

FOR LEASE & FOR SALE

23040 Morton Ranch Rd | Katy, TX 77449

Land
Investment Opportunity

Offering Memorandum

±0.76 AC of Land | Ideal STNL Development Site | +30% Population Growth Since 2020

Walmart 
±250,000 Visitors Per Month

State Highway 99 ±35,380 VPD

Morton Ranch Rd ±20,000 VPD

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EXCLUSIVELY LISTED BY

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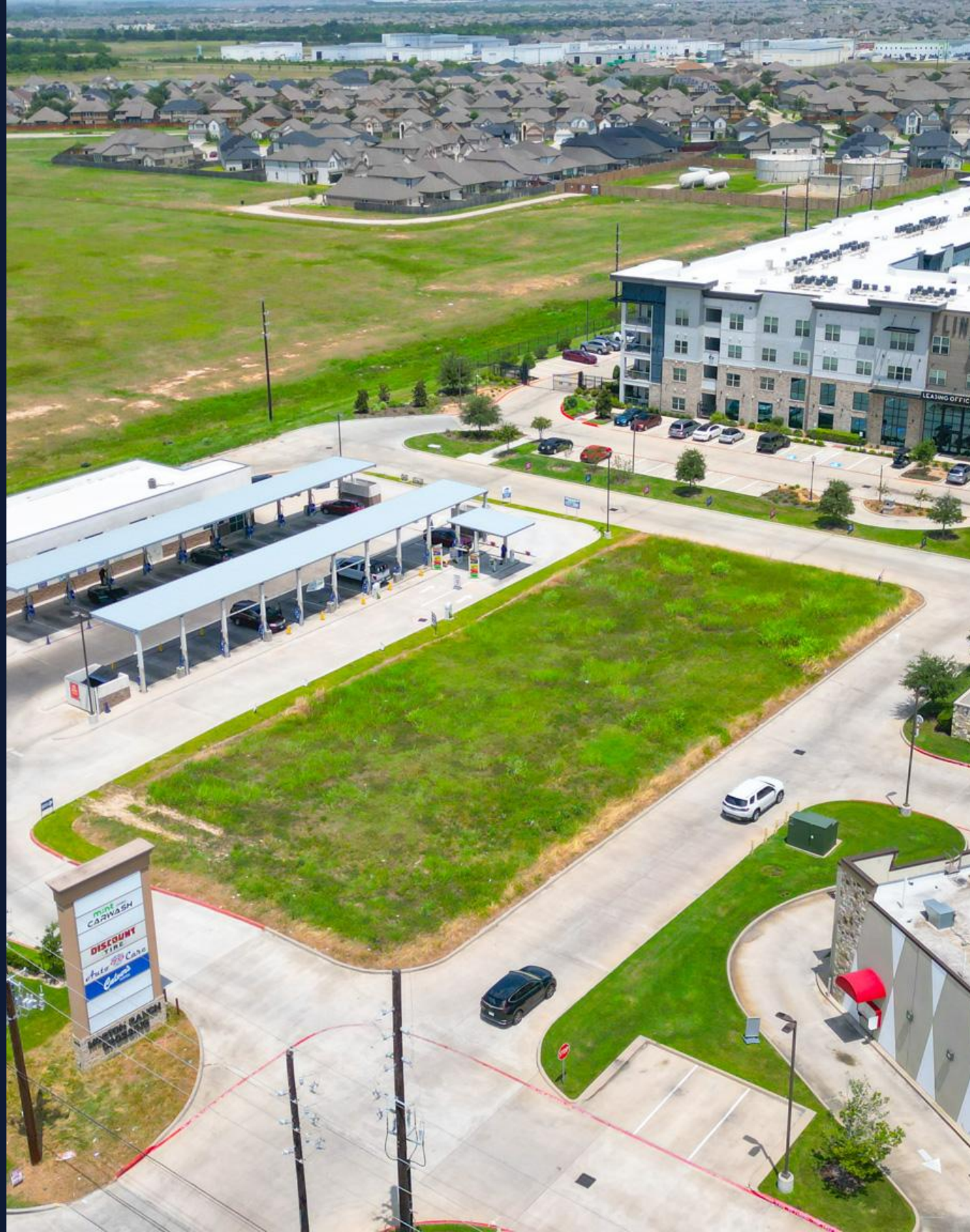
Broker of Record

Patrick Graham

Broker Lic No. 528005 (TX)

Firm Lic No. 9005919 (TX)

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PROPERTY PHOTOS



INVESTMENT OVERVIEW

100'

Frontage

33,000 SF

Lot Size

\$2.56/SF

Lease Rate (Ground)

\$1,056,000

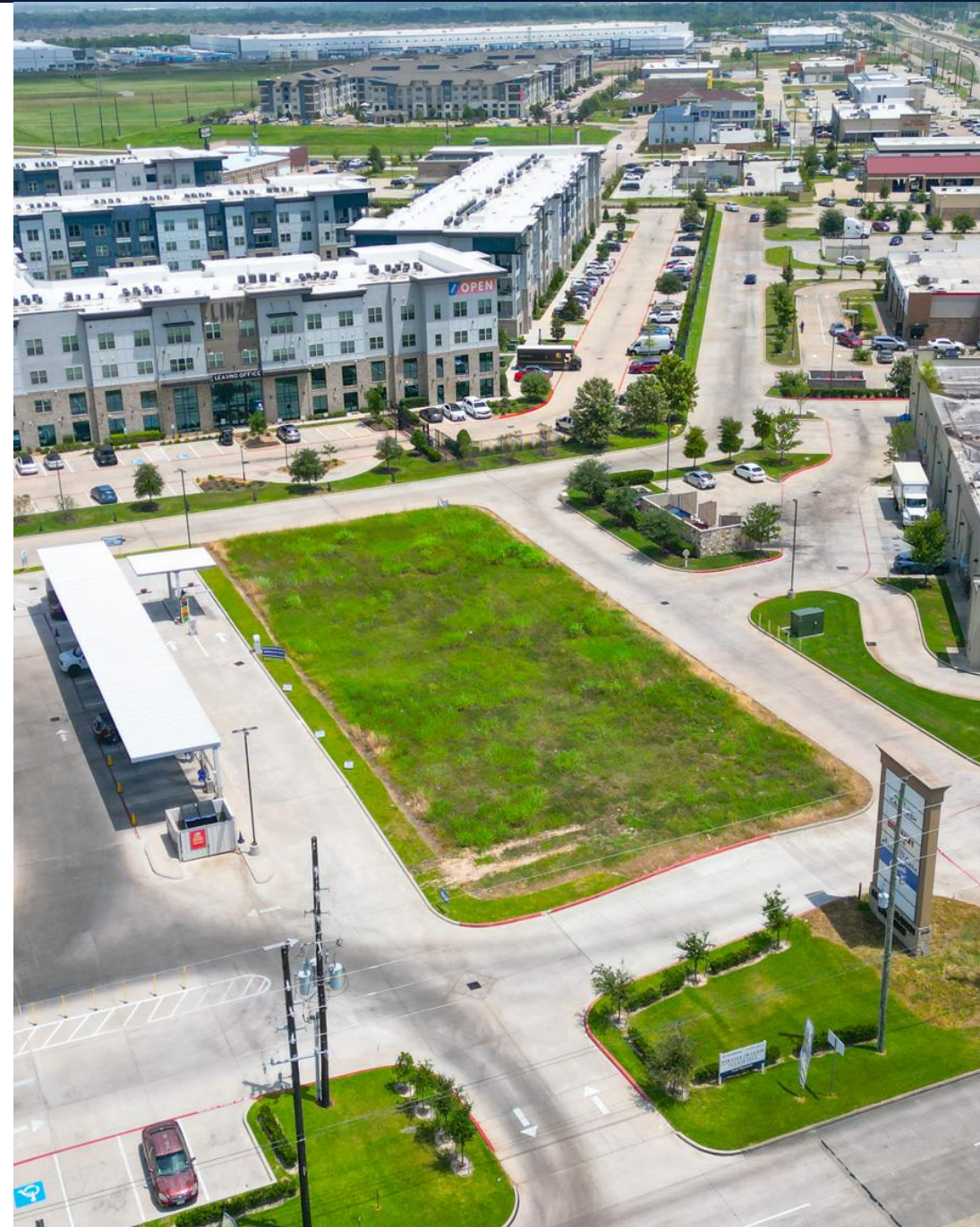
Sale Price



INVESTMENT HIGHLIGHTS

Property Highlights

- **Prime Katy Location** – Strategically located in one of Houston's fastest-growing corridors, surrounded by expanding residential communities, established retail, and strong consumer demand.
- **Ideal STNL Development Site** – Approximately 33,000 SF (± 0.76 acres), providing an efficient footprint for a variety of single-tenant net lease, build-to-suit, or owner-user developments.
- **Strong Demographics** – The property benefits from a dense and growing population with above-average household incomes, providing a strong customer base for national retailers and service-oriented tenants.
- **Excellent Ground Lease Opportunity** – Well positioned for a long-term ground lease to a national or regional tenant, including QSR, coffee, medical, automotive, financial, or convenience retail users.
- **Flexible Investment Strategy** – Offers multiple value-creation opportunities, including fee-simple development, build-to-suit, long-term ground lease, or land banking in a rapidly appreciating submarket.





Brea Luxury Apartments

±371 Units

Subject Property



Morton Rd ± 11,400 VPD



Olga Leonard Elementary

±1,033 Students



Morton Creek Ranch

±884 Homes

Estimated labor force: ±1,850 workers



Elation at Grandway West

±324 Units

Estimated labor force: ±470 workers



St. John XXIII College Preparatory

±432 Students



Morton Ranch High School

±2,909 Students



Diane Winborn Elementary

±742 Students



MEMORIAL HERMANN

Katy

Memorial Hermann Katy Hospital

±303 beds | ±1,700 Total Employees



99

± 35,380 VPD

KOHL'S



10

± 191,500 VPD



KATY, TX



*Katy's 77493 ZIP ranked among **America's fastest-growing areas**, adding 12,000+ homes in recent years*

Houston Chronicle, 2026

26,360

Total Population

\$107,332

Median HH Income

+30%

Population Growth Since 2020

81%

Homeownership

Local Market Overview

Katy, Texas is a steadily growing community known for its strong schools, stable neighborhoods, and welcoming atmosphere. The city continues to attract families and professionals who appreciate its balance of comfort, convenience, and long-term livability.

The local economy is diverse, supported by industries such as energy, manufacturing, healthcare, education, and retail. Major employers, along with many small and mid-sized businesses, contribute to a reliable job market and consistent economic growth. This mix of opportunities helps create stability for residents across different career paths.

With its combination of economic strength, community-oriented living, and continued development, Katy remains an appealing place for people looking to plant roots and enjoy a solid, well-rounded quality of life.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	21,494	131,429	339,202
Current Year Estimate	17,059	111,978	301,996
2020 Census	11,036	89,990	260,211
Growth Current Year-Five-Year	26.00%	17.37%	12.32%
Growth 2020-Current Year	54.57%	24.43%	16.06%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,916	43,954	113,382
Current Year Estimate	5,469	37,368	100,447
2020 Census	3,414	28,635	83,587
Growth Current Year-Five-Year	26.45%	17.63%	12.88%
Growth 2020-Current Year	60.19%	30.50%	20.17%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$143,913	\$123,563	\$128,987

Houston, TX

Houston is one of the nation's premier consumer markets, supported by its large and rapidly expanding population, diverse economic base, and strong visitor activity. As the fifth-largest metropolitan area in the United States, Houston benefits from sustained population growth that continues to drive demand for retail, dining, entertainment, and essential services across the region. The market's economic diversity, anchored by energy, healthcare, aerospace, manufacturing, and technology industries, supports a broad consumer base and strong household spending. Significant tourism and business travel activity further enhance retail demand, reinforcing Houston's position as one of the most attractive retail investment markets in the country.

Source: CoStar Group, Houston First, Houston Facts & Figures | **2025 Dataset**

5th-Largest U.S. Metro

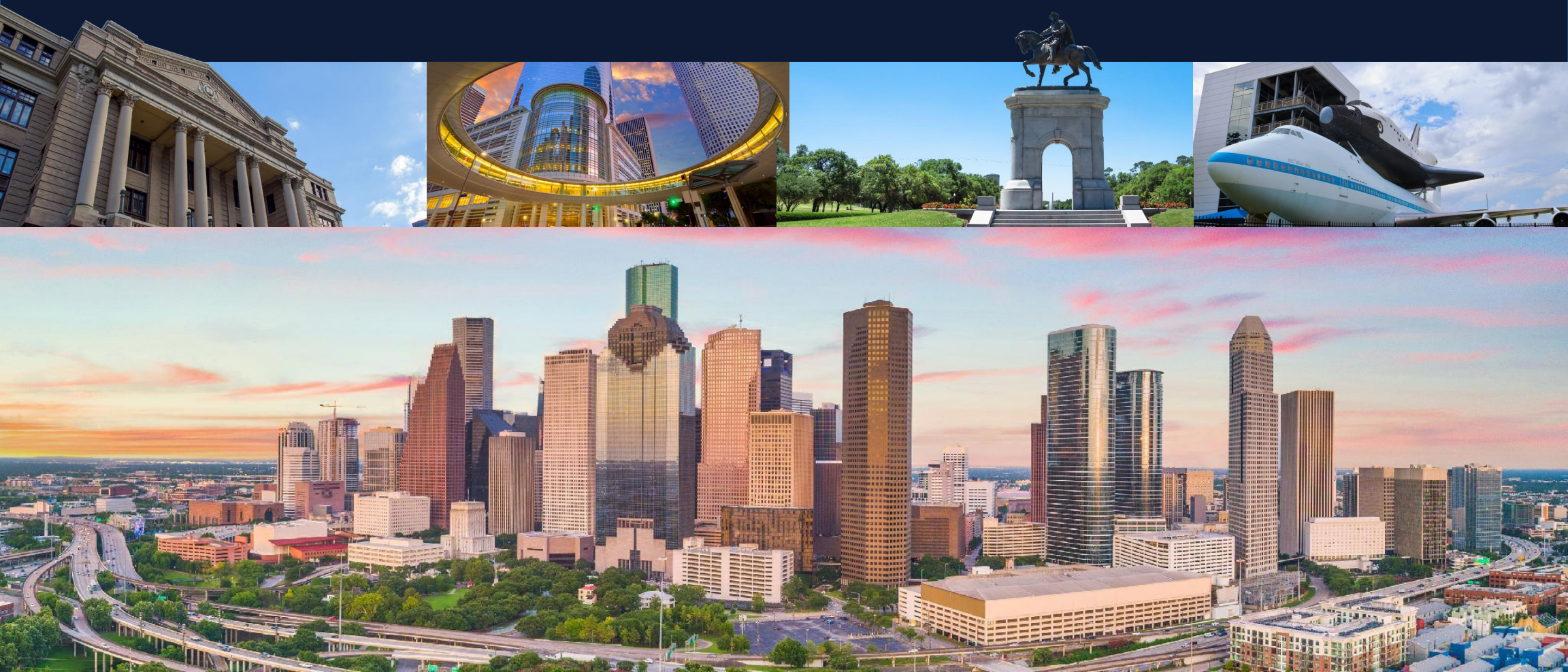
8M+ Total Population

92.6M+

Annual Visitors

\$16.6B+

Visitor Spending (2024)



Employment

Houston supports one of the largest and most diversified employment bases in the United States, anchored by globally significant energy, healthcare, manufacturing, aerospace, logistics, and professional services industries. Widely recognized as the Energy Capital of the World, the region has evolved into a major hub for life sciences, technology, and advanced manufacturing while maintaining its leadership in global energy markets. Houston's business-friendly environment, strategic Gulf Coast location, and concentration of Fortune 500 headquarters continue attracting corporate investment and workforce growth.

2025 Employment Statistics

Total Jobs

3.5M+

26 Fortune 500 HQs

#3 in U.S. Metros

Major Job Expansions & Corporate Investment

Axiom Space

1,000+ jobs · **World's first commercial space station**

Eli Lilly

600+ jobs · **\$5.9B-\$6.5B biomanufacturing facility**

Top Employers

Largest Employer

TMC | TEXAS
MEDICAL
CENTER

100,000+
Employees

Memorial Hermann Health

30,000+ Employees

Houston Methodist

30,000+ Employees

MD Anderson Cancer Center

25,000+ Employees

United Airlines

14,000+ Employees

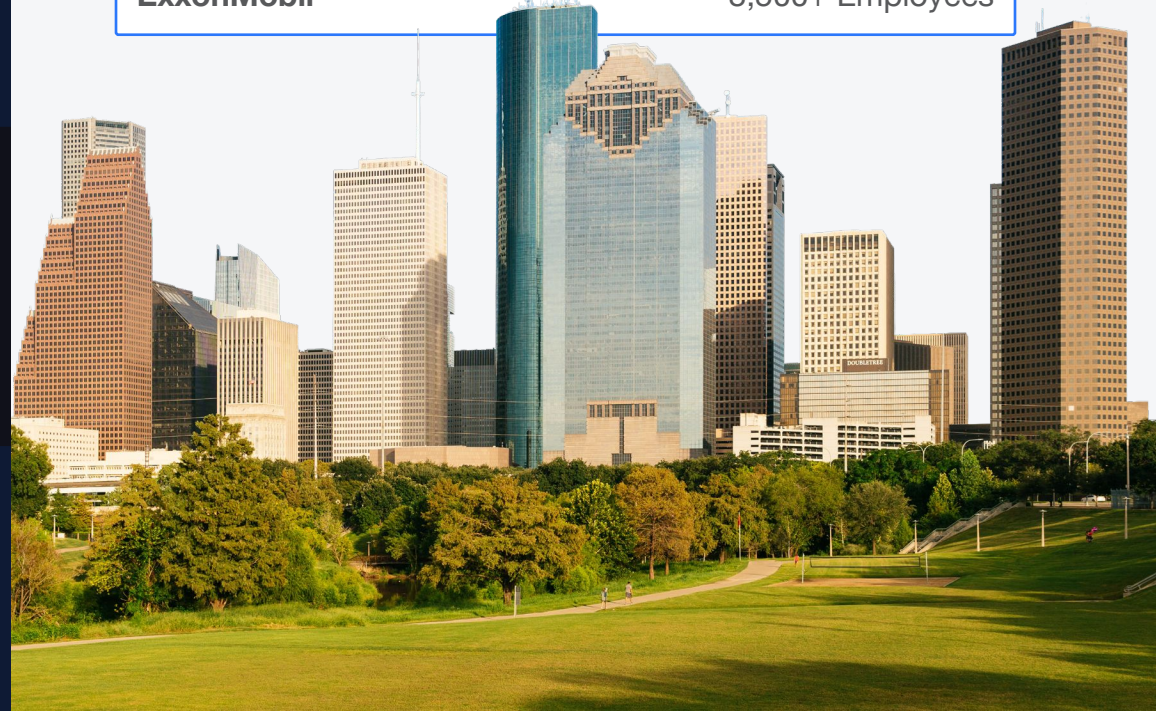
Shell

9,000+ Employees

ExxonMobil

8,500+ Employees

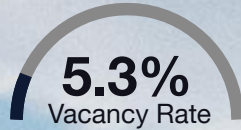
Source: U.S. Bureau of Labor Statistics, Greater Houston Partnership, Harris County Economic Development, Fortune 500, Texas Medical Center | **2025 Dataset**



Houston Retail Performance

444M+

Square Feet of
Retail Inventory



4.4M

SF Under
Construction

\$25.01

Market Asking Rent
Per Square Foot

\$254

Market Sale Price
Per Square Foot

Houston's retail market ranks as one of the nation's largest consumer economies. The region's substantial inventory base, development activity, and relatively low vacancy rate demonstrate retailer demand and confidence in long-term growth. Strong asking rents and sale prices highlight Houston's ability to attract investment, while the current cap rate environment continues to provide opportunities for investors seeking stable income and long-term appreciation. Supported by robust population growth, job creation, and consumer spending, Houston remains one of the most active and resilient retail markets in the United States.

Source: CoStar Group | 2025 Dataset



Submarket Strength

Luxury & Flagship

Uptown Houston

The Galleria · River Oaks

200K+ daytime employees

Historically low 2% retail availability

The Galleria

400+ retailers, restaurants, entertainment

2.4M+ SF

Retail space

30M+

Annual Visitors



Regional Destination

The Woodlands

North Houston · Montgomery County

Montgomery County population exceeds 750,000 residents

Woodlands Mall

10M+ annual visitors

120K+ Residents

80K+ Jobs



High-Growth Suburb

West Houston

Katy · Energy Corridor · Cinco Ranch

Energy Corridor supports

94K+ employees in 300+ companies

Katy Independent School District

96,000+ students

Katy Mills

10M+ visitors annually



Affluent Trade Area

Sugar Land

Fort Bend County

Fort Bend County population exceeds 900,000 residents

Sugar Land Town Square

4.5M+ annual visitors

24M+ SF of commercial development



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 23040 Morton Ranch Rd, Katy, TX, 77449 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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:
 - 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.

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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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