





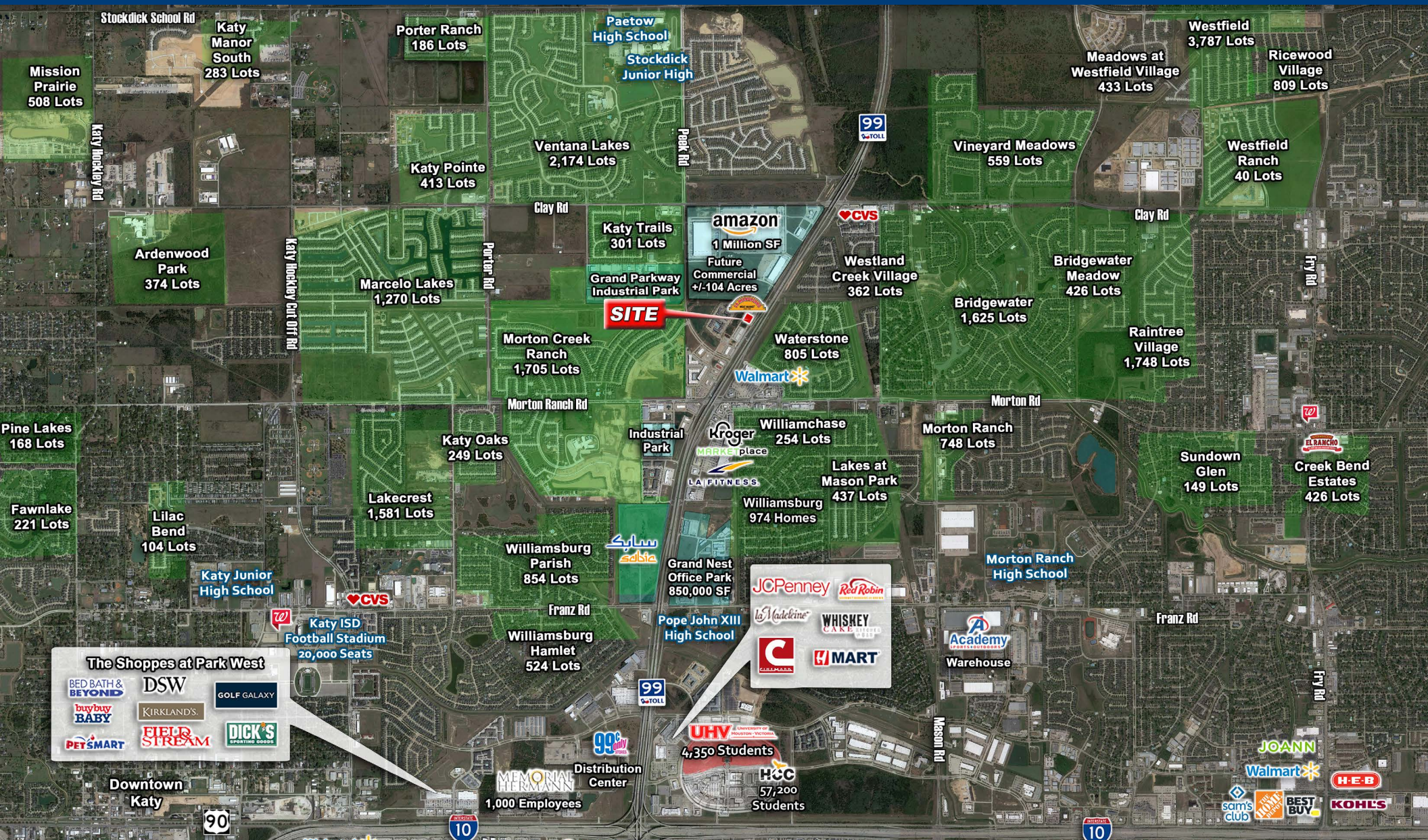
# GRAND PARKWAY AT PEAK ROAD

## SHOPPING CENTER FOR LEASE

Katy, Texas 77449















### Property Description

- Across from Walmart Supercenter and Kroger Marketplace anchored shopping centers
- Located just north of the Grand Parkway and Morton Ranch Rd intersection, one of the busiest in the area
- Surrounded by new rooftops in an affluent area west of Houston
- Served by Katy ISD and MUD 287

**Available:** Phase I: ±16,133 SF | ±1.6 Acres  
Possible Phase II

**Pricing:** Call for Rates/Pricing

### Traffic Counts

Grand Parkway: 90,586 VPD (TXDOT 2022)  
Morton Ranch Rd: 23,624 VPD (TXDOT 2021)

### Demographics

	1-mile	3-miles	5-miles
2023 Population	13,048	102,545	292,559
Daytime Population	9,381	72,593	230,524
Avg HH Income	\$119,649	\$111,793	\$110,898

### Traffic Generators





