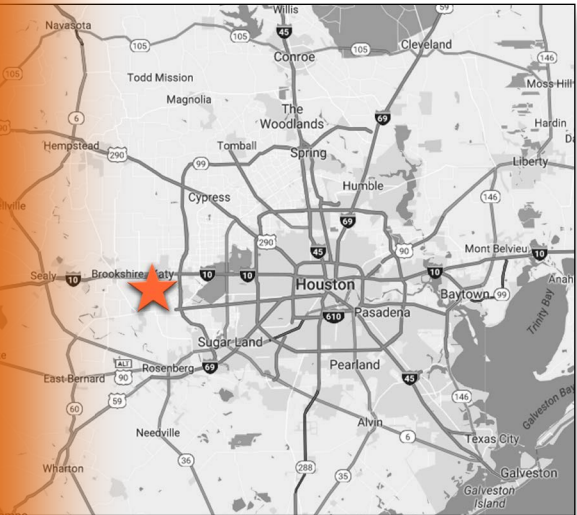


1463 & CROSSOVER DEVELOPMENT

NEC OF FM 1463 & CROSSOVER RD IN KATY, TEXAS

PROPERTY INFORMATION:

- Shopping Center and Pad opportunities available
- Lighted Intersection - FM 1463 (being expanded to 6 lanes) & Crossover Rd (4 lane road with full access from Spring Green road to Tayrns Way-to be fully finished in 60 days)
- Only corner at this intersection with a retail development
- Across the street from a 116 acre development by DR Horton currently under construction
- Call for Pricing



Contact:

Campbell Anderson

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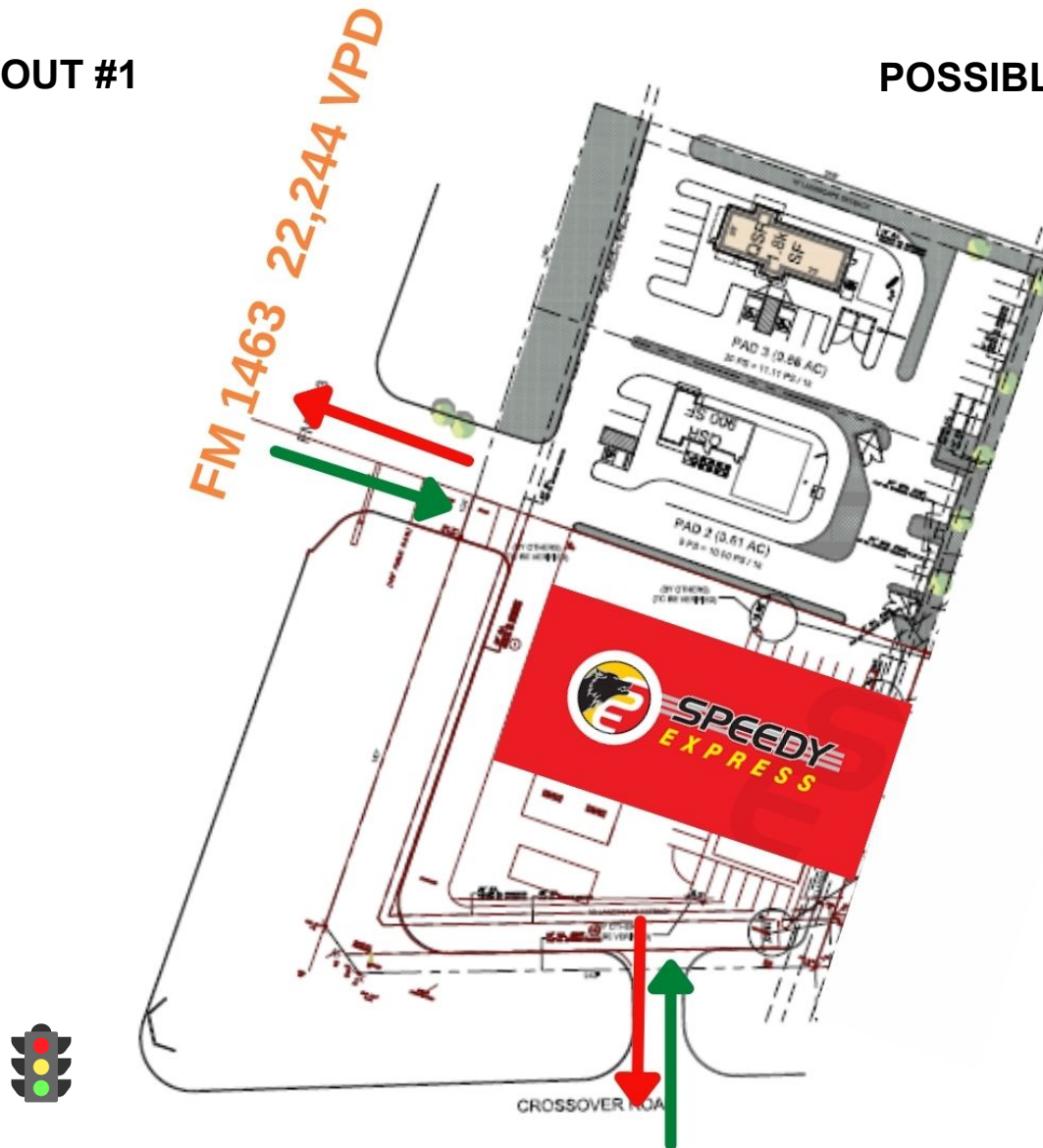
Greg Lee

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1463 & CROSSOVER DEVELOPMENT

NEC OF FM 1463 & CROSSOVER RD IN KATY, TEXAS

ALTERNATE LAYOUT #1**POSSIBLE ALTERNATIVE LAYOUTS**

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1463 & CROSSOVER DEVELOPMENT

NEC OF FM 1463 & CROSSOVER RD IN KATY, TEXAS

ALTERNATE LAYOUT #2**POSSIBLE ALTERNATIVE LAYOUTS**

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1463 & CROSSOVER DEVELOPMENT

NEC OF FM 1463 & CROSSOVER RD IN KATY, TEXAS

Firethorne/Cinco Ranch Area Facts:



- In April 2019, 216 homes sold in Firethorne. Average home price was \$361,000.
- Firethorne was the #4 neighborhood in all of Katy for home sales in Q1 of 2019.
- Home prices are up 139% since 2009 in Firethorne.



- In Q1 of 2019 there were 86 homes sold in Cinco Ranch. Average home price was \$492,693.
- All Elementary and Junior High schools scored a perfect 10/10 on standard rating system according to Katy ISD.
- Home prices are up 111% since 2013 in Cinco Ranch.

Site Facts:

- **Crossover** soon to be **4 lane road** with full access from Spring Green road to Tayrns Way. Currently full access from Spring Green to 1463 and will fully connect to Tayrns Way in the next 60 days.
- **1463** will be expanded to **6 lane road** per TXDot with fully lighted 4 way intersection directly in front of Orr Commercial site.
- **DR Horton** is under construction on **116 acre development** at the SWC corner of 1463 and Crossover. Have roads in place, lots platted, and detention fully functional.

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1463 & CROSSOVER DEVELOPMENT

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