



1820 S. Mason Rd. #330 Katy, Texas 77450

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LAND FOR SALE OR GROUND LEASE

2 TRACTS – 3.2 & 2.4 ACRES

Will Subdivide For Pad Sites

**NORTH MASON RD
KATY, TX 77449**

Price - \$9.50/psf

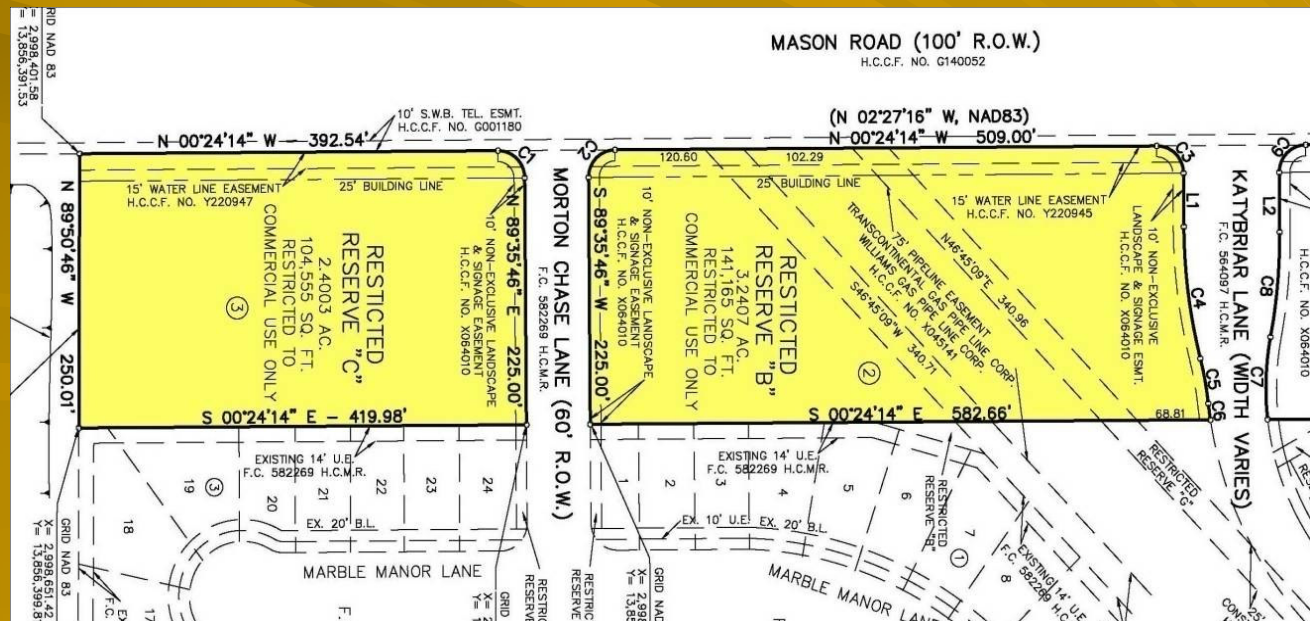
Utilities are available

Each tract has a 250 ft depth with excellent frontage



Location:

- 1.5 miles North of I-10
- Excellent Pad Site with drive-thru exposure
- Fast growing market area with an average growth of 7% annually with newly developing subdivisions.
- North Mason now been widened to a four lane road with an esplanade in the middle.



Demographics

2007 Estimated Demographics

Population:

3 Mile – 49,237

5 Mile – 145,590

Avg. Household Income:

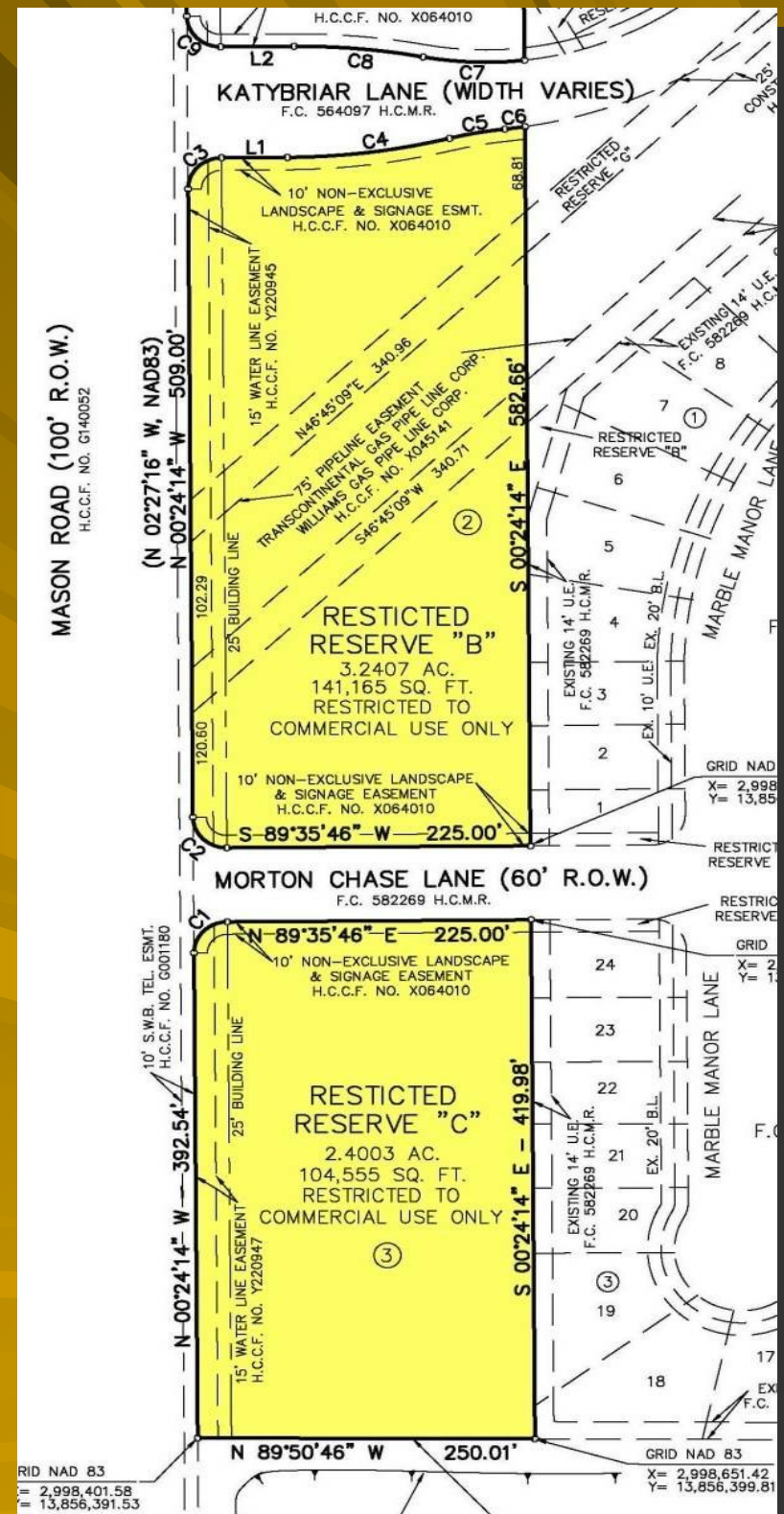
3 Mile – \$72,979

5 Mile – \$82,401

Average Age:

3 Mile – 31.03

5 Mile – 32.43



About Vatco Properties

Vatco Properties, Inc. is a full service commercial Real Estate Brokerage and Mortgage firm, operating in the Houston/Katy Real Estate market since 1982. Our company specializes in providing property development, leasing, consulting, and mortgage services. The firm's portfolio of managed and owned properties includes retail centers, industrial warehouses, mixed use development and land. We are committed to honesty, fairness and professionalism in our relationships with our clients and the general public.

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Houston Area Information



- Houston is located in the Southwest United States, approximately 45 miles from the Gulf of Mexico. Houston has a total area of 634 square miles with an average elevation of 49 feet above sea level. The Houston MSA was recently revamped and now includes 10 counties and now called the Houston-Sugar Land-Baytown MSA. The combined population of this area is slightly over 5.5 million, making it the 4th largest Metro area in the United States. Houston's central location gives it a geographic advantage, almost at the midpoint between the East and West Coast markets and business centers.

The information contained herein has, we believe, been obtained from reasonable reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied is made with respect to the accuracy thereof. All such information is submitted subject to error, omissions or changes in conditions, prior to sale, lease or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.

Houston Area Information



- The City of Houston has a population of 2.1 million people, making it the largest city in the South – Southwest area and the 4th largest in the country behind New York, Los Angeles, and Chicago. Houston is also the largest city in America without zoning laws. This has led to unusual growth patterns with multiple business districts throughout the city. Once heavily dependent on oil, Houston has greatly diversified in the last ten years.
- Houston is an international city with large populations of immigrants from around the world. There are Consulates from 82 countries located in the city, which ranks 3rd in the country. The terrain of the area ranges from forested areas to the north in The Woodlands and Conroe area to the sandy Gulf Coast region in the south, and flat prairie land to the West and Katy.

Houston Area Information

Houston – Sugar Land – Baytown MSA
County Populations:

- Harris – 3,886,207
- Ft. Bend – 493,187
- Montgomery – 398,290
- Galveston – 283,551
- Brazoria – 287,898
- Liberty – 75,685
- Waller – 35,185
- Chambers – 28,779
- Austin – 26,407
- San Jacinto – 24,760

