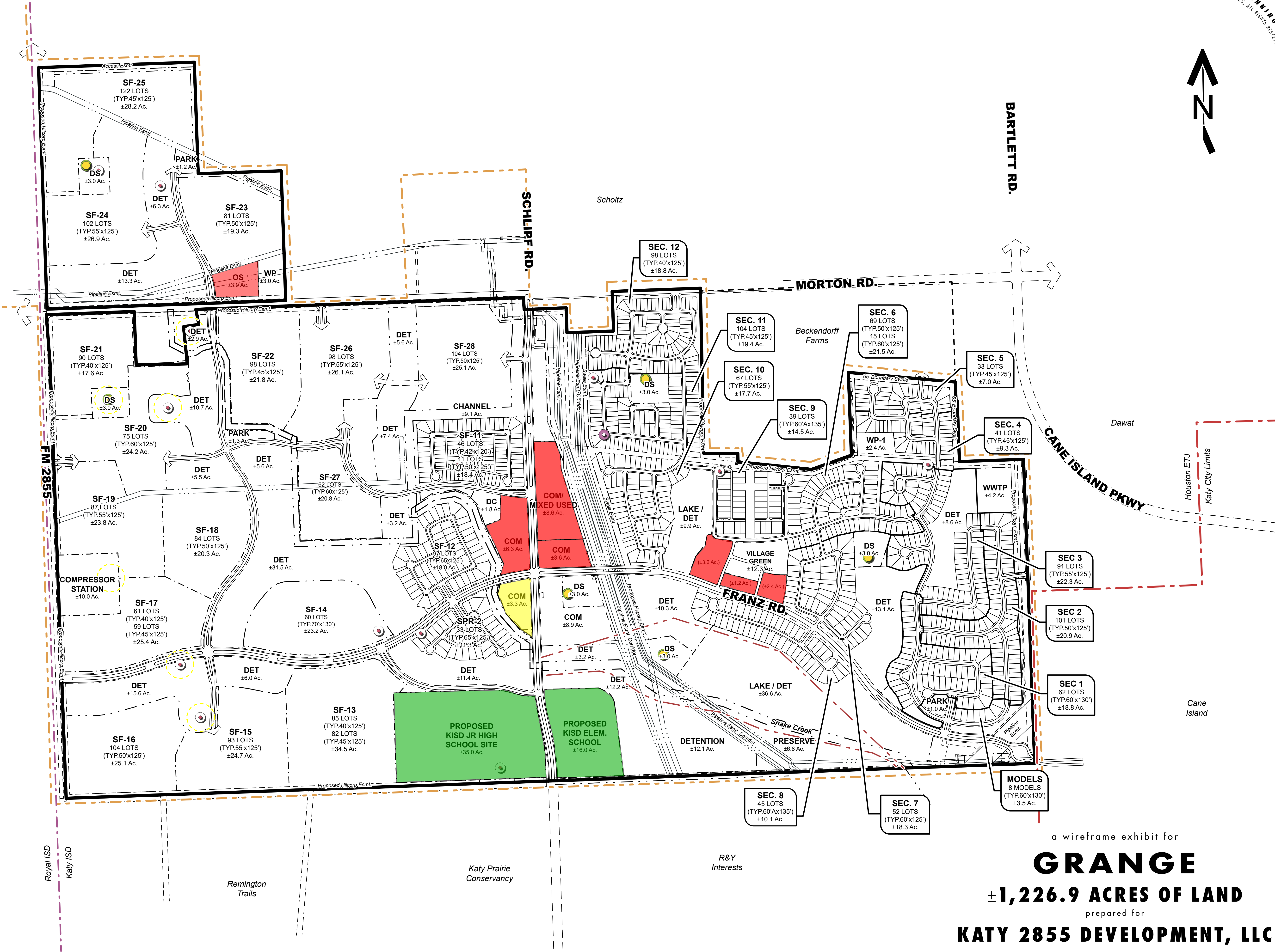


LAND USE ANALYSIS

DEVELOPABLE			± 2,589 LOTS	± 652.3 Ac.
SF	TYP. 40'x125'		±334 LOTS	±64.9 Ac.
SF	TYP. 42'x120'		±46 LOTS	±8.7 Ac.
SF	TYP. 45'x125'		±539 LOTS	±117.0 Ac.
SF	TYP. 50'x125'		±582 LOTS	±127.2 Ac.
SF	TYP. 55'x125'		±538 LOTS	±145.7 Ac.
SF	TYP. 60'x125'		±266 LOTS	±96.9 Ac.
SF	TYP. 65'x125'		±130 LOTS	±29.3 Ac.
SF	TYP. 60A'x135'		±84 LOTS	±35.9 Ac.
SF	TYP. 70'x130'		±60 LOTS	±23.2 Ac.
SP	MODELS		±10 LOTS	±3.5 Ac.
NON-RESIDENTIAL			± 95.8 Ac.	
COM	COMMERCIAL		±32.5 Ac.	
SCH	ELEMENTARY & JUNIOR HIGH SCHOOL		±51.0 Ac.	
VG	VILLAGE GREEN		±12.3 Ac.	
PARKS / RECREATION / OPEN SPACE			± 297.5 Ac.	
PARK	REC. CENTER & PARKS	(0.3%)	±3.5 Ac.	
	DRAINAGE / DETENTION	(18.8%)	±231.0 Ac.	
	CHANNEL	(0.7%)	±9.1 Ac.	
	SNAKE CREEK	(1.6%)	±19.4 Ac.	
	PRESERVE	(0.6%)	±6.8 Ac.	
	LANDSCAPE / OPEN SPACE	(2.3%)	±27.7 Ac.	
UTILITIES			±130.7 Ac.	
	PIPELINE EASEMENTS		±61.0 Ac.	
	HILCORP EASEMENTS		±32.1 Ac.	
	COMPRESSOR		±10.0 Ac.	
	WATER PLANT		±5.4 Ac.	
	WASTEWATER TREATMENT PLANT		±4.2 Ac.	
	DRILL SITE		±18.0 Ac.	
CONSTRAINTS			±50.6 Ac.	
	MAJOR THOROUGHFARES	(2.5%)	±32.2 Ac.	
	COLLECTOR STREETS	(1.4%)	±18.4 Ac.	
PROJECT TOTAL			±1,226.9 Ac.	

- Sold
- Under Contract
- Available



a wireframe exhibit for

GRANGE

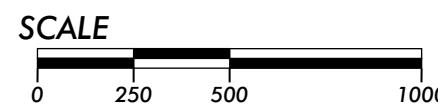
±1,226.9 ACRES OF LAND

prepared for

KATY 2855 DEVELOPMENT, LLC



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



MTA-54007
MAY 14, 2025

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