

LAND FOR
LEASE
±1.38 ACRES
(Divisible)

GROUND
LEASE
OR
BUILD-TO-
SUIT



2712 N. Mason Road
Katy, TX 77449

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PROPERTY HIGHLIGHTS

- ±1.38 ACRES (DIVISABLE)
- BUILD-TO-SUIT OR DESIGN BUILT
- CROSS ACCESS WITH ANCHORED RETAIL ON EITHER SIDE
- OUTSIDE 500 YEAR FLOOD PLANS (NO HARVEY FLOODING)
- CONVENIENT ACCESS TO SH 99 & I-10
- LOCATED IN KATY, TX – ONE OF THE FASTEST GROWING CITIES IN TEXAS
- BLOCKS AWAY FROM ACADEMY HEADQUARTERS, GEICO CORPORATE & MORTON RANCH SCHOOL SYSTEM



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AREA RETAILER MAP



Walmart

99 TEXAS

9ROUND
30 MIN KICKBOX FITNESS

TACO BELL

MyKid's
DENTIST

ups

cricket
wireless

Little
Caesars

Night Light
pediatric urgent care

Great Clips

WATERSTONE
FALLS

WESTLAND
CREEK VILLAGE

LAKES OF
BRIDGEWATER

MORTON RD

N. MASON RD

Shell

Wendy's

Pizza
Hut

Davita

SITE

FAMILY
DOLLAR

Portal Family Dentistry
& Orthodontics

MORTON RANCH

99
TEXAS

Kroger

Chick-fil-A

GNC

Sprint

ideal dental

WHATABURGER

REGIONS

Auto
Zone

Starbucks
ME
MedExpress

WING-STOP

MATTRESS
ONE

verizon

KUMON

supercuts

SUBWAY

T-Mobile

SUBZERO
NITROGEN ICE CREAM

CHASE

LAKES AT
MASON PARK

W

WILLIAMSCHASE

MORTON RANCH
JUNIOR
HIGH SCHOOL

MORTON RANCH
JUNIOR
HIGH SCHOOL

WILLIAMSBURG
COLONY

SKYBOX
HOUSTON

Mason
BRIDGES

MORTON RANCH
ELEMENTARY SCHOOL

MORTON RANCH
HIGH SCHOOL

MORTON RANCH
HIGH SCHOOL

FRANZ RD

N. MASON RD

Starbucks

Academy
SPORTS+OUTDOORS

HEADQUARTERS

DEMOGRAPHICS

POPULATION

Demographics	1 Mile	3 Mile	5 Mile
Population	11,400	101,206	233,132
Households	3,605	29,007	91,000
Median HH Income	\$73,801	\$85,805	\$108,235

TRAFFIC

Street	Cross Street	Distance	Traffic Volume*
Mason Road	Franz Road	0.6 mi	29,420
Morton Road	Mason Road	0.3 mi	13,925
HW 99	Franz Road	2.2 mi	35,381
Franz Road	Mason Road	0.9 mi	13,088
Interstate 10	Highway 90	2.4 mi	151,937

*2016 TXDOT Traffic Count

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