

The Park of Katy Mills



THE DEVELOPMENT:

Katy Mills is a dynamic, mixed-use project strategically located in Katy, Texas, and lies directly in the path of Houston's aggressive growth to the west. With the well-known Katy Mills Mall at its core, this project also benefits from outstanding demographics and phenomenal access. The Mall itself continues to thrive and is home to hundreds of tenants including some of the best names in retail such as Neiman Marcus Last Call, Saks Fifth Avenue Off 5th, Polo Ralph Lauren Factory Store, Bass Pro Shops, and Kenneth Cole. Katy Mills is an ideal location for a wide variety of office, research and development, healthcare, high tech and light industrial uses, as well as complementary retail and entertainment venues.

ACCESS:

Katy Mills has frontage on four major thoroughfares: I-10, Kingsland Boulevard, Pin Oak Road, and Katy Fort Bend Road. The project's frontage on these major thoroughfares as well as numerous interior roads provides exceptional access for the surrounding residential, commercial, and medical developments. Recent improvements include the extension and expansion of Kingsland Boulevard from the Grand Parkway westward to FM 1463.

ZONING:

Katy Mills is zoned as a Planned Development District ("PDD"), allowing for a variety of uses that include office, light industrial, retail, medical, and hospitality applications.

UTILITIES:

Katy Mills is located in MUD 4 within the City of Katy. The MUD provides water and wastewater services as well as stormwater collection and detention in a regional detention pond within the development. CenterPoint Energy provides both electrical and gas services.

SCHOOL DISTRICT:

Katy Independent School District

TAXES:

Katy Mills is located within the taxing jurisdictions of the City of Katy, Fort Bend County, Katy ISD, a TIRZ, and MUD 4. Ad valorem tax abatements may be available through the TIRZ, the county, and the MUD.

DEED RESTRICTIONS:

Managed by Simon Property Group, thoughtful architectural controls and protective covenants address a wide variety of issues designed to maintain values within the project.

FLOOD PLAIN:

None of the available sites in the Katy Mills project are located in the 100-year flood plain as defined by TSARP.



SIMPKINS GROUP

2810 Revere Street
Houston, Texas 77098
Tel 713.963.0885
Fax 713.963.8079
www.simpkinsgroup.com

Please contact:
Will Stacy
stacy@simpkinsgroup.com

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Katy Mills Peripheral Sites*

A	43.09 ac
C-1	25.42 ac
C-2	44.64 ac
C-3	24.97 ac
D	6.92 ac
G	11.90 ac
H-1E	2.53 ac
H-1A	8.44 ac
H-1B	3.28 ac
H-5	2.27 ac
I-9	7.22 ac
I-12 (A)	18.00 ac
I-12 (B-D)	8.07 ac

*Sites Divisible



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