

FOR LEASE



ROTHCHILD  
COMMERCIAL

# Misty Cove Plaza

3719 N Fry Rd., Katy, TX 77449

Suite O: 1,674 SF | \$18.50 (NNN)

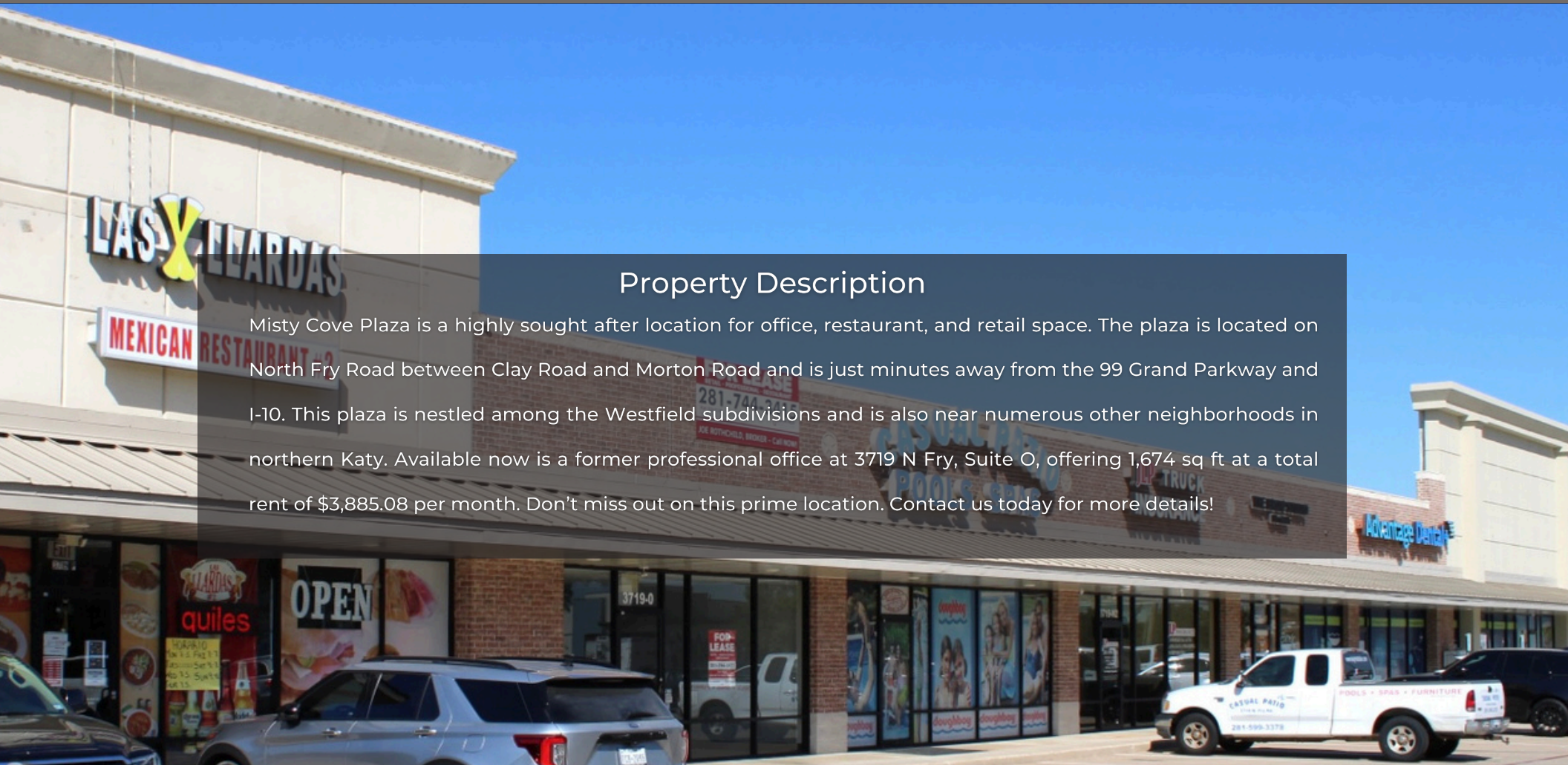
Broker

Joe Rothchild

281.744.3415

Keller Williams Signature  
each office is independently owned and operated





## Property Description

Misty Cove Plaza is a highly sought after location for office, restaurant, and retail space. The plaza is located on North Fry Road between Clay Road and Morton Road and is just minutes away from the 99 Grand Parkway and I-10. This plaza is nestled among the Westfield subdivisions and is also near numerous other neighborhoods in northern Katy. Available now is a former professional office at 3719 N Fry, Suite O, offering 1,674 sq ft at a total rent of \$3,885.08 per month. Don't miss out on this prime location. Contact us today for more details!

### Property Details

Available SF:	1,674 SF
Lease Rate:	\$18.50
NNN	\$9.35
Lot Size:	1.79 ac
Year Built:	2008
Market:	Houston
Submarket:	Far Katy North
Traffic Count:	30,000 (CPD)

### Property Highlights

- Heavy lunchtime foot traffic
- Surrounded by multiple high-income communities
- Multiple curb cuts for easy accessibility
- Mixed tenants
- Minutes from 99 Pkwy and I-10

### Major Tenants

- Papa John's
- Security Finance Corp
- Advantage Dentist
- Casual Patio
- Katy Nails
- Kidz Rocketz 2
- Las Llardas
- AD Management of TX







**LAS LLARDAS #2**

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**CHILD CARE**

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**THE BROW STUDIO BY KARY**

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**RESULT FIT PERSONAL TRAINING**

FIRE LANE NO PARKING TOW AWAY ZONE







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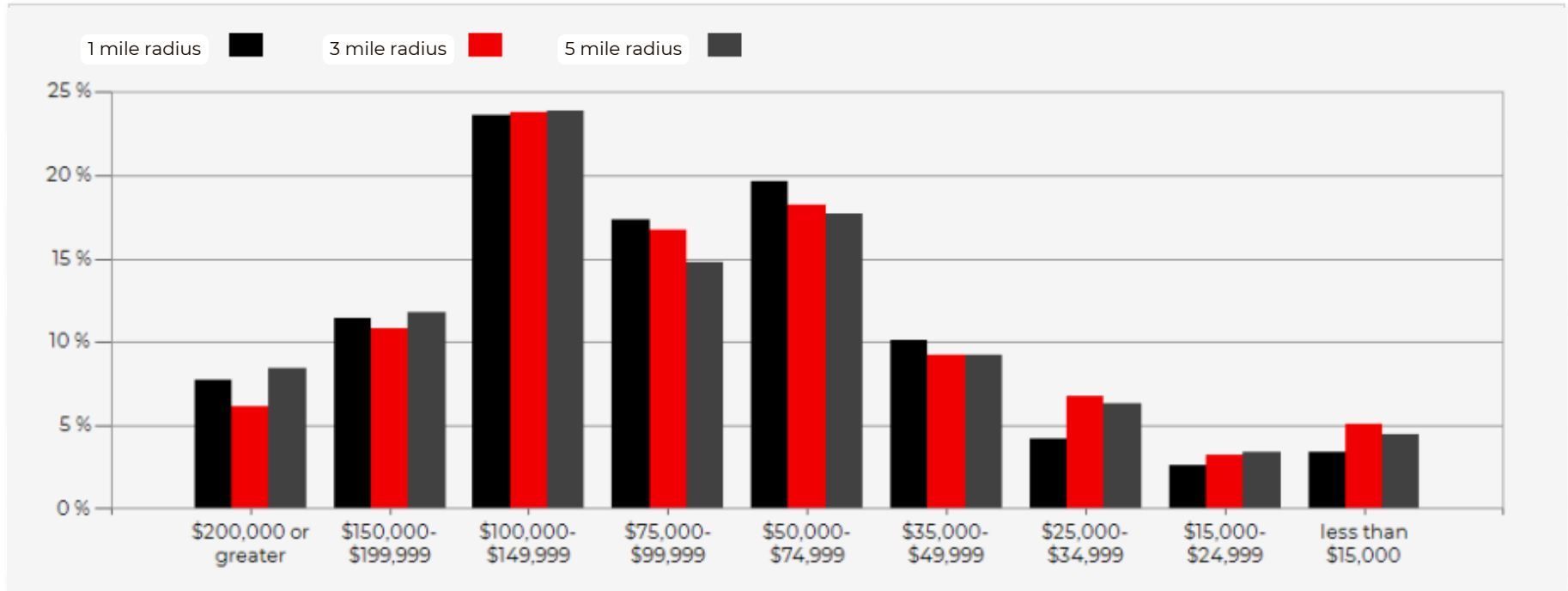


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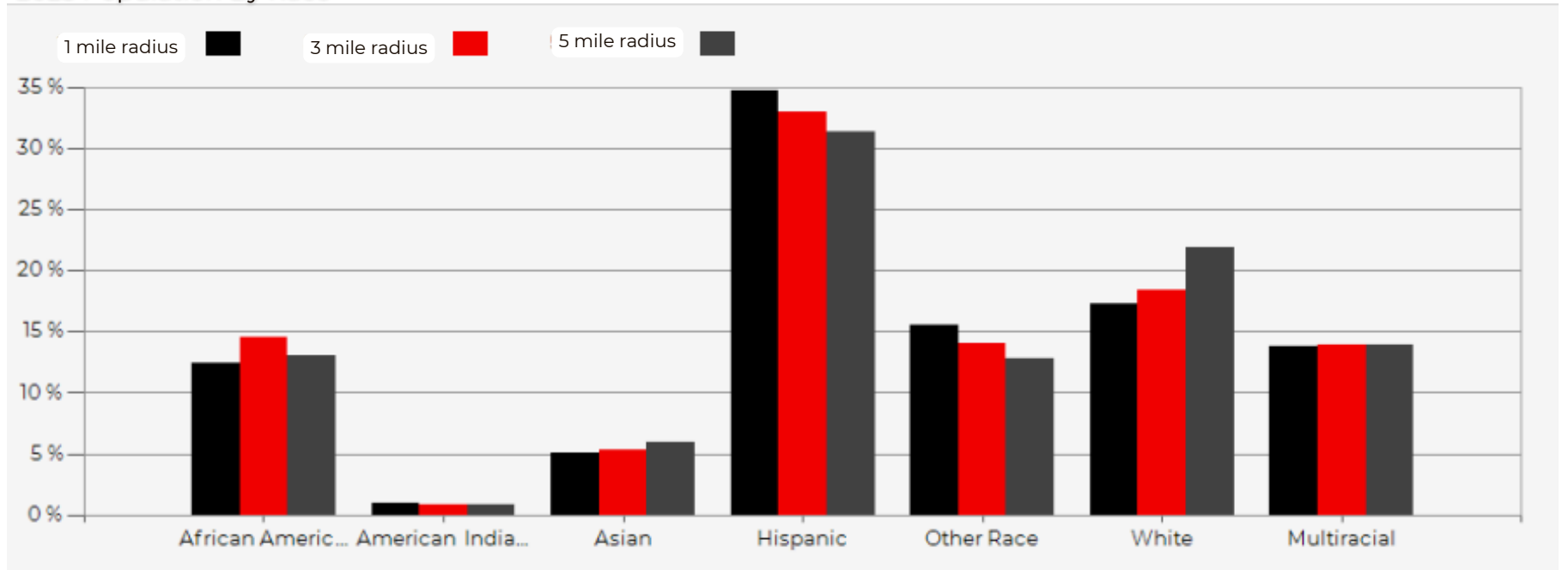




### 2023 Household Income



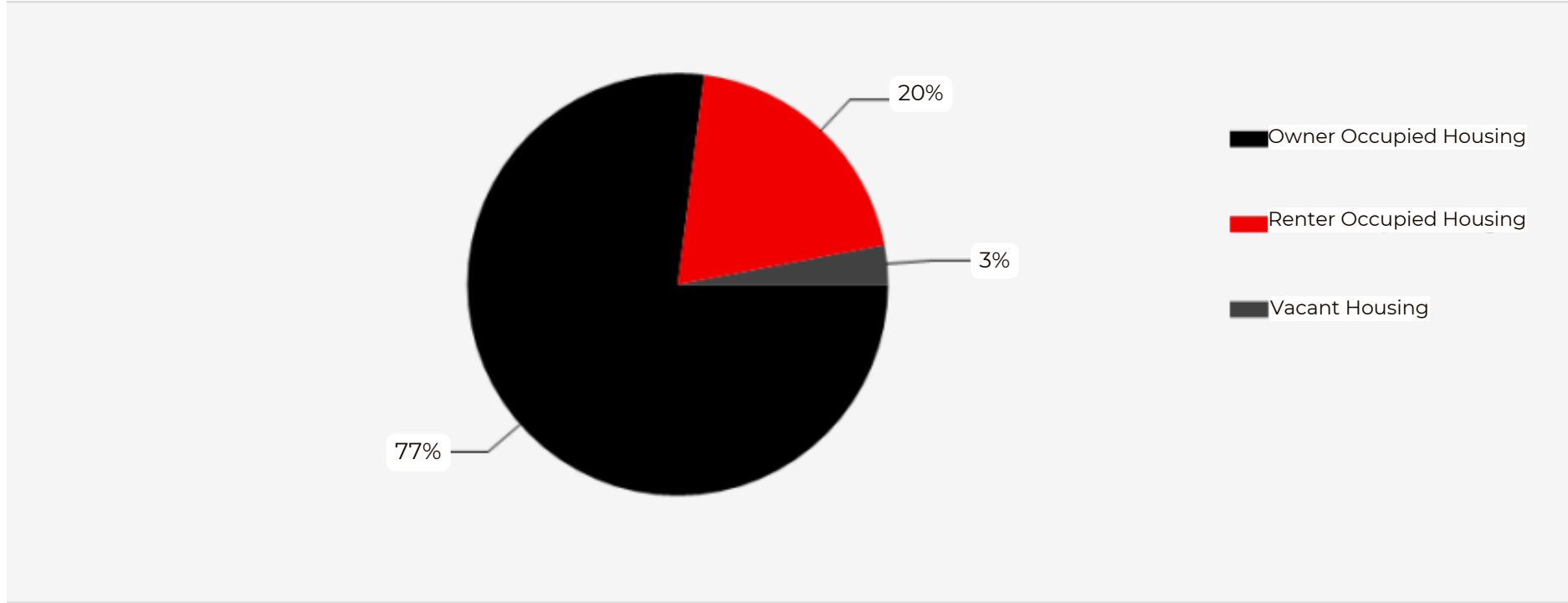
### 2023 Population By Race





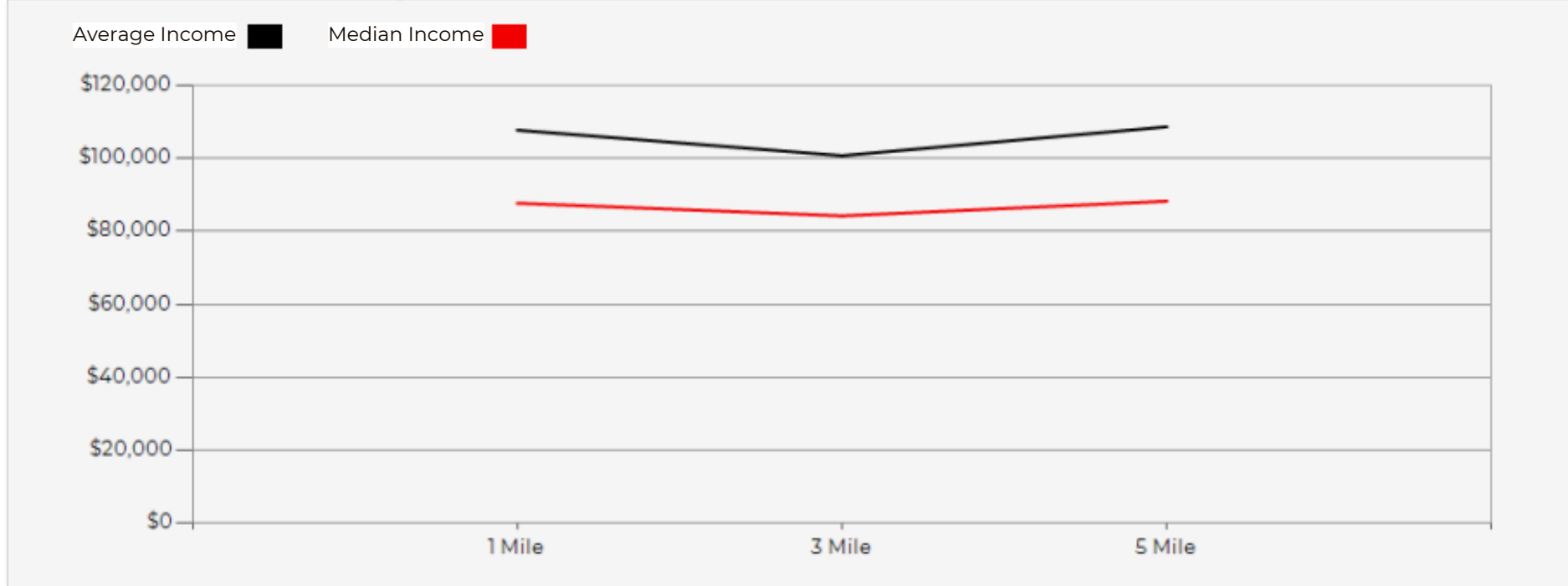
2023 Household Occupancy  
1 mile radius

2023 Household Occupancy in 1 mile radius



2023 Household Income  
Average and Median

2023 Household Income Average and Median





2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,546	12,412	26,860
2023 Population Age 35-39	1,600	12,257	26,801
2023 Population Age 40-44	1,620	11,779	26,305
2023 Population Age 45-49	1,470	10,320	22,957
2023 Population Age 50-54	1,495	9,957	22,103
2023 Population Age 55-59	1,293	8,262	18,265
2023 Population Age 60-64	1,161	7,514	16,904
2023 Population Age 65-69	901	5,852	13,789
2023 Population Age 70-74	577	3,985	9,620
2023 Population Age 75-79	347	2,489	6,193
2023 Population Age 80-84	194	1,310	3,222
2023 Population Age 85+	135	1,013	2,527
2023 Population Age 18+	16,457	115,492	256,353
2023 Median Age	34	34	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,727	\$80,588	\$82,961
Average Household Income 25-34	\$106,944	\$96,018	\$100,545
Median Household Income 35-44	\$101,203	\$96,461	\$102,270
Average Household Income 35-44	\$121,678	\$112,050	\$120,380
Median Household Income 45-54	\$100,483	\$97,617	\$103,097
Average Household Income 45-54	\$116,695	\$110,839	\$121,648
Median Household Income 55-64	\$92,462	\$87,974	\$94,384
Average Household Income 55-64	\$112,129	\$105,324	\$116,224
Median Household Income 65-74	\$58,545	\$61,788	\$65,717
Average Household Income 65-74	\$76,155	\$82,370	\$90,386
Average Household Income 75+	\$64,624	\$57,873	\$66,503

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,759	13,026	27,956
2028 Population Age 35-39	1,533	12,665	28,126
2028 Population Age 40-44	1,516	11,929	26,916
2028 Population Age 45-49	1,489	11,138	25,548
2028 Population Age 50-54	1,352	9,734	22,137
2028 Population Age 55-59	1,345	9,208	20,706
2028 Population Age 60-64	1,164	7,684	17,263
2028 Population Age 65-69	1,029	6,877	15,555
2028 Population Age 70-74	767	5,118	12,152
2028 Population Age 75-79	463	3,311	8,186
2028 Population Age 80-84	251	1,877	4,738
2028 Population Age 85+	164	1,243	3,170
2028 Population Age 18+	17,246	124,415	279,066
2028 Median Age	35	35	35

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,920	\$93,474	\$97,164
Average Household Income 25-34	\$124,653	\$112,182	\$117,146
Median Household Income 35-44	\$112,229	\$106,797	\$112,440
Average Household Income 35-44	\$138,702	\$130,205	\$139,175
Median Household Income 45-54	\$109,555	\$106,678	\$113,335
Average Household Income 45-54	\$131,908	\$127,789	\$141,509
Median Household Income 55-64	\$106,470	\$102,490	\$107,531
Average Household Income 55-64	\$129,129	\$122,771	\$135,270
Median Household Income 65-74	\$69,184	\$74,494	\$77,325
Average Household Income 65-74	\$92,463	\$99,072	\$106,824
Average Household Income 75+	\$79,759	\$72,996	\$82,646

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,604	45,281	129,233
2010 Population	16,876	100,446	238,255
2023 Population	22,163	156,388	346,190
2028 Population	22,344	163,544	367,811
2023 African American	4,232	33,825	65,915
2023 American Indian	338	2,094	4,412
2023 Asian	1,743	12,296	30,176
2023 Hispanic	11,795	76,668	157,863
2023 Other Race	5,268	32,682	64,639
2023 White	5,878	42,882	110,525
2023 Multiracial	4,683	32,482	70,239
2023-2028: Population: Growth Rate	0.80 %	4.50 %	6.10 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	220	2,462	4,942
\$15,000-\$24,999	167	1,549	3,816
\$25,000-\$34,999	271	3,274	7,026
\$35,000-\$49,999	658	4,471	10,279
\$50,000-\$74,999	1,282	8,837	19,750
\$75,000-\$99,999	1,133	8,095	16,499
\$100,000-\$149,999	1,543	11,521	26,648
\$150,000-\$199,999	747	5,233	13,132
\$200,000 or greater	507	2,986	9,444
Median HH Income	\$87,756	\$84,281	\$88,318
Average HH Income	\$107,792	\$100,793	\$108,686

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,476	14,962	43,777
2010 Total Households	4,875	30,456	75,077
2023 Total Households	6,528	48,428	111,537
2028 Total Households	6,682	51,885	120,641
2023 Average Household Size	3.40	3.22	3.10
2000 Owner Occupied Housing	2,083	11,690	32,716
2000 Renter Occupied Housing	319	2,831	9,318
2023 Owner Occupied Housing	5,197	32,298	73,993
2023 Renter Occupied Housing	1,331	16,130	37,544
2023 Vacant Housing	201	2,416	6,238
2023 Total Housing	6,729	50,844	117,775
2028 Owner Occupied Housing	5,422	33,972	79,007
2028 Renter Occupied Housing	1,260	17,913	41,633
2028 Vacant Housing	229	2,420	6,388
2028 Total Housing	6,911	54,305	127,029
2023-2028: Households: Growth Rate	2.35 %	6.95 %	7.90 %



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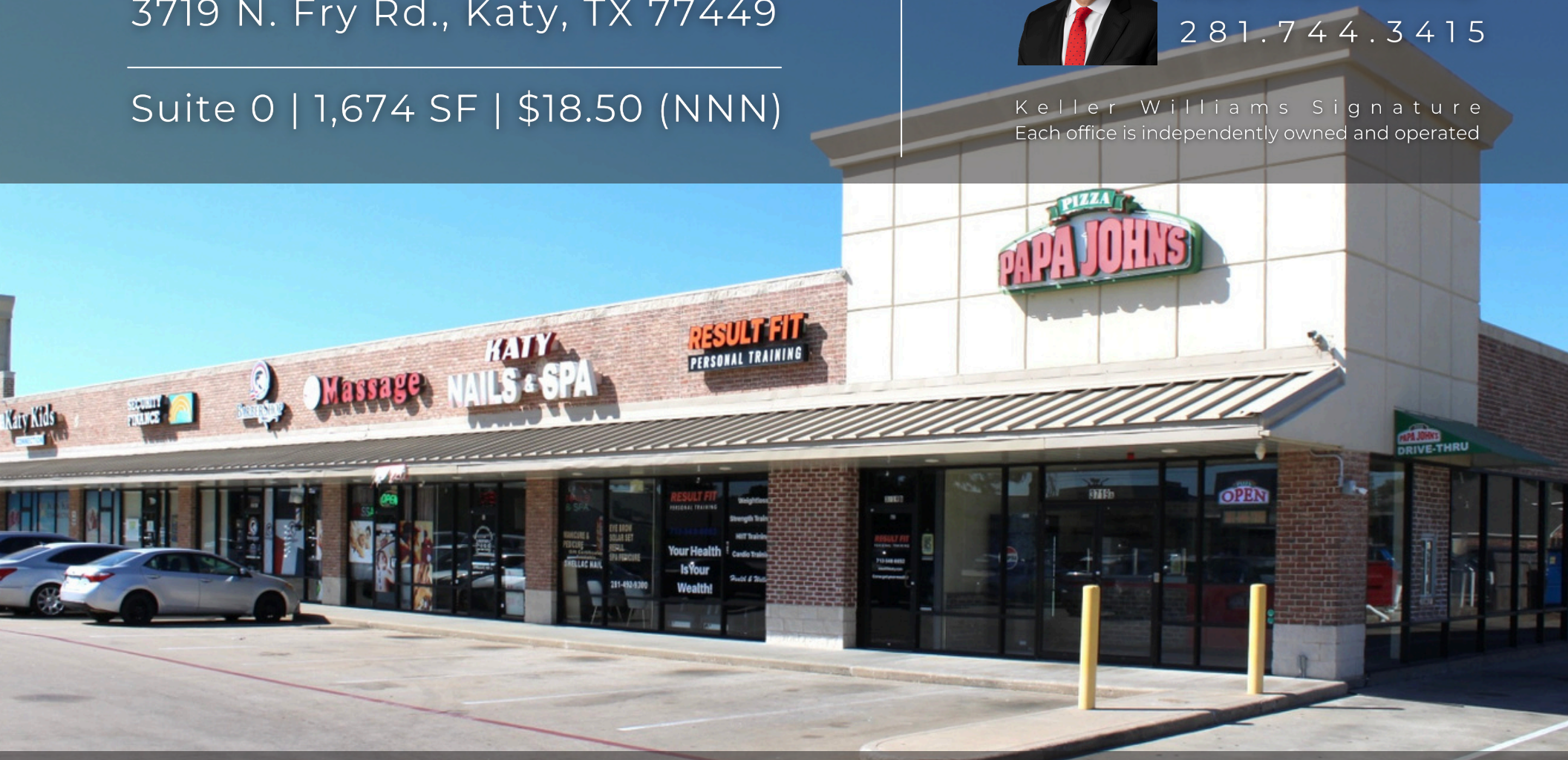


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