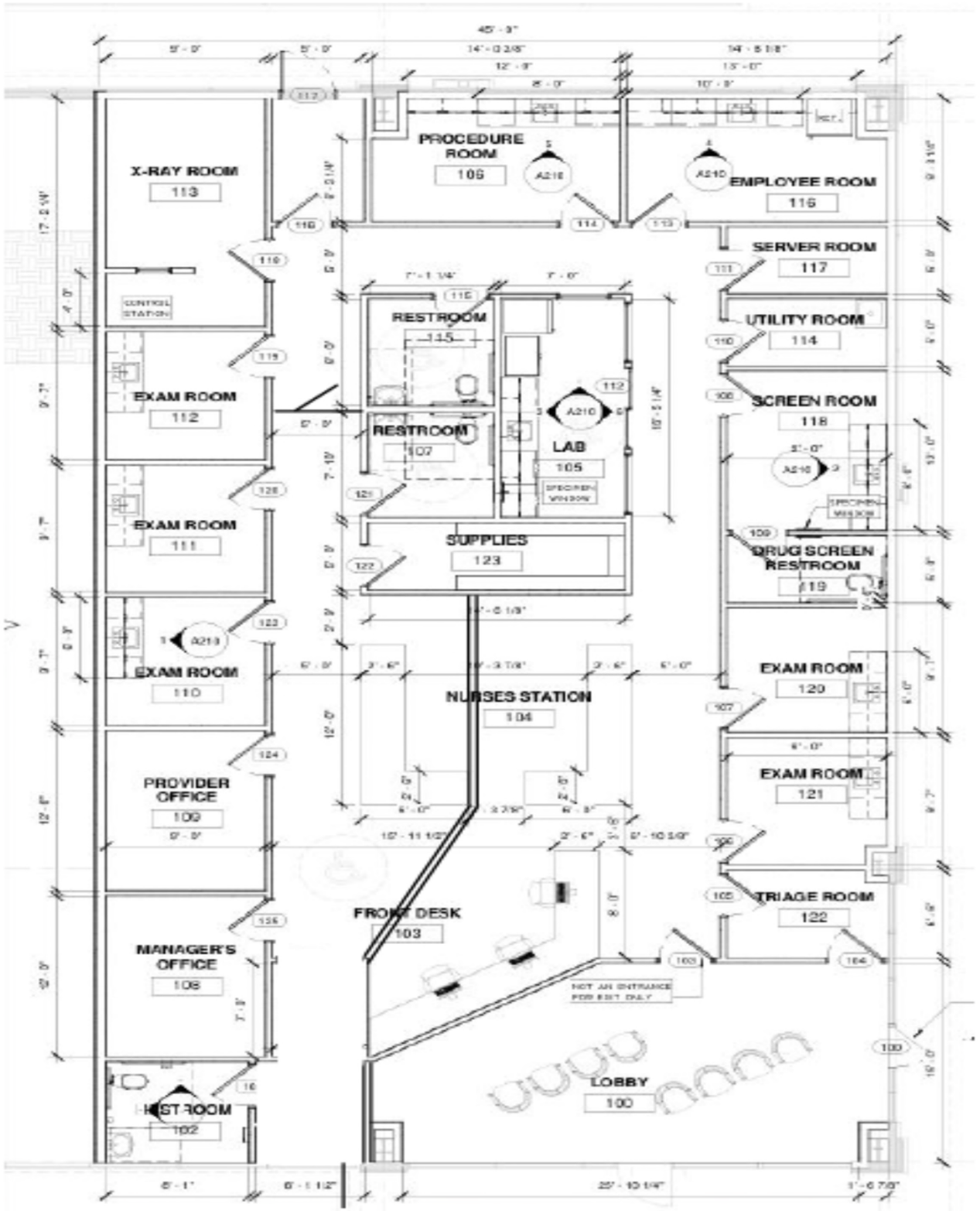






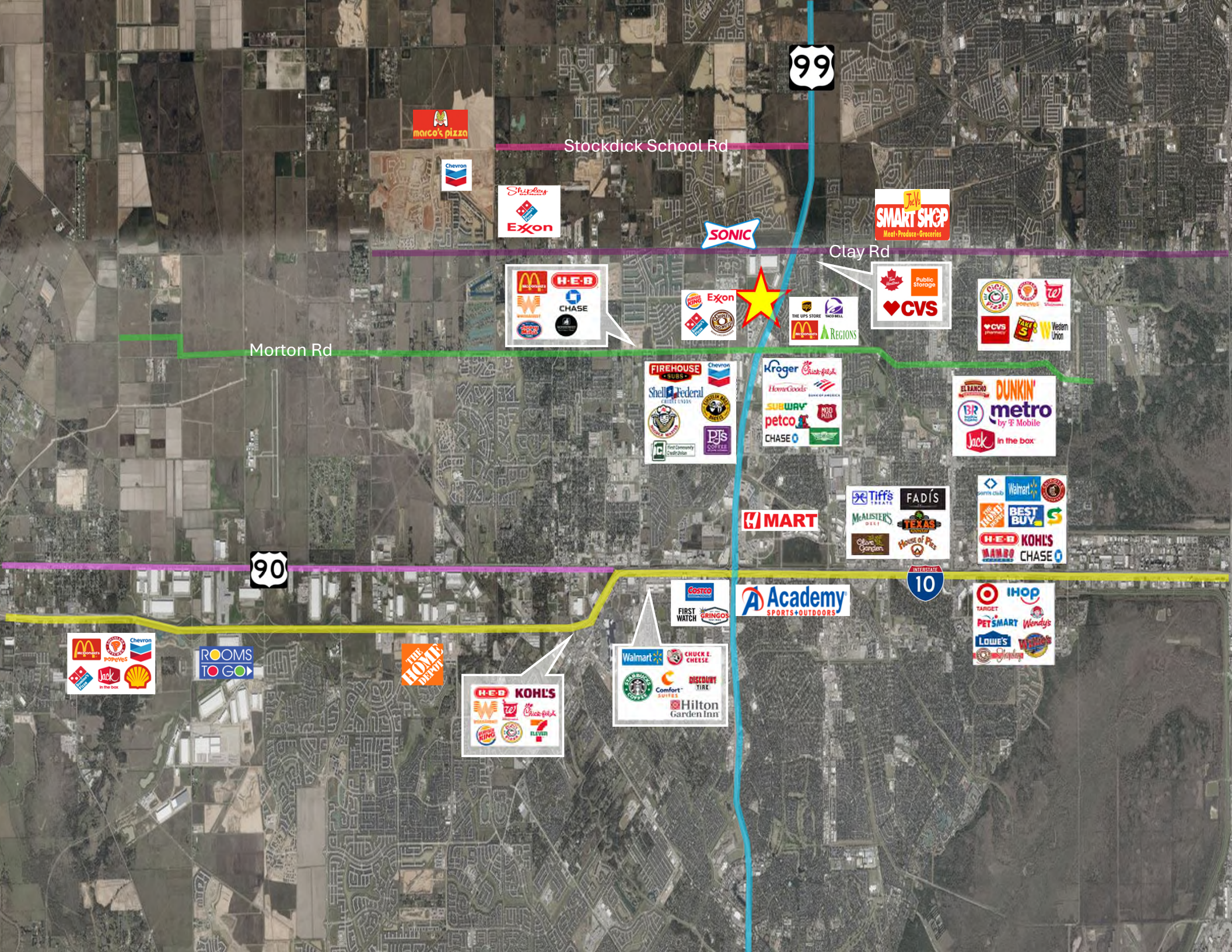


Current Layout



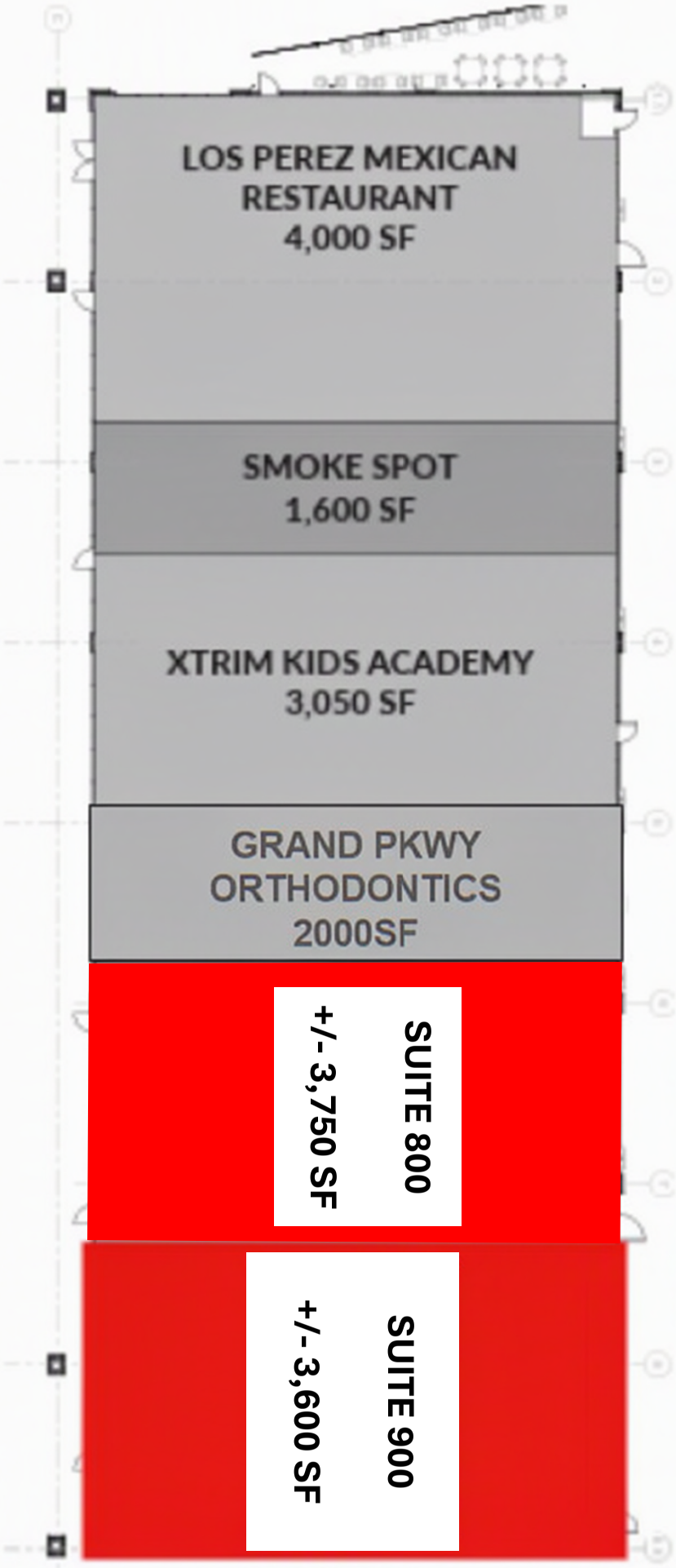


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99
Stockdick School Rd
Clay Rd
Morton Rd
90
10
SONIC
CHASE
Exxon
Chevron
CVS
Public Storage
Academy
SPORTS+OUTDOORS
H-E-B
KOHL'S
Walmart
Hilton
Garden Inn
ROOMS TO GO
THE HOME DEPOT
Kroger
petco
DUNKIN'
metro
by T-Mobile
Jack in the box
FADÍS
Tiff's
BEST BUY
IHOP
TARGET
PETSMART
Wendy's
LOWE'S
COSTCO
FIRST WATCH
GRINGOS
DISCOUNT TIRE
Comfort Suites
FIREHOUSE SUBS
Shell Federal
PJ's COFFEE
Regions
Western Union
TEXAS ROADHOUSE
Olive Garden
House of Pies
McAlister's Deli
Sam's Club
BJ's
Smart Shop
Meat • Produce • Groceries


PEEK RIDGE RD
Lightbridge Academy
BREA LUXURY APARTMENTS
99 TOLL
ARROWHEAD BAY LN
PEEK RD
SITE
CALIBER COLLISION
71,037 VPD
SAGINAW POINT LN
LINZ LUXURY LIVING APARTMENTS
DISCOUNT TIRE
99 TOLL
DQ
PANTEGO LN
Walmart
Grand Morton Town Center


Peek Rd
W Grand Pkwy N


LOS PEREZ MEXICAN
RESTAURANT
4,000 SF
SMOKE SPOT
1,600 SF
XTRIM KIDS ACADEMY
3,050 SF
GRAND PKWY
ORTHODONTICS
2000SF
SUITE 800
+/- 3,750 SF
SUITE 900
+/- 3,600 SF

PROPERTY INFORMATION

3211 W Grand Pkwy N,
Katy, TX 77449

DEMOGRAPHICS
(2025 Estimates)

	0–1 MILE	1–3 MILES	3–5 MILES
Population	15,921	98,871	189,250
Households	4,831	32,577	64,254
Median Household Income	$114,945	$98,590	$92,667
Average Household Income	$123,770	$114,613	$120,918
Median Age	34.1	34.6	35.2
Population Growth (2025–2030)	2.00%	1.60%	1.22%
Household Growth (2025–2030)	2.31%	2.02%	1.65%

TRAFFIC EXPOSURE
Key Nearby Traffic Counts (Average Daily Traffic)

Roadway / Location	Distance	Vehicles per Day
Morton Ranch Rd @ Peek Rd	0.50 mi	19,429
Clay Rd @ Peek Rd	0.70 mi	14,790
N Mason Rd @ Clay Rd	1.10 mi	21,646
Clay Rd @ N Mason Rd	1.30 mi	21,891
N Mason Rd @ Franz Rd	1.30 mi	24,170
W Grand Pkwy N @ Silversmith Ln	1.60 mi	67,328



FLOOD ZONE
Flood Zone Determination:
OUT
X500 or B Zone

PROPERTY LOCATION
3211 W Grand Pkwy N,
Katy, TX 77449

PRIME KATY LOCATION / STRONG DEMOGRAPHICS / HIGH TRAFFIC EXPOSURE

11-03-2025

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.

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.

Danny Nguyen International LLC	577136-BB	Info@dncommercial.net	(713)270-5400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Danny Doan Nguyen	456765-B	dannynguyen@dncommercial.net	(713)478-2979
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

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