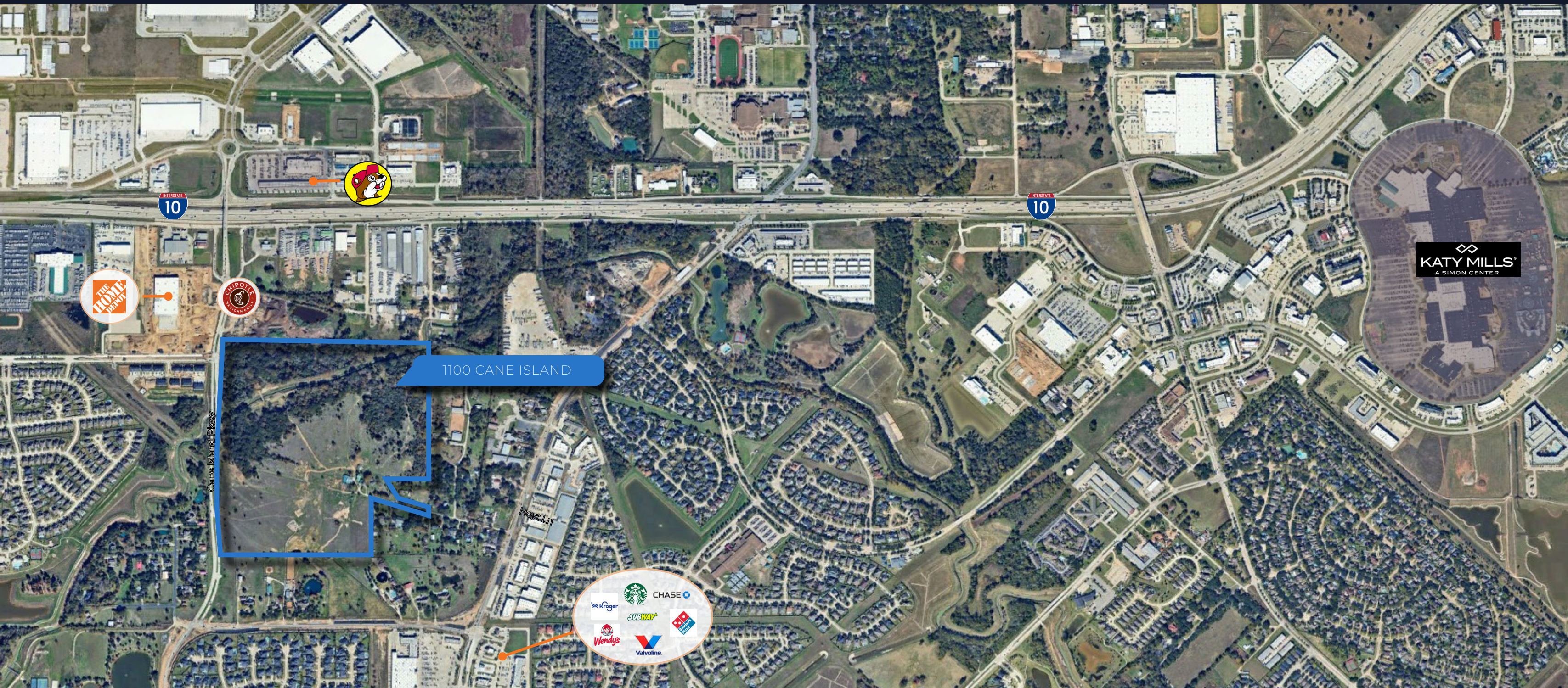


FOR SALE | 1100 CANE ISLAND PKWY

±108.97 Acres of Land For Sale



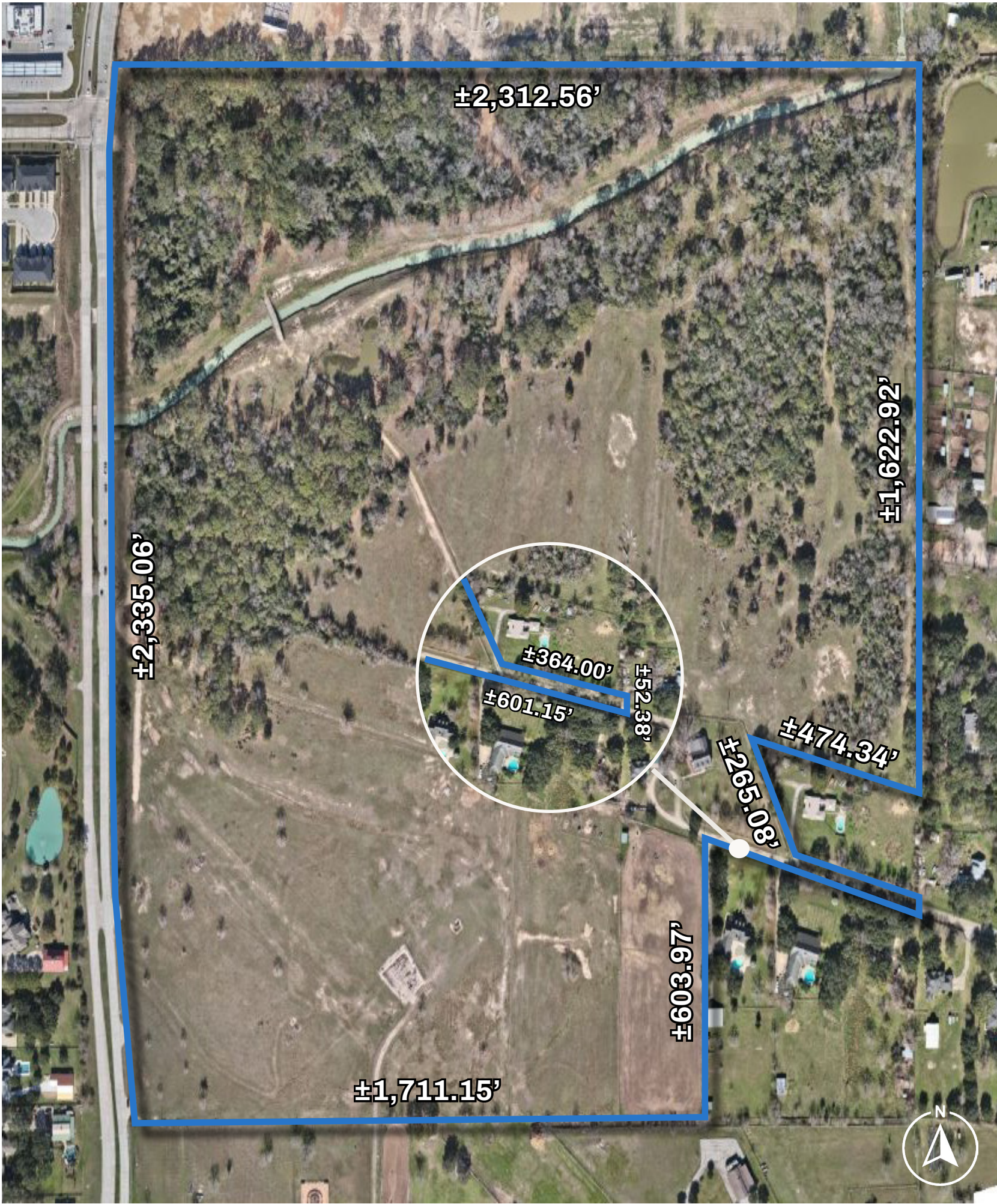
JEFF G. PEDEN, SIOR
EXECUTIVE MANAGING DIRECTOR
713.231.1640
jeff.peden@transwestern.com

SCOTT E. MILLER, SIOR
SENIOR VICE PRESIDENT
713.231.1637
scott.miller@transwestern.com

KYLE S. WALKER
ASSOCIATE
713.231.1584
kyle.walker@transwestern.com

Property Highlights

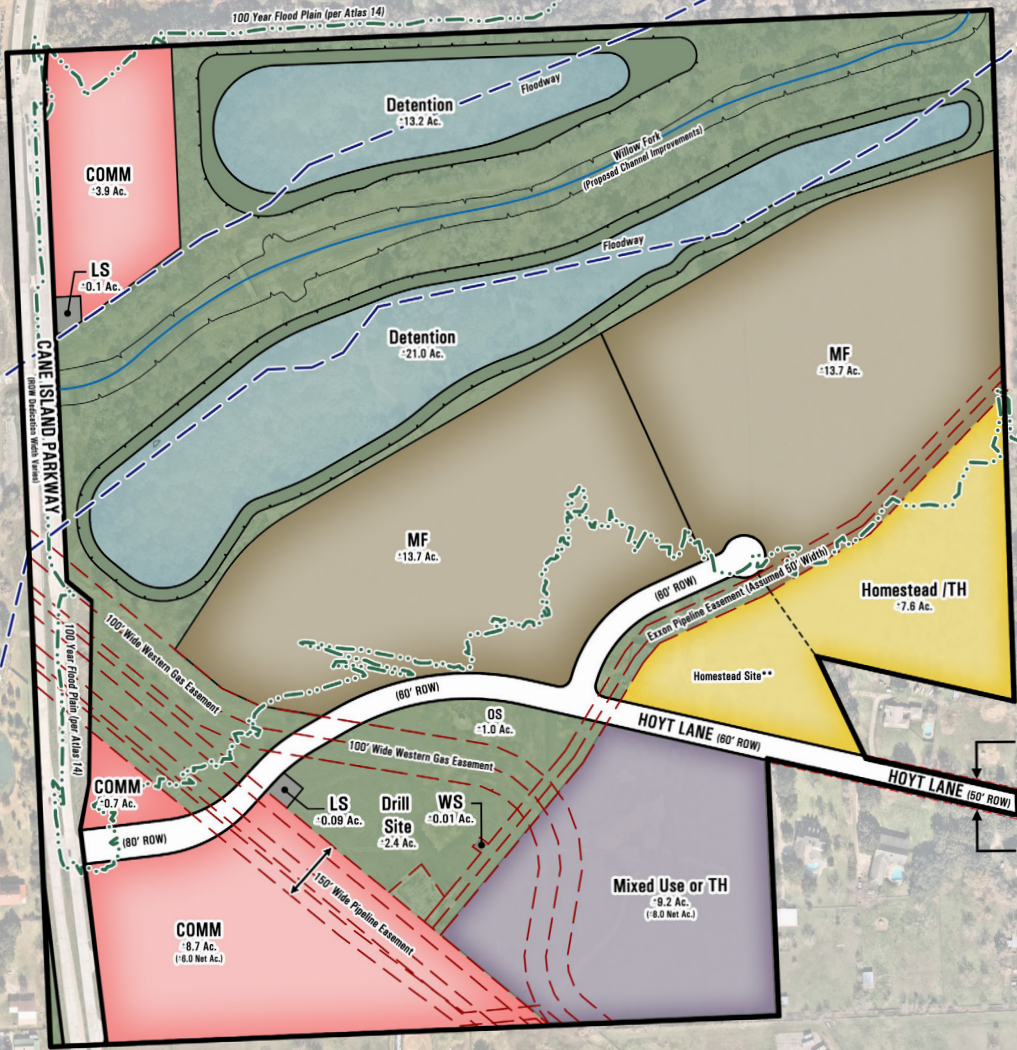
LOCATION	1100 CANE ISLAND, KATY, TX, 77494
LAND SIZE	±108.97 AC (±4,746,733.20 SF)
BEST USE	MULTIFAMILY, COMMERCIAL, RETAIL, MIXED-USE, TOWNHOMES, INDUSTRIAL
RESTRICTIONS	NONE
UTILITIES	TBD
TRAFFIC COUNT	FM 1463: 19,663
PRICING	DEPENDENT ON SIZE, LOCATION, USE TYPE



A Conceptual Land Use Plan
BAIN PROPERTY
±114.3 Acres
in Fort Bend County, Texas

LAND USE TABLE	
	ACREAGE
RESIDENTIAL	
Homestead/Townhome**	±7.6 Ac.
Multi-Family Residential	±27.4 Ac.
Mixed Use or Townhome	±9.2 Ac.
NON-RESIDENTIAL	
Commercial	±13.2 Ac.
Detention / Open Space	±35.5 Ac.
Willow Fork Bayou Top of Bank	±3.7 Ac.
Pipelines and Drill Site*	±7.8 Ac.
Lift Station	±0.2 Ac.
Right Of Way	±4.1 Ac.
Right Of Way Dedication (Cane Island Pkwy)	±5.6 Ac.
TOTAL	±114.3 Ac.

*Pipeline and drill site acreage include pipeline acreage not included in other land use categories. Total pipeline acreage within project boundary is 11.5 acres.
** Homestead site is 2.6 Ac.



AERIAL LOOKING EAST



AERIAL SOUTHEAST



AERIAL LOOKING WEST



AERIAL



Demographics

	3 Miles	5 Miles
POPULATION (CURRENT)	54,250	178,481
POPULATION (5 YR. FORECAST)	59,036	193,714
HOUSEHOLDS (CURRENT)	17,144	56,773
AVERAGE HOUSEHOLD INCOME	\$164,732	\$157,320
MEDIAN AGE	37	36

CENTRALIZED AROUND

3 MILES

KATY MILLS MALL

KATY HIGH SCHOOL

KATY BOARDWALK

5 MILES

FALCON POINT PARK

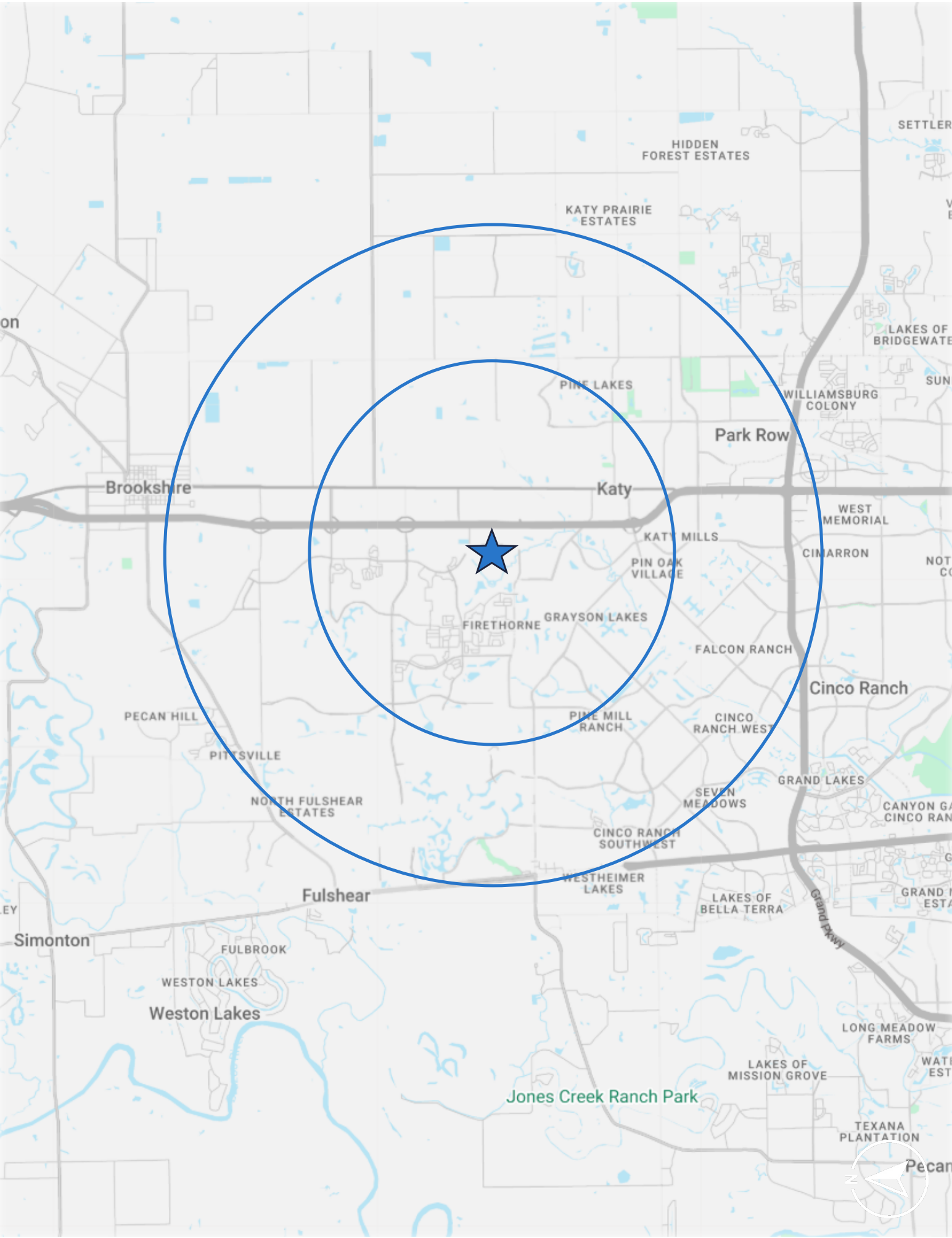
THE CLUB AT FALCON POINT

7 MILES

LA CENTERRA AT CINCO RANCH

THE GOLF CLUB AT CINCO RANCH

WILLOW FORK PARK



LaCenterra at Cinco Ranch

About

Centered in the heart of prestigious Cinco Ranch, LaCenterra offers a standout office address surrounded by Katy’s premier walkable retail, dining, and lifestyle amenities. LaCenterra features 66 retailers, offering an exceptional blend of shopping, dining, and leisure experiences in a sophisticated open-air setting.



Property Features

A premier mixed-use destination where business meets lifestyle. Featuring 140,000 RSF of Class A office space seamlessly integrated above vibrant retail, this prestigious 34-acre development offers unmatched name recognition and exceptional atmosphere. With over 20 restaurants onsite, guests and professionals alike can enjoy a diverse culinary experience in a sophisticated, open-air setting.

34
ACRE
DEVELOPMENT

140,000
RSF CLASS A
OFFICE SPACE

+20
RESTAURANTS
ONSITE

Shops + Entertainment

LaCenterra isn’t just a destination in Cinco Ranch; it’s woven into the community fabric, built on belonging, and intertwined with your routine and life. LaCenterra has curated a little bit of everything for everyone in the family, featuring your favorite on-trend boutiques, an array of dining options fast casual to fine dining, an upscale movie experience, and the trusted providers that keep your family happy, healthy and financially fit.



LAND FOR SALE | 1100 Cane Island, Katy, TX 77494

±108.97 AC (±4,746,733 SF)

FOR MORE INFORMATION:

JEFF G. PEDEN, SIOR
EXECUTIVE MANAGING DIRECTOR
713.231.1640
jeff.peden@transwestern.com

SCOTT E. MILLER, SIOR
SENIOR VICE PRESIDENT
713.231.1637
scott.miller@transwestern.com

KYLE S. WALKER
ASSOCIATE
713.231.1584
kyle.walker@transwestern.com



1900 W Loop S #1300 | Houston, TX 77027
T 713.270.7700 | www.transwestern.com

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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.

2-10-2025



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. **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.

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.

Transwestern	466196	clint.bawcom@transwestern.com	713-270-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-3365
Designated Broker of Firm	License No.	Email	Phone
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