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KATY EDITION

Volume 2, Issue 11 | July 24-Aug. 27, 2014

High profile companies put down roots in area

Office buildings and headquarters expand

By Kelli Ainsworth

Major roads up and down the Katy area are dotted with signs announcing new developments and cranes moving dirt. While some businesses, like Academy and Det Norske Veritas are expanding, new companies are being drawn to the area citing the convenient location, mobility, strong business partners, a quality workforce and plentiful available land. International oil and gas service companies including Schlumberger subsidiary Dyna-Drill and Weatherford International have opened manufacturing facilities in the area, while Aramco Services is opening a new research and development facility. Chevron is also eyeing Katy for future research and development activities.

"A lot of businesses are locating [farther] out now. The land isn't as expensive, and there's an abundant amount of it. A lot of the employees live nearby," said Steve Radack, Harris County Precinct 3 commissioner.

In 1990, Academy Sports and Outdoors chose a site along

There are two residential market areas in Katy ISD: one is north of I-10 and the other is south of I-10. The median home value change from 2013-14

for these two market areas is:

Median home value percentage increase for homes

under \$200,000 and homes above \$200,000:

Rising values

South of I-10

Mason Road in Katy to serve as a distribution center and its corporate headquarters. Academy was purchased by global investment firm Kolhberg Kravis Roberts in 2011. The company is now expanding its headquarters and creating new jobs in the Katy area.

"KKR seems to have confidence in Katy as a successful headquarters and e-commerce location," said Lance LaCour, CEO of the Katy Area Economic Development Council. "This expansion can also facilitate company growth as a base for its retail and distribution locations nationwide. We appreciate the employment and investment, as Academy with 2,900 employees continues to be one of the top 10 employers in the Katy area."

Magnets for development

Construction equipment has become a fixture in the area where I-10 meets Grand Parkway. Costco opened the Katy area store at the intersection of these major freeways in February. Since the popular wholesale store planted its flag in the area,



Academy is in the process of expanding its headquarters, located on Mason Road in Katy. The expansion should be complete in 2015.

it has served as a magnet for further development nearby. A development like Costco brings traffic and attention to an area, LaCour said.

"Costco and others help increase visibility and viability with activity and infrastructure development," he said.

While retail developments like Costco might help kickstart development in a certain area, once corporate offices start moving in, other companies take notice, LaCour said. TrammelCrow is developing office buildings One and Two Grand

Crossing near the intersection of I-10 and the Grand Park-

'Speculative buildings like the two 172,000-square-foot buildings at Grand Crossing are the true magnets for recruiting office companies to locate here." LaCour said. "Recruiting office users that create quality jobs is our ultimate economic development objective."

KAEDC has also identified Mason Creek Corporate Park, where the Geico office is located; West Ten Business Park, which

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New residential development taking shape near future Cane

Luxury neighborhoods, rising values closing door on affordable housing

By Nick Cenegy

At 5603 Lilac Road, two rows of decorative garden stakes outline a space on the ground just larger than a singlewide mobile home. The tall hardwood trees on either side would perfectly shelter a home, but they now spread their canopies over nothing but hard-packed ground.

This lot and eight others to the west sit dormant now but will soon look drastically different. They are part of a recent 18-acre purchase by M/I Homes—a homebuilder that has built in Waterstone, Firethorne and Cinco Ranch Cedar Grove. The residents who lived here for the last eight-14 years were asked to leave early this year and are now scattered

and Brookshire or living with family. M/I Homes has big plans for the quiet prop-

across other mobile home parks between here

erty, which opens on the northwest corner of Mary Jo Peckham Park. Plans have not been finalized with the city but include 52 lots with 2,200-3,600-square-foot homes on them. The homes, which will be completed in 2015, will start in the high \$280,000s to mid-\$300,000s. This area and the land to the southwest of it together will make an "L"-shaped block connecting Lilac Street and Avenue D.

The new development, according to housing experts, is one example of a broader pattern in the area. Amid the high growth and See Housing | 27

Source: Harris County Appraisal District

North of I-10

less than \$200.000



NEW BUILDERS • NEW SECTIONS • NEW MODELS



Towne Lake is bringing you more to choose from with new builders, 4 new model homes, and 2 new sections now open in the community. The Waterway, a new canal section with inset boat docks, and The Crossing, a new section featuring craftsman style homes, each have models open daily. Stop by today and see what's new!







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John and Jennifer Garrett began Community Impact Newspaper in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 16 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to more than 1 million homes and businesses.

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FROM THE GENERAL MANAGER



Summer is heating up and so is construction in the Katy area. In our July issue we take a look at several new commercial and retail projects in our area, including the expansion of a key local employer: the Academy Sports and Outdoors distribution center.

When I'm out talking with business owners,

I constantly hear people praising the opportunity in Katy and the area's strong sense of community. It's great to see corporations recognizing this and relocating their headquarters here.

One important aspect of both of those characteristics is the area's higher education offerings. Back in April, I attended a higher education forum, hosted by the Katy Area Economic Development Council, to discuss what

the future of higher education might look like in our area. In the course of the discussions, I learned that there are a variety of opportunities available for all sorts of residents. On Page 11 we've taken a moment to outline some of this information in our annual Higher Education Focus. We include a list of various higher education institutions in the region and explore some important trends in that industry.

But the higher education folks aren't the only ones staying busy. We're beginning to see school supplies on grocery store shelves again. This means the start of the school year is fast approaching. It is going to be an interesting year in Katy ISD, as the school board weighs whether to call a \$748 million bond election. Please be sure to stay up to date with the latest news on our website and by following us on social media.

> GENERAL MANAGER khammons@impactnews.com

COMMUNITY FEEDBACK

TAKE THE POLL

Do you support Walmart opening a neighborhood market at Falcon Landing and Westheimer Parkway?

- Yes, it would provide more grocery options for those living
- Yes, the sales tax dollars would be beneficial to the area.
- No, the store would pose a safety issue to nearby elementary students.
- ☐ No, the increased traffic would be a burden on nearby

★ Take the poll online at impactnews.com/kty-poll

Look for the results right here in next month's print edition of Community Impact Newspaper.

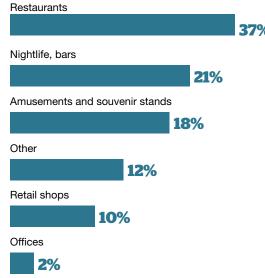


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LAST MONTH'S POLL RESULTS

The city of Katy is moving forward with plans to construct a \$1.3 million boardwalk south of Katy Mills Mall. We asked readers what feature they would most like to see at the future attraction.

What kind of amenities would you like to see along the boardwalk?



Results from an unscientific Web survey, collected 06/27/15-07/15/14



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Now Open

Allure Threads and Beauty Salon opened June 16 at 1657 S. Fry Road, Katy. The independent, full-service salon offers a range of beauty services for hair and nails. The business also offers facials and waxes. 281-599-3332. www.allurethreadsandbeauty.com

2 Fast casual, family-friendly dining chain Bull Chicks is now open at Katy Mills Mall, 1997 Katy Mills Blvd., Ste. 900, Katy. The menu features burgers, wraps, salads and wings. Diners can compete in the restaurant's Fire Wing challenge for prizes and recognition on the restaurant wall of fame. 832-437-4489. www.bullchicks.com

3 The Crazy Canvas moved into its own space earlier this year at 829 S. Mason Road, Ste. 260, Katy, after previously sharing space with The Cellar Door wine bar. Run by Michelle Dalke, the business has been growing its programming base over the past few months, offering classes in canvas painting, sculpture, clay, ceramics and wine glass painting. Patrons can bring their own alcoholic beverages and also host events off-site. 832-230-4945. www.thecrazycanvas.com

4 Elaine Everett Lighting has opened at 9727 Spring Green Blvd, Ste. 500, Katy. The store specializes in custom lighting and hardware, lighting accessories and home decor for both indoors and outdoors.

713-554-3915. www.eelights.net

- 5 Giggles and Fun, an indoor play space and party center for kids ages six and under is open at 20117 Park Row Drive, Katy. Open play days and events are held Tuesday-Friday. Giggles and Fun features play equipment, toys and imaginative play activities such as dressup. Private events and parties can be scheduled on Saturdays and Sundays. 281-492-2000. www.gigglesandfun.com
- 6 Innovative Sports Medicine opened its doors for patients in late June at 481 S. Katy Fort Bend Road, Ste. 210, Katy. The facility offers a variety of services, including physical therapy, chiropractic therapy, sports massage therapy, pain management and orthopedics. The office also performs sports physicals for \$15. 281-394-9100. www.katysportsmed.com
- 7 InStyle Dental Group has opened an office in Katy at 5160 Franz Road, Ste. B-1, Katy. This is the practice's second office; the first one is located on North Gessner Road in Houston. The practice performs routine dentistry, including cleanings, as well as implants. 281-371-3386.

www.instyledentalgroup.com

8 Mosquito Shield, located at 11511 Katy Gaston Road, A-103, Katy, offers mosquito control for residential and commercial customers. Properties are sprayed every 10 to 17 days, depending on the weather and mosquito population. No contract is required, and the company offers a 100 percent satisfaction guarantee. 281-574-7071. www.moshield.com



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9 A Nestle/Cinnabon combination store is now open in Katy Mills, 5000 Katy Mills Circle, across from Bass Pro Outdoor World. The store sells fresh baked Nestle cookies and desserts, as well as Cinnabon cinnamon rolls. 281-665-1480. www.katymills.com

10 The Dancer's Closet sells dancewear and shoes at the Villagio Town Center, 22764 Westheimer Parkway, Ste. 620, Katy. Cheerleading and gymnastics apparel and items are also available. The Dancer's Closet offers pointe shoe fittings by appointment. 281-693-2248. www.thedancersclosetkaty.com

Katy Mom Concierge, a business founded by two local moms, provides services to help out other busy parents, including housecleaning, lawn services, in-home massages, party kits and grocery delivery. Customers can schedule and pay for services through the company's website. Free, in-home consultations are available. A portion of profits is donated to local charities. 281-928-2809. www.katymomconcierge.com

Coming Soon

to open a natural gas fueling station for large trucks at I-10 and Katy-Fort Bend Road in September. The company has a station in the Bryan-College Station area that fuels, on average, 80 vehicles per day. Natural gas fueling is a less expensive alternative to diesel with a lower emissions level. Stuart Mayper of CNG said the company makes an effort to put its pumps at well-travelled intersections-rather than in industrial parks- in order to give drivers more amenities. www.cng4america.com

12 The franchise Newk's will open in late July at 20802 I-10, Katy. The Americanized bistro serves fresh sandwich shop classics, including sandwiches, soups and salads. The restaurant also offers California-style pizzas. 281-794-7778. www.newks.com

13 Child learning center Kid's Oasis opens in August at 1645 Winding Hollow Drive, Katy. Children ages six weeksfive years are taught in small, intimate class settings and through playtime that enhances in-class learning. Kid's Oasis offers late hours; the center is open until 10:30 p.m. on weeknights and 2 a.m. Friday and Saturday. 832-993-2226. www.kidsoasis.us

14 Sammy's Sports Grill is opening a new Katy-Fulshear area location at 9550 Spring Green Blvd. this summer. The restaurant specializes in burgers and wings. Diners can watch sports, including pay-per-view events, on the restaurant's large flat-screen TVs. www.sammyssportsbarandgrill.com

will open **Oceans Behavioral Hospital** at I-10 and Provincial Parkway in April 2015. The 48-bed facility will provide psychiatric care to adults age 55 and older. Treated conditions include behavior and mood disturbances and progressive, degenerative mental conditions. www.ohcg.info/

16 Wing Stop's newest Katy area location opens in November at 1998 Katy Mills Blvd., Ste. B. The restaurant offers boneless and classic bone-in wings, tossed in a variety of sauces. Online ordering is available. www.wingstop.com

Expansions

17 DryStyle Blow Dry Bar at 9727 Spring Green Blvd., Katy, is expanding in late July or early August. The expansion will include the opening of DryStyle Salon. The salon will be connected to the blow dry bar and offer hair coloring and cuts. 281-574-5551.

18 Kohl's, at 1200 S. Fry Road, Katy, has held a grand reopening following a renovation. The fitting rooms, restrooms, juniors and cosmetics departments have been updated, while the gift registry and checkout areas have been expanded. 281-599-3050. www.kohls.com

Redeemer Community Church celebrated the ground breaking on Phase 2 of its facility June 26 at 24201 Cinco Ranch Blvd., Katy. At almost 25,000 square feet, the church features a new worship center, foyer, fellowship hall, adult classrooms, offices and a nursery with classroom and play room. The former Redeemer Church has become the exclusive facility for Redeemer's elementary and student ministries. 281-371-2156.

www.redeemercommunity.org

Anniversaries

20 Cinco Ranch Aquariums, at 1315 S. Grand Parkway, Ste. 113, Katy, celebrates its one-year anniversary this summer. The store offers fresh and saltwater fish; delivery, maintenance and installation of aquariums; coral and plant life, and aquarium supplies. 713-518-6758. www.cincoranchaquariums.com

Closings

21 Skeeter's Mesquite Grill has closed its Katy location at 1553 S. Mason Road. Other Houston-area Skeeter's locations remain open. www.skeetersgrill.com

In the News

The Texas Department of Motor

Vehicles is transitioning to a new vehicle inspections and registration system that calls for only one windshield sticker with the same expiration date for both requirements. Beginning March 1, 2015, vehicle owners will be required to get an inspection 90 days before the expiration date. Afterward, the inspection record will be verified electronically before registration can be renewed. The change does not affect inspection requirements or cost. www.txdmv.gov

Compiled by Kelli Ainsworth and Shawn Arrajj



Giggles and Fun, a play center for kids 6 and under is open at Park Row Drive.



A combination **Nestle/Cinnabon** is open in Katy Mills mall, across from Bass Pro Outdoor World.



The Dancer's Closet in the Villagio Town Center sells dance, cheerleading and gymnastics wear.



DryStyle Bar is expanding to include a salon offering hair cut and coloring services.

News or questions about Katy?
E-mail ktvnews@impactnews.con

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TRANSPORTATION

City planning improvements to newly annexed portion of Pederson Road

By Kelli Ainsworth

At the Katy City Council's June 9 regular meeting, the council approved plans to annex territory west of the city limits between Hwy. 90 and I-10. The territory includes a portion of Pederson Road that is badly in need of repairs and improvements, city officials said.

The city's plans call for crews to widen and resurface this portion of Pederson Road. City Engineer David Leyendecker said his office is in the process of designing the improvements.

The portion of Pederson Road the city is in the process of annexing is a two-lane, unpaved asphalt road. Leyendecker said the road will be expanded to four lanes, and the asphalt will be replaced with concrete.

Because the improvements are in the planning and design stage, work will not begin until late spring or early summer of 2015, Leyendecker said.

"I suspect it would start this time next year by the time we get the design done, everything approved, all the financing set up," he said.

Leyendecker estimates it will take eight months to complete the work on Pederson Road once construction is underway. During the construction period, traffic will not be diverted and drivers will still be able to use Pederson Road.

"We will have two lanes open all the time," Leyendecker said.

The annexation is part of a general westward push announced by Mayor Fabol Hughes earlier this year.

Hughes has said previously that several pieces of land in Houston's extraterritorial jurisdiction cannot be adequately serviced by the city of Houston and that Katy would try to annex them.

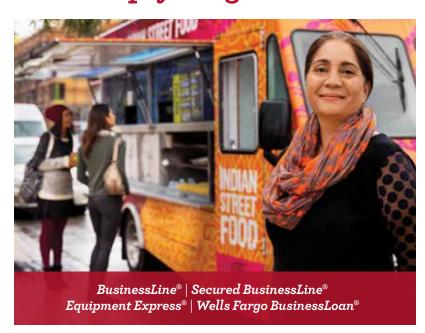
In late April, the city moved to annex 400 acres to the southwest of the city limits, along I-10.

City officials said the tract will likely become a residential development. Annexing the area gives the city some control over how the area is developed.

The city held public hearings for the Pederson Road annexation July 16 and 17.



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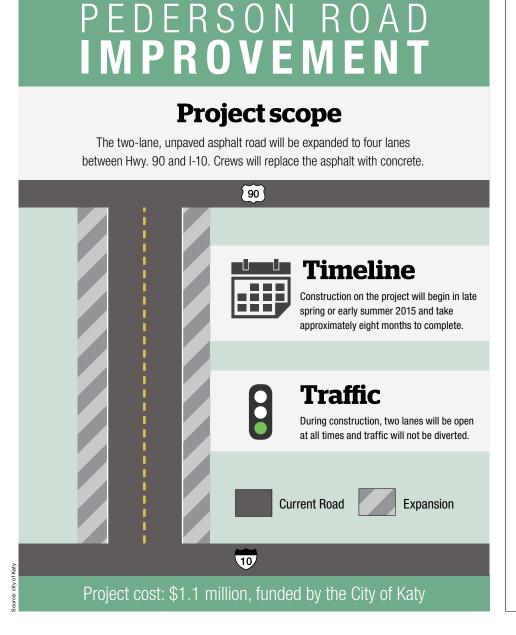
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DEVELOPMENT

Cinco Ranch residents protest planned Walmart

By Kelli Ainsworth

Walmart's recent announcement of its intentions to build a neighborhood market at the corner of Falcon Landing Blvd and Westheimer Parkway in the heart of Cinco Ranch was quickly met with resistance from nearby residents. Residents are concerned that the proposed Walmart's proximity to Rylander Elementary will create a safety hazard to children attending the school. Efforts to keep Walmart out of the neighborhood have included appealing to the Katy ISD school board and Fort Bend County Commissioner Andy Meyers.

Walmart's Neighborhood Markets, which are an average of 38,000 square feet, are significantly smaller than its Supercenters, which average 182,000 square feet.

"A Neighborhood Market is about one-fifth the size of a Supercenter and gives our customers quick and easy access to a wide variety of affordable products," Walmart Director of Communications Anne Hatfield said.

The store will also host a gas station, and parents are concerned it will draw in traffic that will make their children's walk or bike ride to school more dangerous. In addition to Rylander, Cinco Ranch High School and Junior High are within walking distance of the future Walmart site.

Gabrielle Leonard, a mother of three children who will attend Rylander, is one of the citizens leading the effort to prevent the construction of the Walmart. While the retail giant's plans are often met with opposition from the public—Katy residents are also organizing against a Walmart to be located on FM 1463—Leonard said any large store would be unwelcome in the area.

"This isn't a campaign against Walmart, it's to raise

awareness of what's going in around the school," Leonard said.

Parents are also worried that benzene contained in the gasoline could potentially put Rylander students at risk for acute myeloid leukemia, Leonard said.

"The major causes of acute myeloid leukemia is from exposure to benzene. The most prevalent ways to be exposed to benzene are cigarette smoke and gasoline," she said. "It's going to be right next to the school with an air conditioning system that's going to be in-taking all the emissions from the gas station."

Rylander parents and nearby residents have staged protests and posted a petition on change.org to prevent Walmart from moving forward with its plans.

The petition has received more than

2,000 signatures. They have also turned to the Katy ISD school board.

The Texas Alcoholic Beverage Commission prohibits the sale of alcohol within 300 feet of a school. However school boards can vote to petition the county to extend that range to 1,000 feet. The Katy ISD school board voted in favor of the 1,000 feet restriction at its June 23 meeting. The issue will now go before Fort Bend County Precinct 3 Commissioner Andy Meyers and the commissioners court, Leonard said.

Because the school board voted to petition the county prohibit the sale of alcohol within 1,000 feet of all district schools, not just Rylander, the issue is more complex.



"The school board decided they didn't want alcohol to be sold within 1,000 feet of any school in Katy. It makes it more complicated," Leonard said.

Fort Bend County will have to decide how to enforce this prohibition as some existing stores and restaurants fall more than 300, but less than 1,000 feet from a school. LaCenterra is across the street from Cinco Ranch High School, and many of its restaurants serve alcohol. If the county approves KISD's request, it will have to decide whether to apply the prohibition to new businesses and grandfather in existing ones, or apply it across the board.

Walmart did not respond by press time to requests for comment on the resident opposition.



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BRIEFS

Beazer, Pulte Homes constructing 320-acre master-planned community north of I-10

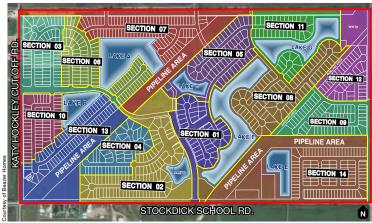
By Kelli Ainsworth

A new master-planned community is taking shape in Katy as construction progresses on King Crossing, located on Stockdick School Road near Katy-Hockley Cutoff.

The 320-acre site will bring 864 new single-family homes to the area when complete. The first homes are expected to be ready for sale in spring 2015, said Carrie Brown, regional marketing manager for Beazer Homes.

King Crossing is a joint venture of Beazer Homes and Pulte Homes. Floor plans range from 1,400 to 4,000 square feet, Brown said. Planned amenities include a 3.15-acre recreational center with a playground and pool, pocket parks, a dog park, walking trails and lakes. Students living in Kings Crossing will be zoned to Katy High School. Brown said homes will be priced from the upper \$100,000s to \$300,000s.

Along with Cane Island, King



King Crossing is under construction north of I-10 in the Katy area.

Crossing will be located north of I-10. Together these communities will bring thousands of new homes to the northern Katy area. Though master-planned communities in the area have primarily been built south of I-10, builders are running out of space to build large master-planned communities south of I-10 in Katy ISD, Brown said.

"A lot of supply south of I-10 in Katy ISD is shrinking, especially for homes under \$300,000," she said. "We're going north to fill

this void."

Brown said Beazer expects King Crossing's location to appeal to employees of major area employment centers such as Park Ten, west Houston and Katy area hospitals, and the Energy Corridor.

"The newly expanded Grand Parkway passes within two miles of this community, giving residents easy access to major highways and employment centers," Brown said.

Grand Texas: attractions slated to begin opening in mid-2015

By Liza Winkler

Grand Texas—the future 610-acre sports and entertainment district in New Caney—is scheduled to break ground on the first phases of construction late this summer and open to the public in early to mid-2015.

The development will feature a 150-acre theme park, 40-acre water park, 83-acre sports complex, RV park with 144 lots, more than 240 hotel rooms and 450,000 square feet of retail and dining once completed, said Monty Galland, CEO of the Grand Texas Sports and Entertainment District. Grand Texas, which is estimated to draw 1.2 million annual visitors, will be near the intersection of Hwv. 242 and Hwy. 59.

"We want what we refer to as 'the district' [to be] a destination and as a destination, that means it's going to drive development," Galland said. "We have a lot to offer that you just won't find any place else."

Galland said Grand Texas

will differ from other theme parks in the state since it will feature Texas history and culture elements throughout the

The theme park will include roller coasters and other carnival attractions and is expected to span 71 acres in the first phase slated to open in May 2016, Gal-

The Big Rivers Water Park is scheduled to begin its first phase of construction on 28 acres in September 2014 and open in June 2015.

Grand Texas officials learned lessons about preparing for future growth from the closure of Houston amusement park AstroWorld in 2005.

"With AstroWorld, one of the biggest things is not the closing—it was very successful—but AstroWorld's growth potential was stunted by being boxed in," Galland said. "That's why we developed [Grand Texas] with the ability to continue to grow for 30 years."

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EDUCATION NOTES

News from Katy ISD

Compiled by Nick Cenegy

Board approves pay raises for teachers, bus drivers, workers

KATY ISD—The Katy ISD school board, during its regular meeting June 23, voted to increase teacher salaries in the district by a range of 3 to 7 percent. In contrast with previous pay raises, this year's salary bump was targeted largely toward teachers with six to 20 years of experience, district officials said.

"This is not just a straight percentage raise across the board but one that addresses specific increases," said Todd Schneider, assistant superintendent for human resources.

His staff and other district officials have been working on the new salary schedule since April and made an effort to keep it competitive with other districts in the region, he said.

While other comparable districts increased the starting pay for new teachers—some districts now have starting salaries of \$50,000—the Katy ISD plan

bolsters the salaries of teachers with six to 20 years experience in the district.

When a teacher reaches year 20, by the new schedule, they receive a 6 percent pay raise. In the past it has been two or three percent, Schneider said.

"That's where two-thirds of our teachers are," Schneider said. "We're saying, if you've been with us for five years, and you've invested that time in us, at year six we are going to invest more in you."

Superintendent Alton Frailey said that while starting salaries are important for recruiting, this new strategy will support the bulk of the district's teaching staff.

"We're very excited by trying to hit the bulk of our staff with an increase," Frailey said. "We don't really have a problem with folks wanting to come here but we don't want to take advantage of that by not providing adequate compensation."

Voting on a salary schedule for the

coming year, in itself, will help to recruit new teachers.

"There are still teaching positions for the coming year that are not yet filled," Frailey said. "Having a definitive schedule will help out tremendously, not to mention the budget process as we work into July and August."

The district raised the minimum pay for many of its auxiliary workers one dollar per hour. There are approximately 350 such employees but not all were working at the minimum, Schneider said.

The board also approved a \$2.50 per hour increase for bus drivers, bringing the minimum rate to \$16.25 per hour. For most drivers that works out to about \$2,200 more per year, he said.

"We analyzed many different options of what we could do to help our recruitment in that area," Schneider said. "We feel like this is the best move at this point."

By the numbers



Increase of \$2.50/hour for bus drivers

That's about **\$2,200** more per year



Citizen committee's \$748 million bond recommendation to board includes new schools, renovation projects

KATY ISD— The district's board of trustees, at a special meeting July 21, will consider greenlighting a \$748 million bond election to be held later this year.

The recommendation is the product of the district's citizen bond committee, which met about a dozen times between April 3 and July 16. The committee had a core group of 132 residents and 95 alternates.

After campus tours and seminars, the group narrowed 127 possible projects down to a proposal that included 82 projects, Katy ISD spokeswoman Denisse Cantu said.

The committee recommended

about \$356.8 million (48 percent) of the bond funds be used for new facilities, including one new high school, two junior high schools, and three elementary schools. Those projects would relieve rising student populations at 12 existing campuses.

The committee also recommended about \$135.4 million for complete renovations to six campuses and partial renovations at least 40 others, Cantu said.

Two projects that appeared on the failed 2013 Student Activity Facilities Bond are also among the recommendations. The committee included a second stadium and a new agriculture center in the proposed projects. The 12,000-seat stadium is estimated at \$43 million and would be adjacent to Rhodes Stadium. The \$69.5 million stadium proposal in the 2013 bond had 14,000 seats.

The bond would potentially raise the district's tax rate by one cent for every \$100 of valuation, Cantu said.

The same tax increase was expected to accompany the district's 2010 bond but growth in the area made it unnecessary.

"When the committee came to an agreement it was a consensus agreement across the board," Cantu said. "Nobody felt strongly enough to veto it."



Members of the citizen bond committee toured campuses as part of their deliberations.

Meetings

Katy ISD Board of Trustees

Education Support Complex 6301 S. Stadium Lane Katy • 281-396-6000 www.katyisd.org

► Upcoming meetings:

July 28 - regular

Aug. 18 - work/study

Aug. 26 - regular

Sept. 15 - work/study Sept. 22 - regular



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ELECTION ROCUS

Dr. Zachary Hodges

Q&A with the 20-year president of HCC Northwest College



By Nick Cenegy

Dr. Zachary Hodges has been president of Houston Community College System's Northwest College for 20 years. In early July he started a new position as the acting Vice Chancellor for Academic Affairs for the HCC system. That position is the chief academic officer for the system and serves as the director of all instructional programs, both academic and workforce. Hodges is also charged with the task of developing new programs and improving those that exist to best meet the needs of local communities and industry.

Dr. Butch Herod, executive dean of the Northwest College, is serving as interim president in Hodges' absence.

After such a long tenure in Katy, how is the new job?

I'm very excited about it. I get to continue to be a big idea man but now on a bigger stage. I'm kind of a naturally curious individual, and now I'm down here learning new things and seeing where the new opportunities are.

At the Katy Area Economic Development Council's recent higher education forum, many community leaders said they wanted more college programs that are linked with industry and would even consider the possibility of a University of Katy. What do you think of these ideas?

We are really making baby steps toward making that happen. UH is now teaching classes at our campus. We are going to expand that program this year. The long-range goal is to provide a complete four-year degree in Katy—an aligned model. The first two years would be at HCC, the remaining two years would be through UH. That's our goal. We're working with UH to make that happen.

At the forum there was also some discussion about the source of funding for **HCC's Katy campus. Can vou** clarify how this works?

Sure. In the late 1990s, the Texas Legislature put Katy ISD into the service area of HCC. So it is our responsibility to serve Katy ISD. We offer, for example, an extensive dual credit program through the school district. We have over 600-700 students taking dual credit classes across all the Katy ISD high school campuses.

While Katy ISD is in the service area of HCC, it is not in the taxing district. Katy does not

pay taxes to HCC. So we've had to work hard to serve Katy without a tax base. It is considered an outof-district area even though it is in our service area.

What does "work hard to serve Katv" mean practically?

Practically, that translates to fewer facilities. People say that Lone Star College—particularly the CyFair campus—has magnificent facilities, but residents in Cy-Fair ISD pay 12 cents per 100 dollar valuation for that campus. That's why Cy-Fair has a first class community college. What Katy has is a first-class community college without a first-class building.

If Katy ISD residents were interested in building a campus like that, HCC would certainly be interested in working with them to make that happen but they would have to join the property tax base.

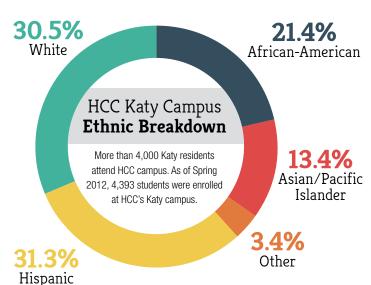
How would that work?

The residents of Katy ISD would have to choose to do it. When a certain number of signatures were collected, it would permit an election within the district.

What would the tax rate be?

The tax rate for HCC right now is 9.7 cents per 100 dollars of valuation. It would be the same for Katy ISD.

What happens now is that Katy residents pay double for tuition,



Source: HCC Northwest College

so instead of \$200 for a course it's \$400 for a course. That's the way that HCC pays for the buildings and programs.

If a tax were approved, would tuition fall?

Yes. If HCC could get tax revenue, the tuition would go down to the same thing that residents within the taxing district would pay.

The amount of money that HCC makes from tuition—even though it is double—is not as much as what it would be if there was a tax base.

What is on the horizon for **HCC in Katy?**

We want to talk with Katy ISD about more workforce programs and Level 1 certificates for students that are interested in the trades. We know that a lot of students don't have the opportunity to go off to school but I think it's a mistake to think in terms of 18-year-olds. Our average age

per student is 28. The community college is about access and opportunity.

We're also interested in expanding our footprint in the Katy community with the UH. We're exploring all options.

What is the timeline for the **UH partnership?**

It's happening now. They are teaching their classes at our Katy campus. We are expanding that program in the fall. We have an agreement with UH where we use their Cinco Ranch site during the day, when it is under-utilized and they use our facility at night when we have room and we don't charge each other.

Are there any plans in the works for new facilities right now?

None that are firmed-up enough to talk about, but we're committed to doing something significant.





THE BUILDING TO THE SECONDARY

Listed tuitions are for one semester and calculated for 15 credit hours unless noted otherwise. Tuition totals do not include fees unless noted otherwise. All transfer rates are to four-year universities, and graduation rates are for a six year period.

This is not a comprehensive list.

Colleges

Blinn College-Brenham

Address: 902 College Ave., Brenham

Phone: 979-830-4044

Website: www.blinn.edu/brenham

Tuition: \$1,335 (in-district), \$2,040 (out-of-district), \$3,165 (out-

of-state) for 12 credit hours

Enrollment: 17,839 **Test averages:** Open admissions policy

Transfer rate: 48 percent

Blinn College-Sealy

Address: 3701 Outlet Center Drive, Sealy

Phone: 979-627-7997

Website: www.blinn.edu/seally

Tuition: \$1,068 (in-district), \$1,632 (out-of-district), \$2,532 (out-

of-state) for 12 credit hours **Enrollment:** 18,413

Test averages: Open admissions policy

Transfer rate: 41.6 percent

Houston Community College-Central

Address: 1300 Holman St., Houston

Phone: 713-718-6000

Website: www.central.hccs.edu

Tuition: \$1,014 (in-district), \$2,094 (out-of-district), \$2,341 (out-

f-state)

Enrollment: 58,476 (all campuses)
Test averages: Open admissions policy
Transfer rate: 22 percent (all campuses)

Houston Community College-Northeast

Address: 55 Community College Drive, Houston

Phone: 713-718-8300

Website: www.northeast.hccs.edu

Tuition: \$1,014 (in-district), \$2,094 (out-of-district), \$2,341 (out-

of-state)

Enrollment: 58,476 (all campuses)
Test averages: Open admissions policy
Transfer rate: 22 percent (all campuses)

Houston Community College-Northwest

Address: 1550 Foxlake Drive, Houston

Phone: 713-718-5757

Website: www.northwest.hccs.edu

Tuition: \$1,014 (in-district), \$2,094 (out-of-district), \$2,341 (out-

of-state)

Enrollment: 58,476 (all campuses)
Test averages: Open admissions policy
Transfer rate: 22 percent (all campuses)

Houston Community College-Southeast

Address: 6815 Rustic St., Houston

Phone: 713-718-8000

Website: www.southeast.hccs.edu

Tuition: \$1,014 (in-district), \$2,094 (out-of-district), \$2,341 (out-

f-state)

Enrollment: 58,476 (all campuses)
Test averages: Open admissions policy
Transfer rate: 22 percent (all campuses)

Houston Community College-Southwest

Address: 10041 Cash Road, Stafford

Phone: 713-718-7800

Website: www.southwest.hccs.edu

Tuition: \$1,014 (in-district), \$2,094 (out-of-district), \$2,341 (out-

of-state)

Enrollment: 58,476 (all campuses)
Test averages: Open admissions policy
Transfer rate: 22 percent (all campuses)

Lone Star College-CyFair

Address: 9191 Barker Cypress Road, Cypress

Phone: 281-290-3200

Website: www.lonestar.edu/cyfair

Tuition: \$932 (in-district), \$1,982 (out-of-district), \$2,207 (out-

of-state)

Enrollment: 19,544

Test averages: Open admissions policy **Transfer rate**: 23 percent (all campuses)

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Lone Star College-University Park

Address: 20515 SH 249, Houston

Phone: 281-290-2600

Website: www.lonestar.edu/universitypark

Tuition: \$1,014 (in-district), \$2,094 (out-of-district), \$2,341 (out-

Enrollment: 7.297

Also offers full degree programs from: Sam Houston State University, University of Houston-Downtown Northwest and University of Houston-Northwest

Test averages: Open admissions policy Transfer rate: 23 percent (all campuses)

Wharton County Junior College

Address: 911 Boling Hwy., Wharton

Phone: 979-532-4560 Website: www.wcjc.edu

Tuition: \$32 (in-state), \$64 (out-of-state) per credit hour

Enrollment: 7,000

Test averages: Open admissions policy Transfer rate: 35.7 percent (all campuses)

Universities

Art Institute of Houston

Address: 4140 Hwy. 59, Houston

Phone: 713-623-2040

Website: www.new.artinstitutes.edu/houston

Tuition: \$10.980

Enrollment: 2,459 (both Houston campuses)

Most notable programs: Audio production, culinary arts,

graphic design, fashion

Test averages: Open admissions policy

Graduation rate: 47 percent

Art Institute of Houston-North

Address: 10740 N. Gessner Drive, Ste. 190, Houston

Phone: 281-671-3381

Website: www.artinstitutes.edu/houston-north

Tuition: \$10,980

Enrollment: 2,459 (both Houston campuses)

Most notable programs: Animation, gaming design, graphic

design and media arts

Test averages: Open admissions policy

Graduation rate: 47 percent

College of Biblical Studies-Houston

Address: 7000 Regency Square Blvd., Ste. 110, Houston

Phone: 713-785-5995

Website: www.cbshouston.edu

Tuition: \$4,900 Enrollment: 489

Most notable programs: Biblical counseling, Christian

Test averages: Open admissions policy

Graduation rate: 57 percent

Houston Baptist University

Address: 7502 Fondren Road, Houston Phone: 281-649-3000

Website: www.hbu.edu

Tuition: \$13,525 flat rate for 12-18 hours per semester. \$625

additionally per hour over 18 hours.

Enrollment: 2,589

Most notable programs: Apologetics, biology, nursing and

Test averages: 470-580 SAT Critical Reading, 490-590 SAT Math, 450-560 SAT Writing, 20-26 ACT English, 20-26 ACT

Math, 6-8 ACT Writing Graduation rate: 62.9 percent

Prairie View A&M University

Address: 100 University Drive, Prairie View

Phone: 936-261-3311 Website: www.pvamu.edu

Tuition and fees: \$4,391 (in-state), \$10,052 (out-of-state)

Enrollment: 8,250

Most notable programs: Agriculture, health, nursing Test averages: 370-460 SAT Critical Reading, 380-480 SAT Math, 360-450 SAT Writing, 13-20 ACT English, 16-21 ACT

Math, 5-7 ACT Writing Graduation rate: 34.19 percent

Rice University

Address: 6100 Main St., Houston

Phone: 713-348-0000 Website: www.rice.edu **Tuition**: \$19,940 Enrollment: 6.484

Most notable programs: Biochemistry, chemical engineering,

Test averages: 670-760 SAT Critical Reading, 700-790 SAT Math, 670-770 SAT Writing, 31-35 ACT English, 30-35 ACT

Math. 8-9 ACT Writing Graduation rate: 92 percent

Sam Houston State University-Woodlands

Address: 3380 College Park Drive, The Woodlands

Phone: 936-202-5000

Website: www.shsu.edu/academics/woodlands-center Tuition and fees: \$3,647 or \$3,863 guaranteed for four years (12 hours, in-state), \$7,991 (12 hours, out-of-state)

Enrollment: 19.210

Most notable programs: Education, nursing

Test averages: 440-540 SAT Critical Reading, 460-550 SAT

Math, 18-24 ACT Math, 16-22 ACT English

Graduation rate: 51 percent

Sam Houston State University-Huntsville

Address: 1806 Ave. J, Huntsville

Phone: 936-294-1111 Website: www.shsu.edu

Tuition and fees: \$3,647 (12 hours, in-state), \$7,991 (12 hours, out-of-state)

Enrollment: 19,210

Most notable programs: Business, criminal justice, and mass

Test averages: 440-540 SAT Critical Reading, 460-550 SAT Math, 18-24 ACT Math, 16-22 ACT English

Graduation rate: 51 percent

University of Houston

Address: 4800 Calhoun Road, Houston

Phone: 713-743-2255 Website: www.uh.edu

Tuition: \$4,500-\$5,175 or \$4,750 fixed (in-state), \$11,430-

\$12,105 or \$11,680 fixed (out-of-state)

Enrollment: 40,747

Most notable programs: Biomedical engineering, business

and computer engineering

Test averages: 490-610 SAT Critical Reading, 540-640 SAT

Math, 20-27 ACT English, 23-27 ACT Math

Graduation rate: 46 percent

University of Houston-Downtown

Address: 1 Main St., Houston Phone: 713-221-8000 Website: www.uhd.edu

Tuition: \$5,516 (12 hours, in-state), \$14,204 (12 hours, out-of-

Enrollment: 13,757

Most notable programs: Accounting, interdisciplinary studies,

Test averages: 380-480 SAT Critical Reading, 420-510 SAT

Math, 14-20 ACT English, 16-22 ACT Math

Graduation rate: 15 percent

University of Houston-Victoria

Address: 3007 Ben Wilson St., Victoria

Phone: 877-970-4848 Website: www.uhv.edu

Tuition: \$163 per unit (undergraduate)

Enrollment: 4,300

Most notable programs: Business, nursing and education Minimum test scores: 860 SAT Critical Reading, 860 SAT

Math, 18 ACT Math, 18 ACT English **Graduation rate**: 70.3 percent

Texas A&M University

Address: College Station Phone: 979-845-3211 Website: www.tamu.edu

Tuition: \$2,648 (in-state), \$10,958 (out-of-state)

Enrollment: 50.627

Most notable programs: Agriculture, engineering

Test averages: 520-630 SAT Critical Reading, 550-660 SAT Math, 490-610 SAT Writing, 22-29 ACT English, 24-29 ACT

Math, 6-8 ACT Writing Graduation rate: 81 percent

Texas Southern University

Address: 3100 Cleburne St., Houston

Phone: 713-313-7011 Website: www.tsu.edu

Tuition: \$3580 (in-state), \$7,735 (out-of-state)

Enrollment: 9.646

Most notable programs: Airway science management,

homeland security and urban planning Test averages: 370-450 SAT Critical Reading, 380-470 SAT Math, 350-440 SAT Writing, 13-19 ACT English, 16-19 ACT

Math, 10-11 ACT Writing Graduation rate: 12 percent

University of St. Thomas

Address: 3800 Montrose Blvd., Houston

Phone: 713-522-7911 Website: www.stthom.edu Tuition and fees: \$14,720 Enrollment: 3,626

Most notable programs: Education, nursing, pre-med, and

Test averages: 490-590 SAT Critical Reading, 510-620 SAT Math, 480-590 SAT Writing, 22-29 ACT English, 23-27 ACT Math, 6-8 ACT Writing

Graduation rate: 44 percent



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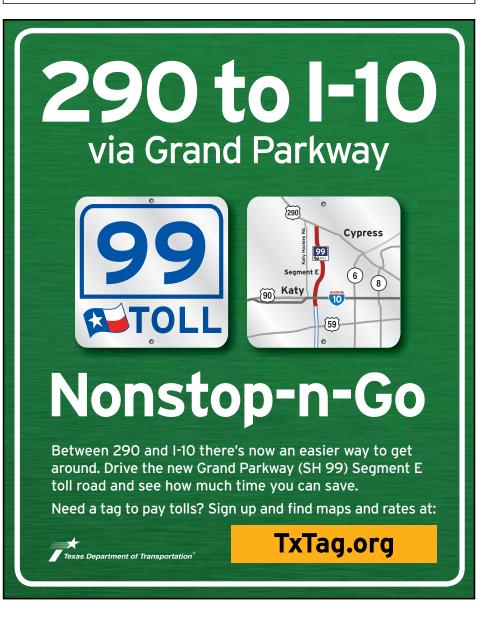
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HIER ENGLICATION ROCUS

Tuition rates on the rise for local, statewide colleges

By Matt Stephens

Tuition continues to increase for colleges and universities statewide as enrollment grows at higher education institutions across Texas. However, colleges are trying to find a balance between tuition costs and quality of education to avoid tuition rates students can no longer afford to pay.

"Our purpose is to serve our students, and if we price ourselves out of that range, we've defeated that purpose," said Cindy Gilliam, vice chancellor of administration and finance for the Lone Star College System.

Although tuition and fees at LSCS have increased 41 percent since 2009, rates are nearly \$100 less for students enrolled in 12 semester credit hours than the state average for community colleges, according to the Texas Association of Community Colleges.

The vast majority of the LSCS's tuition spike came during the economic recession, Gilliam said. Before that, she said the college would typically keep tuition flat during years of legislative sessions and then increase rates about \$2 per credit hour in off years once the college learned how much state funding it would receive.

Gilliam said an increasing tax base helps LSCS keep its rates low as tuition and property tax revenue each account for about 37-38 percent of the school's total revenue. The remaining 24 percent comes from state funding.

"Our property values per full time equivalent student are higher than the average community colleges," she said. "We have a good tax base and it grows most every year, some even during the economic crash. So we rely on that additional revenue without raising the tax rate."

Tuition rates at community colleges are still substantially less than public universities. Gilliam said one class at LSC can cost a fifth of the cost of the same class at the University of Texas.

Deregulation of universities

David Gardner, deputy commissioner of the Texas Higher Education Coordinating Board, said tuition has increased at public universities about 90 percent since the Texas Legislature voted to deregulate tuition in 2003. According to the House Research Organization, supporters of the legislation—HB 3105—believed tuition deregulation would provide universities flexibility to respond to state funding cuts.

Gardner said several factors have contributed to the increase, including competition for faculty with other states, maintenance of facilities and improved student services.

"I think that the most significant factor is just having to find a way to provide the students the services they need," Gardner said. "We've moved into an era where it's not just students walking into a classroom and walking out."

Texas colleges are still less expensive than their counterparts in many states, Gardner said. However, while Texas ranks 22nd in average tuition at four-year public universities, according to THECB, the state ranked 27th in median household family income from 2010-12, according to the U.S. Census Bureau.

Jolyn Brand, founder of Houston-based Brand College Consulting, said financial aid programs are not keeping up with the rise of tuition costs. Brand said students from low-income families can face as much as \$14,000 in tuition costs each year after the financial aid provided by federal Pell Grants are applied to a student's bill.

"The Pell Grant hasn't increased nearly as much as the rate of tuition," Brand said. "Even for really low-income families, the

maximum Pell Grant is \$6,000 a year. That's not nearly enough to pay for tuition, much less room and board."

With students having to decide between taking out loans to pay for the remainder of their education, she sees more and more students opt for community college the first two years before transferring to a four-year university, a path in which students are less likely to graduate.

"We're getting very close to an area where kids can't afford it, and their parents can't afford it," Brand said.

Legislation

The state is trying to find new ways to make college more affordable, Gardner said. The Texas Legislature passed HB 29 in the last legislative session, requiring higher education institutions other than public state colleges to offer four-year, fixed-rate tuition programs to entering undergraduate students.

The University of Houston will implement its fixed rate tuition plan in the fall with the UH in 4 Initiative. Teri Longacre, vice provost and dean of undergraduate student success, said the plan will allow students who take 25 percent of their degree's required credit hours per year—usually 30 credit hours—to pay a fixed tuition rate if they graduate within four years.

Anticipating a tuition increase of 2.2 percent per year, Longacre said the fixed rate plan could save students money over four years and encourage earlier graduation.

"Each semester beyond four years is costing them additional tuition and housing costs and opportunity costs for not starting out in their career at that point," she said. "Four years gets students into the job market faster or into graduate school faster. And the longer they stay in school, the less likely they are to finish."

TUITION ON THE RISE

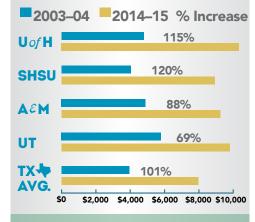
COMMUNITY COLLEGE TUITION & FEES

Despite increases at local colleges, tuition remains below the state average, which rose 27 percent since 2009. Rates are for in-district students enrolled in 12 semester credit hours.

| | LSC | HCC | TX AVG. |
|-----------|-------|-------|---------|
| Fall 09' | \$600 | \$684 | \$737 |
| Fall 10' | \$600 | \$685 | \$783 |
| Fall 11' | \$704 | \$812 | \$865 |
| Fall 12' | \$800 | \$814 | \$909 |
| Fall 13' | \$848 | \$815 | \$926 |
| Spring14' | \$848 | \$815 | \$936 |

PUBLIC UNIVERSITY TUITION AND FEES

Since the Texas Legislature deregulated tuition at public universities in 2003, the average cost of tuition has risen 90 percent. Annual rates listed are for students enrolled in 15 semester credit hours.



Source: Texas Association of Community Colleges, Texas Higher Education Coordinating Board

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Compiled by Jay Jordan | Design by Shawn Epps

NOTABLE COLLEGE SAVINGS PLANS



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The Lonestar 529 Plan is a directly-sold savings plan offered by Oppenheimer Funds, Inc. The plan offers taxfree growth and tax-free withdrawal when funds are used for a qualified institution of higher education. The plan features six investment options, based on whether the customer wants more equity growth or security.

The Texas College Savings Plan is an advisor-sold plan backed by Oppenheimer Funds, Inc. Much like the Lonestar 529 Plan, this plan offers both tax-free growth and withdrawal. There's a \$25 minimum contribution and a \$370,000 maximum per beneficiary. The plan features six investment options, based on whether the customer wants more equity growth or security.

Education Individual Retirement Account is a savings plan that parents, guardians or prospective students can open and start making contributions for a child. Education IRAs feature tax-free growth and tax-free withdrawal if funds are used for tuition, fees, books, supplies and eligible room and board expenses. For more information, visit www.irs.gov

The Texas Tuition Promise Fund locks in tuition rates at the time of the policy's inception so that purchasers avoid rising tuition rates when sending their children to college. Buyers pay for units—either Type I, Type II or Type III—which vary in price and can be redeemed to cover tuition at any Texas public college or university. For more information, visit www.texastuitionpromisefund.com

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Prospective college students can save on tuition costs by taking AP classes and exams in high school. Each exam costs \$89 and can earn students college credit based on the score of the exam.

Some public institutions of higher education in Texas offer tuition reduction for students who are taking more than 15 hours per semester. Under state law, public university governing boards may offer tuition reduction

DUAL **CREDIT**

High school students may have the option to enroll in dual-credit high school courses, wherein students are placed in college classes that give both credit toward their high school and college degrees. Find more savings tips at www.collegeforalltexans.com.



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Amount: \$8,000 annually

Interest: none

Eligibility: enrolled full time

Lender: THECB²

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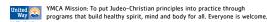


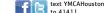


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Katy Edition • July 2014 NEWS 17

New Weatherford facility pumps 135 new jobs into Katy area

By Kelli Ainsworth

Weatherford, an oil and gas services company, is now operating from its newest manufacturing and office facility in the Katy area. The 354,000-square-foot facility is located on 174 acres in Waller County, off Hwy. 90. So far, Weatherford has brought on 135 employees to staff its Katy location. The company expects to hire 335 more by the end of 2015.

The company provides artificial lift technology and services, which help oil and gas companies maximize the profit and productivity of their extraction operations.

The availability of land in the Katy area, its general location and the available workforce were all major factors in the company's decision to build a facility in the area, company leaders said.

Weatherford Senior Marketing Manager Karl Sakocius said there aren't any sites in Houston that would provide the company with as much land as it was able to get in Katy. The site is large enough not only to meet all of its current needs but to allow room to expand, he said.

The Katy location, in addition to manufacturing products and technology, will also be an education center. The facility is equipped to provide large group training for Weatherford employees from across the world as well as energy industry employees from other companies.

In addition, Katy's location west of Houston allows Weather-

ford easy access to the Energy Corridor, while also providing easy access to other parts of the state via I-10, Sakocius said.

The company hopes the strong workforce living in the Katy area will allow the facility to increase its output from 120 rod pumping units per month to 600 units, said Ernest Dunn, vice president of production systems.

"You can put up walls, you can build



things, but you can't do it without people," Dunn said.

Weatherford surveyed the area, looking for a location that would give it access not just to a significant pool of workers but a particular type of worker.

"We were looking for a group of people that are good, hard-working and trustworthy. This seemed to be the spot that had the greatest potential," Dunn said.

TOP 5 WEB STORIES

Most read web stories from 6/2/14-7/1/14

- Walmart Neighborhood Market under construction in Cinco Ranch
- 2 Walmart to build Supercenter on FM 1463
- 3 Chevron purchases site in Katy
- 4 Trader Joe's bags Cinco Ranch location
- 5 TxDOT opens new direct connectors between 1-10, Grand Parkway



READER FEEDBACK

In response to Boardwalk near Katy Mills to offer view of wetland, wildlife (June 27, 2014)



"I would also compare this to the City Center in The Woodlands—a great asset to The Woodlands and north Houston areas."

-Audrey Mabray

"Katy Main Street was also a development that was supposed to be like a City Centre but seems to have been forgotten. Will it be just another disappointment for the area? Katy Main Street would be a better area honestly. I say leave the wildlife area near the mall alone and let that remain as is for the wildlife. Build in a planned area instead."

-Spring Wallace

"So like all other spots in Katy a nice natural area cannot be left alone? Have to put in a boardwalk so people can come toss in litter and feed the alligators which will then be labeled as a nuisance and killed. Leave the area alone and forget about the boardwalk."

—Eric Newell

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New retail and office center planned at Westheimer and Greenbusch

By Kelli Ainsworth

A new retail and office center is underway at Westheimer Parkway and Greenbusch Road. The Marcel Group, which developed the Villagio Town Center, plans to break ground on a 58,500-square-foot office and retail center, named Marcel Commons, in October. The development is expected to open in 2015.

The 4.5-acre site is located at the northwest corner of Westheimer Parkway and Greenbusch Road. It will consist of 32,000 square feet of retail space, a 24,000-square-foot, two-story office building and a 24,000-square-foot

drive-thru pad site, said Vernon Veldekens, CEO of the Marcel Group.

The Marcel Group is already working on signing tenants. Veldekens said the company gets about 10 calls a day from potential tenants who have seen the sign advertising Marcel Commons at its future location. At this rate, Veldekens expects the center to be 75 percent pre-leased by the ground breaking ceremony. The shopping center will contain both locally owned and national businesses.

"The leasing is just through the roof right now," he said. "I can't believe all the activity that's happening in that area."

Marcel Commons will be built around

a theme that has not yet been determined.

"The development will have some sort of theme as we're not known for building cookie-cutter type developments," Veldekens said.



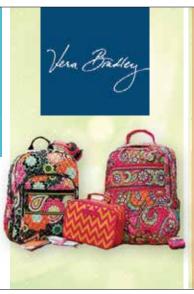


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CALENDAR Compiled by Kelli Ainsworth

July

25 through Aug. 24 **KVPAC Summer Broadway Series**

Katy Visual and Performing Arts Center's Summer Broadway Series continues with three musicals performed by student actors ages 7-14. "Sleeping Beauty," runs July 25-26 and Aug. 1-2. "Rumpelstiltskin" follows Aug. 8-9. The series concludes with "Shrek", Aug. 22-24. 7 p.m. (Fridays and Saturdays), 2 p.m. (Saturdays and Sundays). \$7. KVPAC Main Campus, 2501 S. Mason Road, Ste. 290, Katy. 281-829-2787. www.kvpac.org

Explore Japanese culture and sushi Carl Rosa, founder of the Sushi Club of Houston, leads a sushi-making demonstration and presentation on Japanese culture. Attendees learn to roll their own sushi. 2-3:30 p.m. Free. Cinco Ranch Branch Library, 2620 Commercial Center Blvd., Katy. 281-633-4639. www.fortbend.lib.tx.us/branches/cr.html

August

Special Education Resource Fair Parents and teachers of children receiving special education can meet with representatives from over 65 agencies, vendors and organizations. Among the featured vendors are young adults with disabilities who run their own businesses. 8:30 a.m.-1 p.m. Free. Morton Ranch High School Commons, 2100 Franz Road, Katy. 713-466-6304. www.familytofamilynetwork.org/events/kisd-resource



The Taylor High School marching band and color **Jet Band March-A-Thon** guard march and perform through the neighborhoods surrounding Taylor High School. The event kicks off the school year and marching band season as well as raises funds and awareness for the Jet Band. Individuals and groups along the route can request a personal concert consisting of two songs. 8-11 a.m., noon- 3 p.m. Free. www.jetband.org

Worth the TRIP



Artist Expo

The ninth annual event comes to The Woodlands and brings hundreds of art classes and dozens of local vendors to patrons. Instructional classes include digital media and painting with watercolors, oils and acrylics, among other offerings. A dinner and auction is held July 18 at 6:30 p.m. \$25. Times vary. Class prices vary. The Woodlands Waterway Marriott Hotel and Convention Center, 1601 Lake Robbins Drive, The Woodlands. 713-462-2686. www.artistexpohouston.com



Heroes, Legends and Leaders Gala The Gary Tilton Firefighter Training Fund hosts its annual fundraiser, the Heroes, Legends and Leaders Gala. The event includes dinner, live and silent auctions, live jazz music and dancing. Proceeds benefit the charity established in Chief Tilton's memory. 7-11 p.m. \$55 (individual), \$500 (table of 10). Omni Houston Westside, 13210 I-10, Houston. 281-391-2787. www.garytiltonfund.org

First day of school

Katy ISD students begin the 2014–2015 school year. Elementary school hours are 8:20 a.m.-3:40 p.m., while junior high and high school students attend classes from 7:30 a.m. -2:35 p.m. Campus registration takes place on weekdays beginning Aug. 12, from 8 a.m.-noon. The last day for campus registration is Aug. 29. www.katyisd.org

Online Calendar

Find more or submit Katy events at impactnews.com/kty-calendar

To have Katy events considered for the print edition, they must be submitted online by the first Friday of the month.

Featured **LIVEMUSIC**



Midnight Rodeo

402 W. Grand Parkway South, Katy 281-347-6336 www.midnightrodeokaty.com

August

28 Curtis Grimes

Mo's Place

21940 Kingsland Blvd., Katy 281-392-3299 www.mosplacekaty.com

July

30 The Mockingbird

31 Texas Unlimited Band

LaCenterra Central Green

23501 Cinco Ranch Blvd., Katy 281-395-5533 www.lacenterra.com/central-green

August

01 Rankin Twins

15 Cool Water Band

Wildcatter Saloon

26913 I-10, Katy 281-392-2337 www.wildcattersaloon.com

August

02 Heated Frenzy

09 Texas TNT

10 Brad Absher & Swamp Royal

16 Bobby D. Sawyer

17 Great Scott & The Almighties

23 80 Proof



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BUSINESS

Texas Homebrewers

Local shop keeps brewers hopping

By Nick Cenegy

here are activities perhaps best described as easy to learn but hard to master. Homebrewing is one of them, Texas Homebrewers coowners John and Trey Trousdale said. But for many people, the challenge is a big part of the appeal.

"Homebrewing is best for people who like to make things, be proud of what they've made, and see the look on other people's faces when they drink it and say, 'Wow, this is better than anything else I've had," John said.

The shop, located in a warehouse-style building set back a little off Fry Road, stocks a variety of supplies for homebrewing beer, cider, mead, wine and cheese.

John said the store is a dedicated supplier of brewing hardware, grains, yeast, grape concentrate and other specialty items, and is among only half a dozen such shops in the southern portion of the state.

Texas Homebrewers, which opened in April 2012, also has growing online sales, with plans to expand and refine its online presence. It is the expertise of the employees, however, that makes the difference, John said.

"What we're trying to do here is create a place for customers to come and talk with some very knowledgeable people,"

That means the staff not only sells the equipment and materials but also educates customers about the process and methodology.

"We're an old-fashioned business where people answer the phone," John said. "Sometimes our employees talk with callers for half an hour or more helping them through a problem."

The staff is knowledgeable because they are all active homebrewers themselves, said Trey, whose latest creation is a habanero lime beer. James Carlyle, the shop's marketing and sales director, has been experimenting with a hibiscus saison—a seasonal pale ale that is often fruity or spicy—and chocolate peanut butter stout.

The customers—many of whom are engineers and scientists in the oil and gas field—bring equal gusto to their creations.

"Many of our customers love the numbers, love measuring things, and keeping records of what they've tried," John said. "What they are trying to do is perfect it and repeat that the next time."

In the shop's storage room, there are containers that generally hold between 45 and 60 types of grain. There is also a mill on-site. The different grains are used to change the color, flavor and fermentation of the beer. The mechanical mill is used to break the hulls on the outside of the grain, Trey said.

The grains come from a supplier that imports them from places as distant as the American wheat belt, Belgium, the United Kingdom and Czechoslovakia. Each type has a distinct taste, he said.

The shop also offers a variety of wine kits. Wineries in many places in the world will make only a limited number of bottles every year to control the value of their product, John said. The remaining grape juices are packaged as concentrate and sold to resale companies.

Texas Homebrewers usually stocks several dozen styles in the form of wine kits. Each kit makes 6 gallons of wine, and costs approximately \$90. Depending on the additives, that can mean an overall cost of about \$3 per bottle, John said. Patrons often blend various wine styles together or add fruit or grapes from home to make distinct flavors.

"All you need is some water and the appropriate equipment," John said.



Customers frequent Texas Homebrewers to take advantage of the variety of hops and grains kept in stock.



The shop carries all the hardware necessary for making and storing wine, beer, soda and cheese.



Store employees are avid homebrewers and pride themselves on providing quality advice.



A variety of wine kits are also available in stock.

Homebrewing

Usually 10 days to several months to ferment, depending on style. Some styles ferment for as long as several months.

The flavor variables: time, temperature, gravity, type and amount of grain and hops

Also available:

- · Cheese-making kits
- Soft drink kits
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DINING

The Macaroni House

Family puts spin on a traditional comfort food

By Kelli Ainsworth

he Macaroni House is a family business in every sense of the word. The restaurant serves a classic comfort food, macaroni and cheese, with a variety of different ingredients—ranging from chicken to brisket to mushrooms—that draws customers of all ages. Richmond couple Chef Carlos Arenas and his wife, manager Jennifer Koh, opened the restaurant a year ago with help from Koh's father. Their children, Lindsey and Matthew, are often present to watch mom and dad work.

"All our family's been in the restaurant business for about 20 years, and it's always been a family dream for us to open a restaurant," Koh said.

Arenas previously worked as a cook in a New York restaurant that featured macaroni and cheese. This job gave Arenas the chance to hone his macaroni preparation skills. Koh said she enjoyed the macaroni he made there so much she regularly asked him to bring some home.

"We just love mac and cheese, and we were trying different ways to prepare the mac and cheese and mixing different things in it," Koh said.

Some of the creations they came up with are cheeseburger mac, which includes ground beef, pickles and onions, and primavera mac, which is made with artichoke, spinach, tomatoes and herbs.

The Macaroni House also regularly introduces new dishes with their Mac of the Month. July's featured item is a Margherita mac, which includes basil, cayenne pepper, fresh tomatoes and

The Macaroni House

mozzarella and mascarpone cheeses. June's special—crawfish mac—was very popular, Koh said. The Macaroni House's Facebook page regularly posts a variety of Mac of the Month options and lets customers provide input on which one they would prefer.

Koh said lobster mac, made with lobster, cognac and marscapone cheese, is one of their most popular items as well as her personal favorite. Seven-year old Lindsey's favorite is the chicken mac, Koh said.

In addition to a variety of macaroni, The Macaroni House serves appetizers, salads and sandwiches. There are plans to expand the menu to include even more salad and sandwich options in the future. The success of their current location has Koh and Arenas considering opening a new location in about a year or so, Koh said.

The restaurant is busiest during dinner, and customers range from families with young children to adult couples.

"We had a couple come in yesterday who said they try to make it in about every two weeks because they love the food," Koh said.

While macaroni and cheese has traditionally been a side dish, The Macaroni House is a part of what Koh calls a growing trend in creating gourmet macaroni and cheese dishes that can be served as a complete meal.

"It's just great American comfort food," Koh said.



The lobster macaroni is a customer favorite and a personal favorite of manager and co-owner Jennifer Koh.



The Macaroni House opened off South Fry Road in Katy one year ago.

By the Noodle

1 year open

of ingredients.

This 40 restaurant sells pounds

All macaronis are made to order, using a variety

The Macaroni House serves **10 varieties** of macaroni and cheese, including their Mac of the





different types of cheese used in regular menu items



Menu options

- Mushroom Mac: Roasted mushrooms, mascarpone and fontina cheeses, caramelized onions
 (\$6.49 small, \$7.99 medium, \$9.49 large)
- Primavera Mac: Artichoke, spinach, mozzarella cheese, tomato, herbs (\$6.49 small, \$7.99 medium, \$9.49 large)
- Sausage Mac: Smoked Sausage, mozzarella and parmesan cheeses, rosemary (\$6.49 small, \$7.99 medium, \$9.49 large)
- Cheeseburger Mac: Ground Angus beef, American and cheddar cheeses, onions, pickles
 - (\$6.99 small, \$8.49 medium, \$9.99 large)
- Chicken Mac: Grilled chicken, fontina cheese, bell peppers (\$6.49 small, \$7.99 medium, \$9.49 large)
- Brisket Mac: Brisket, American and mozzarella cheeses, chili peppers (\$6.99 small, \$8.49 medium, \$9.99 large)
- Lobster Mac: Lobster, cognac, mascarpone cheese, chives (\$7.49 small, \$9.49 medium, \$11.49 large)

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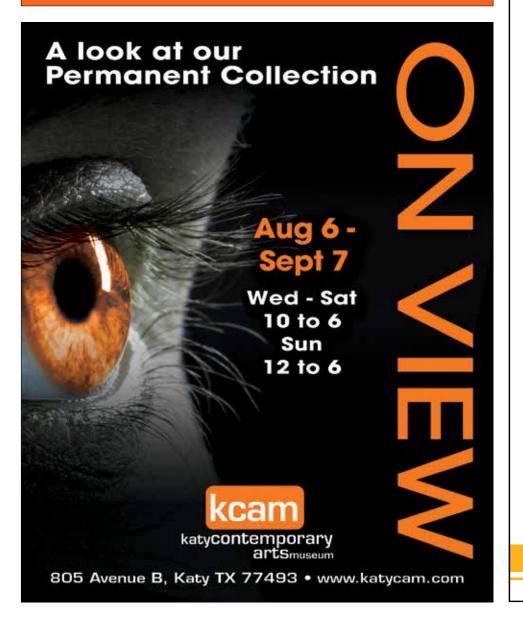
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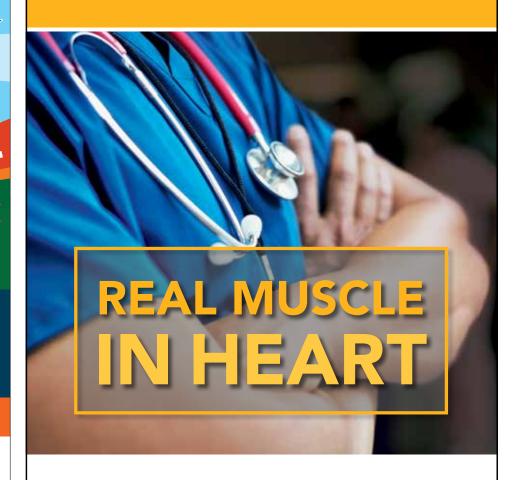
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REGIONAL

Abridged stories from our other Houston Metro editions

Full stories online at impactnews.com

TOP STORIES

Developments in higher education on horizon



SUGAR LAND More options in higher education will become available to Fort Bend County residents as Houston Community College prepares for southwest expansion plans and the University of Houston System moves in to transform UH–Sugar Land into a full-scale branch campus.

After several years of discussion, the UH System has implemented four work groups that will determine a two-five year

transition plan to make UH the sole provider of undergraduate and graduate programs at the Sugar Land campus.

"The transition of the UHSL campus to an exclusive branch of UH is reflective of an ongoing planning process of continuous evaluation as to how the UH System can best serve the educational needs of its communities," said Richard Phillips, vice chancellor with the UH System.

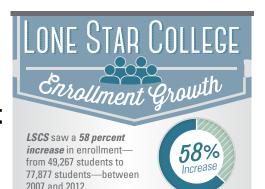
Full story by John Rigg

Lone Star College System to decide on November bond referendum by August

SPRING More than a year after the Lone Star College System's nearly \$500 million bond package failed to receive voter approval, the community college system may try to gather community support for another bond referendum in November.

Ray Laughter, vice chancellor for external affairs for LSCS, said the college and board of trustees are thoroughly examining the repairs and renovations required at its campuses as well as what has changed since a master plan was devised for the 2013 bond referendum.

Full story by Matt Stephens



Estimated 2018 student enrollment

LSCS estimates there will be 110,000 students by 2018. There are already 95,000 students—counting noncredit and continuing education courses.





Enrollment growth 2013-14

Despite the failure of the 2013 bond referendum last May, student enrollment has grown each semester in 2014 year over year.



7% ummer growth 11% estimated fall growth

New legislation opens doors for craft brewers to expand, sell suds on-site

CY-FAIR Craft brewers across Texas celebrated the passage of several new laws during the 2013 legislative session that made it easier for brewpubs to distribute their product and for craft breweries to gain a bigger foothold in the market.

Old laws prohibited direct sales by a brewery—requiring samples to be free—and restricted brewpubs to only selling their beers on-site. As of January 2014, breweries can sell up to 5,000 barrels at in-house bars and beer gardens, and brewpubs can sell to distributors.

Charles Vallhonrat, executive director of the Texas Craft Brewer's Guild, said

the new laws modernize the alcoholic beverage code in Texas, making the state more competitive in attracting other brewers. Previously, a brewpub owner outside of Texas could sell more beer in Texas than an owner who was actually located in the state, he said.

"We wanted to basically open marketsup for breweries," Vallhonrat said. "We see a number already taking advantage growing craft breweries in the nation, of the new laws, particularly the redefinition of brewpub and a breweries' ability to sell pints in their taprooms." Full story by Shawn Arrajj

Yummy Mpanadas

cy-FAIR The restaurant scene in Houston covers a wide array of cuisines and specialized types of food from around the world. Jamie Faulk, owner of Yummy Mpanadas in Cy-Fair, is building a name for his restaurant on a gourmet Spanish cuisine that he says brings in customers for breakfast, lunch, dinner and dessert.

"There is no other place out there like this," he said. "Some places might have empanadas on the menu with everything else, but no one specializes in it the way we do here."

The restaurant offers 40 different styles from which to choose. Crepes, falafel and side dishes are also offered. *Full story by Shawn Arrajj*



The staff at Yummy Mpanadas has been serving up empanadas, falafel and crepes since 2012.

Yummy Mpanadas

12925 FM 1960 W. Houston • 281-469-8669 www.yummympanadas.com Hours: Mon.-Sat. 10 a.m.-9 p.m. Sun. 10 a.m.-4 p.m.









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Katy Edition • July 2014

Development

Continued from 1

houses a Medline distribution center; and LaCenterra to be other magnets for development in the area.

International corporations

In addition to Academy and Geico, other high profile companies have brought offices—and jobs—to Katy in recent years. Oil and gas companies such as Chevron and Aramco are making moves toward opening research and development facilities in the Katy area.

Chevron announced its purchase of more than 100 acres at Clay Road and Grand Parkway in June. Though Chevron's exact plans for the land have not yet been announced, company officials have said the site could be used to expand its research and

development operations.

Houston-based oil and gas company Aramco Services is also in the process of adding new R&D sites. The company has begun operations from a new 50,000-square-foot exploration and production research site in Park Ten, just west of the Energy Corridor in Katy ISD. Susan Gonzales, communications coordinator with Aramco, said that the facility is not yet fully operational as some of the labs are still under construction. However, some of the staff is already working at the new facility, she said.

"We had a soft opening. There's people out there, [and] the facilities are underway," Gonzales said. "They've been adding to that, getting the labs ready."

Weatherford International began production at its newest manufacturing and training facility off Hwy. 90 in Katy earlier this year. The company plans to bring up to 500 manufacturing jobs to the area over the next few years, Senior Marketing Manager Karl Sakocius said.

It is difficult for companies to find enough land for large campuses in Houston, Sako-

"You can't get this size of land in Houston, there isn't any," he said.

In addition, the area's proximity to Houston and the Energy Corridor, where many Weatherford business partners and clients are located, was a major factor in the company's decision to locate in Katy.

"The Energy Corridor is in the western part of the city, so we're still close to that, but we also have access to the rest of the state," Sakocius said.

Trends

Over the past several years, growth has taken place in all three counties that make up the Katy area, though each county seems to be attracting different types of development, LaCour said.

"In the Katy area, Harris County is seeing more focus on office, light industrial and retail. Fort Bend [County] has a stronger focus on retail with some office. Waller [County] is more focused on large industrial (distribution) and manufacturing," he said.

LaCour said that future growth will likely be in the northern portion of the Katy area.

"I think the Mason Road and Grand Parkway up to Clay Road will contain the strongest and most energetic growth," he said.

For more information visit impactnews.com

EVELOPMENT MAGNETS

The Katy Area Economic Development Council said many of the area's existing and upcoming developments serve as magnets that attract further development nearby.



Mason Creek Office I 21420 Merchant's Way

Property type: Office Size: 135,716 square feet Completion date: 2013 (Phase I)

Mason Creek Office II 21700 Merchant's Way

Property type: Office Size: 127,955 square feet Completion date: Anticipated Early

2015

Katy Ranch Southeast corner of I-10 and Katy Fort Bend Road

Property type: Mixed-use retail, office and residential Size: 2,000,000 square feet

Completion dates: Anticipated to be fully complete in 2017

Office and retail developments are drawn to Grand Parkway at I-10. One Grand Crossing

Location: Southwest corner of Grand Parkway and I-10

Property type: Office Size: 172,000 square feet

Completion date: Anticipated mid-

Academy headquarters 1800 N. Mason Road

Property type: Office/industrial Size: 200,000 square foot expansion underway

Completion date: Originally located in Katy in 1990; expansion to be completed in 2015

Greenhouse Office Park Location: I-10 east between Greenhouse and Baker roads

Property type: Office Size: 200,000 square feet Completion date: Anticipated 2014 **West Ten Business** Park

Location: Between I-10 and Hwy. 90 Along Commerce Parkway

Property type: Industrial Size: 470 acres divided into smaller

sites for individual tenants. Completion date: Medline (2013).

Transwestern (2015)

LaCenterra at Cinco Ranch 23501 Cinco Ranch Blvd

Property type: Mixed-use retail,

office and residential Size: 300,000 square feet Completion date: 2007 [Phase I]. 2013 (Phase II), Anticipated Fall 2014

炬

(Phase III)



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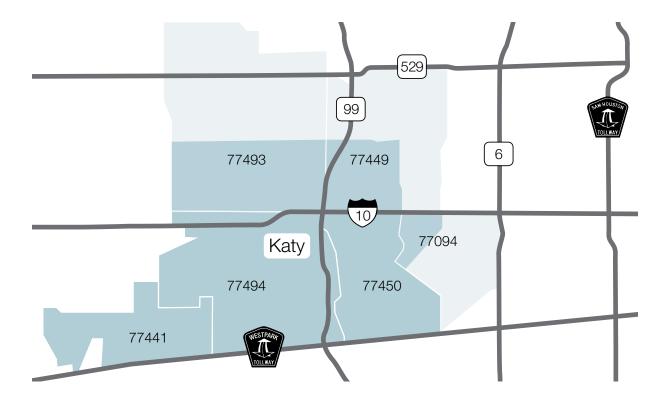
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Housing

Continued from | 1

opportunity, especially in the luxury market, there is a shrinking foothold for senior citizens and low-income households. In fact, low income housing advocates said there is not even a good measure of the need for more affordable alternatives because of the patchwork of jurisdictions in the area.

High opportunity

At least two key factors are making affordable housing scarcer, area Realtors said. They include rising home values and rental rates and the profusion of new neighborhoods with homes starting in the \$150,000-\$300,000 range. Though the availability of lower priced housing ultimately depends on location, there seems to be few efforts in the Katy area to try to build houses under \$200,000, said Chaille Ralph, chairwoman of the Houston Association of REALTORS board.

"I really do see that lower price point market going away, certainly for the newer construction," Ralph said. "That leaves the resale market and probably the \$100,000 to \$175,000 market under \$200,000."

Her observations are supported by various neighborhoods under construction, like the Cane Island master-planned community in the city of Katy, Cross Creek Ranch, Firethorne and at least half a dozen other smaller enclaves with home prices reaching into the millions.

The upward trend is not a surprise, but it can become a problem, said Chrishelle Palay, the Houston co-director of Texas Low Income Housing Information Service, a nonprofit that advocates and tracks affordable housing initiatives in the state.

The proliferation of such expensive housing keeps low income residents—a group that often includes low-wage employees who are the backbone of local businesses, senior citizens, young people, students of area colleges, minorities and the disabled—from being able to live near places known in the housing world as "high opportunity."

"High opportunity" communities are those that, among other characteristics, are in close proximity to employment centers, have a low crime index and high household income, Palay said. They also frequently do not have high concentrations of poverty or minorities, she said.

"These communities need to be making allotments for affordable housing," she said. "In many of these places affordable housing is not high on the priority list. In fact, when developers approach these communities with affordable housing, they are automatically turned away."

Katy realtor Mary Kiesewetter, with Better Homes and Gardens Gary Green in Katy, said the market is driving builders to build homes with price tags rising well above \$300,000.

"They are just going with what is selling right now," Kiesewetter said.

No applications

According to the Texas Department of Housing and Community Affairs database, there were no applications from the Katy area for the 9 percent Housing Tax Credit—meant to spur affordable housing developments—in the 2014 cycle. The list of applicants for the 4 percent credit is not yet available.

In fact, there has not been a project from the Katy area awarded an HTC since 2010, Palay said. The most recent two were both multifamily complexes marketed toward the elderly. That is an example of a larger trend in "high opportunity" areas, she said.

Developers know low-income housing for the elderly is more palatable to these communities than other populations, she said.

The last HTC awarded for a development geared toward a general population—not just the elderly—was in 2006, Palay said.

"It is pretty much known in the affordable housing world that if a 9 percent tax credit deal is proposed there is going to be some serious opposition from the community, so they don't even try," Palay said.

That community opposition is often explained as a project's "bad fit," Kiesewetter said. Even areas that have been historically more affordable are now transitioning into more expensive locations.

"Affordable housing is an interesting question here in Katy, because we don't really have any," Kiesewetter said. "I don't know where those people go."

Rising need

To compound the need, the rebounding economy has sent median home values across Katy ISD vaulting upward by approximately 20 percent in the last year, said Jack Barnett, chief



communications officer with the Harris County Appraisal District.

Service Chrishelle Palay said.

which is awarded to all projects that qualify, the Houston

co-director of Texas Low Income Housing Information

HCAD splits the area into two zones, one north and one south of I-10. The median increase in values to the north was 18.4 percent. Values to the south of I-10 rose by about 20.1 percent.

Meanwhile, at least a dozen apartment complexes marketed as "luxury" are under construction in the area.

This overall inflation of the cost of living has sent many seeking assistance, said Lily Delagarza, director of social services for Katy Christian Ministries. KCM helped 60 families with rent or mortgage between October of last year and May of this year, she said.

"There were many more who needed assistance, but we can only give until the money runs out," Delagarza said.

KCM applies every year for a federal grant, specifically for rent

and mortgage assistance, administered through the United Way. Last year's grant totaled about \$32,000 plus an additional \$6,000 for food.

Delagarza said she tries to stretch the money to help more families but that means some walk away with only partial rent.

"We schedule 14 appointments per day," she said. "I would say 50 percent of that is for rent and mortgage assistance, but when we don't have any more grant money all I can do is refer them out to other organizations."

Many of the people seeking help with mortgages are already so far behind they cannot be helped, she said.

Several of KCM's clients have had their rents go up, and they are waiting for leases to expire to find a new living situation. Even a \$50 increase per month can take a toll on a family whose resources are already stretched thin, Delagarza said.

Prior to applying for the credit, a developer must have a

design that meets certain construction criteria but also

must show proof of support in the community, Palay said.

"A lot of people don't know where to go. They can't afford to live in Katy," she said.

There subsidized housing complexes built in recent years only cater to senior citizens, which make up about 10 percent of KCM's clients, she said.

"We used to have a list of lowincome apartments that we would give to our clients but many of the complexes have called us and asked us to take them off of that list because they no longer consider themselves low-income," she said.

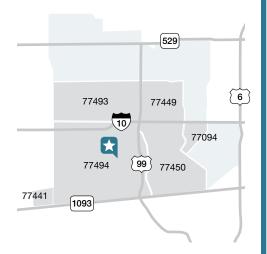
The list had about 30 apartment complexes on it, six were designated as low income. There are only two left now.

"I guess they have made changes and don't want to cater to the low-income families anymore," she said.

Comment at impactnews.com

REAL ESTATE

When completed, King Lakes will have 300 homes and is located south off Falcon Landing and east of Gaston Road. The community was developed by Pulte Homes. Amenities include a clubhouse, tennis courts, a pool and parks.



Market data provided by Lu Haas Coldwell Banker United 281-579-2300 www.cbunited.com

Market Data



FEATURED NEIGHBORHOOD

King Lakes, 77494



Build-out year: 2014 Builders: Develope by Pulte Homes **Square footage:** 1791–3816 Home values: \$229,800-\$425,000

HOA dues (estimated): \$706 annually

Amenities: Clubhouse, tennis courts, pool, two

Nearby attractions: LaCenterra, Katy Mills Mall, shopping, restaurants, YMCA, library, hospital

Property taxes:

Total (per \$100 value)

Median

home value

S335.000

Katy ISD \$1.52660 Fort Bend County General Fund \$0.48476 Fort Bend County Drainage \$0.01500 Fort Bend County ESD 2 \$0.09800 Fort Bend County MUD 185 \$1.20000

\$3.32440

Median price

per square foot

\$103.60

Recent listings



25722 Celtic Terrace Dr.

4 Bedrooms / 4 Full Baths 3,271 sq. ft. Agent: Maria Maldonado 281-773-5720 Broker: Re/Max Southwest Realtors

\$479,000

Homes on

the market'

9



25919 Celtic Terrace Dr. \$330,000

4-5 Bedrooms / 4 Full Baths 3,232 sq. ft. Agent: Julie Lower 713-443-3777 Broker: Better Homes and Gardens Real Estate Katy

Median annual

property taxes

\$11,132



25822 Westbourne Dr.

\$350,000

5 Bedrooms / 3 Full Baths 3,536 sq. ft. Agent: Annu Naik 832-606-0676 Broker: Coldwell Banker United Realtors Mason Rd.



25807 Westbourne Dr.

\$349,000

3,596 sq. ft. 5 Bedrooms / 4 Full Baths Agent: Christine Duncan 281-493-3880 **Broker: Heritage Texas Properties**



Homes under contract*

1

Average days on the market*

30

*As of July 2014

On the market (July 2014)

| | Number of homes for sale/Average days on the market | | | | | |
|---------------------|---|-------|-------|-------|--------|--|
| Price Range | 77094 | 77449 | 77450 | 77493 | 77494 | |
| \$149,999 or under | - | 53/59 | 3/52 | 3/32 | - | |
| \$150,000–\$199,999 | - | 99/55 | 11/33 | 12/46 | 5/19 | |
| \$200,000-\$299,999 | 1/11 | 22/61 | 28/45 | 41/44 | 84/42 | |
| \$300,000-\$399,999 | 1/25 | 1/21 | 24/50 | 22/71 | 140/58 | |
| \$400,000–\$499,999 | 1/56 | - | 11/32 | 16/97 | 107/78 | |
| \$500,000-\$599,999 | 2/45 | - | 5/32 | 4/23 | 89/79 | |
| \$600,000–\$799,999 | 4/52 | - | 5/58 | 3/49 | 60/84 | |
| \$800,000–\$999,999 | 5/28 | - | 1/10 | 2/27 | 13/104 | |
| \$1 million + | 3/137 | _ | 5/47 | 1/26 | 19/72 | |

Average price of homes sold June 2013 vs. June 2014

| in orage brice or mornes sora | | | Sanc Boile 1011 | | | | |
|-------------------------------|-------|-------|-----------------|-------|-------|--|--|
| Price | 77094 | 77449 | 77450 | 77493 | 77494 | | |
| \$600,000 | | ' | | | ' | | |
| \$550,000 | | | | | | | |
| \$500,000 | | | | | | | |
| \$450,000 | | | | | | | |
| \$400,000 | | | | | | | |
| \$350,000 | | | | | | | |
| \$300,000 | | | | | | | |
| \$250,000 | | | | | | | |
| \$200,000 | | | | | | | |
| \$150,000 | | | | | | | |
| \$100,000 | | | | | | | |

And What Do I Need to Do to Get the Best Offer?

When a home hits the market, has great curb appeal, shows well and is positioned properly on the pricing scale, the buyers that walk through the door (having seen all the other competing homes on the market) will most likely ask themselves or their Realtor, "What's it going to take to get this house?" That is the kind of reaction every Seller should be aiming for from the day they put their house on the market.

The house remaining clean and available to unknown buyers and agents on a daily basis can get old real quick. Making sure the house is ready to show at any given time might be the best chance to avoid missing the next "buyer." Consider using a professional home-stager, or order a preinspection to avoid any unforeseen issues once the property does sell.



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