

## RETAIL FOR LEASE

### KATY RETAIL SPACE

25600 Westheimer Parkway, Katy TX 77494



Premier Properties



**AVAILABLE:** 4,510 SF

**SPACES:** 3 Retail

**LEASE RATE:** \$23-25/SF/YR

**CAM:** \$6.50/SF/YR

**TI ALLOWANCE:** \$35/SF

**CROSS STREETS:** Westheimer Pkwy & Saddlespur Lane

#### PROPERTY HIGHLIGHTS

- Built in 2014 featuring Updated Fascia
- Anchored by Harvest Market Natural Grocery
- Low Lease Rate & Excellent TI Allowance
- Great Location in Katy
- 1 Mile West of SH 99 & 2 Miles South of I-10
- Well Maintained & Ready for Move In
- Plenty of Customer Parking

**DAYNA SULLIVAN**  
832.283.3590 (C) 281.225.2022 (O)  
30350 FM 2978, The Woodlands, TX 77354

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— 2019 —

**FORTUNE'S 10  
MOST ADMIRED  
COMPANIES IN  
THE WORLD**



- 1. APPLE
- 2. AMAZON
- 3. **BERKSHIRE HATHAWAY**
- 4. WALT DISNEY
- 5. STARBUCKS
- 6. MICROSOFT
- 7. ALPHABET
- 8. NETFLIX
- 9. JPMORGAN CHASE
- 10. FEDEX

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## Suites Available

Space 1	1,205 SF
Space 2	1,320 SF
Space 3	1,985 SF

## Current Tenants

Magari Hair Salon  
Green Heart Dry Cleaners  
Aline's Nail Boutique  
TS Insurance  
Vintage Liquor  
Shevere-Restaurant & Bar

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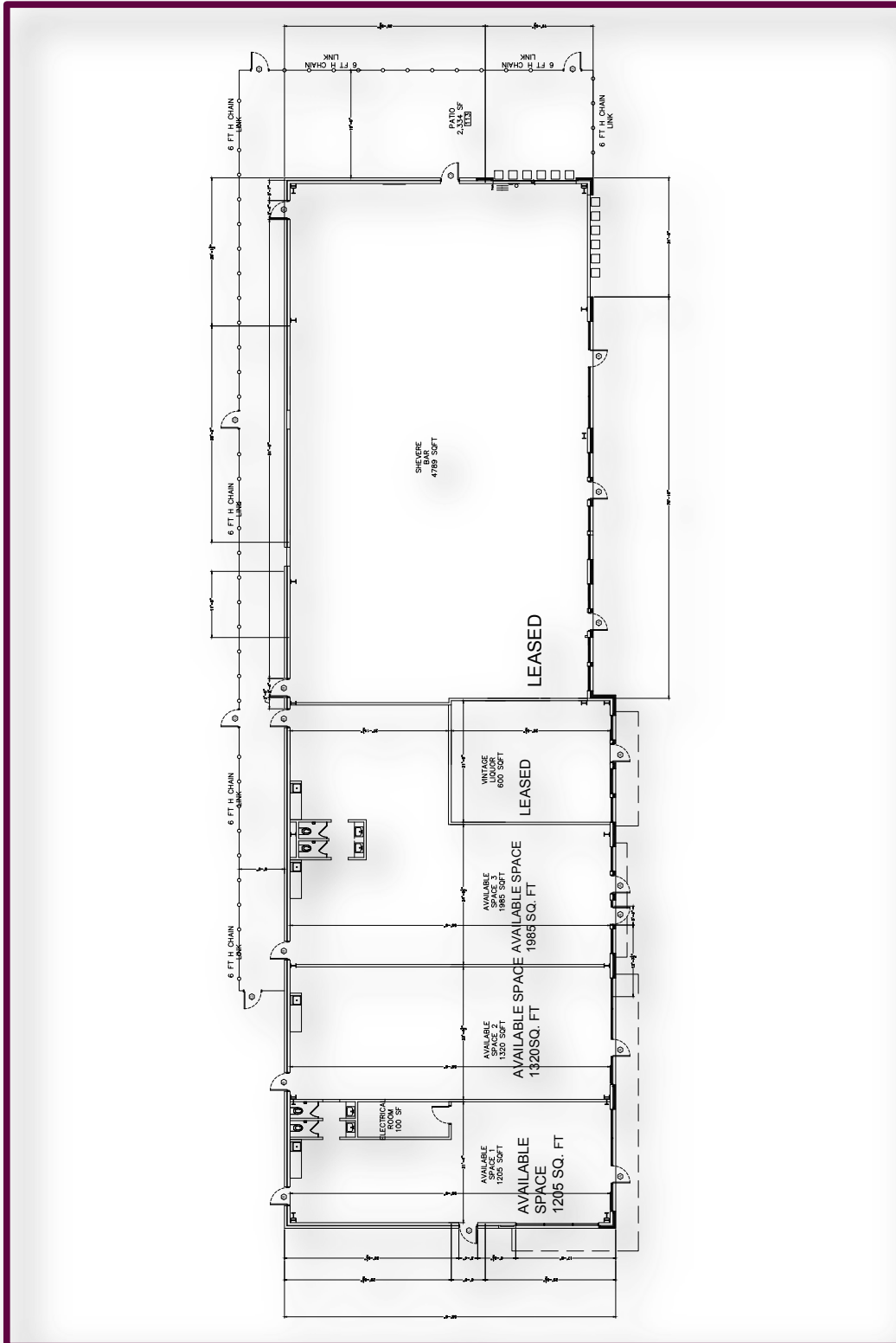
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### Building Plan



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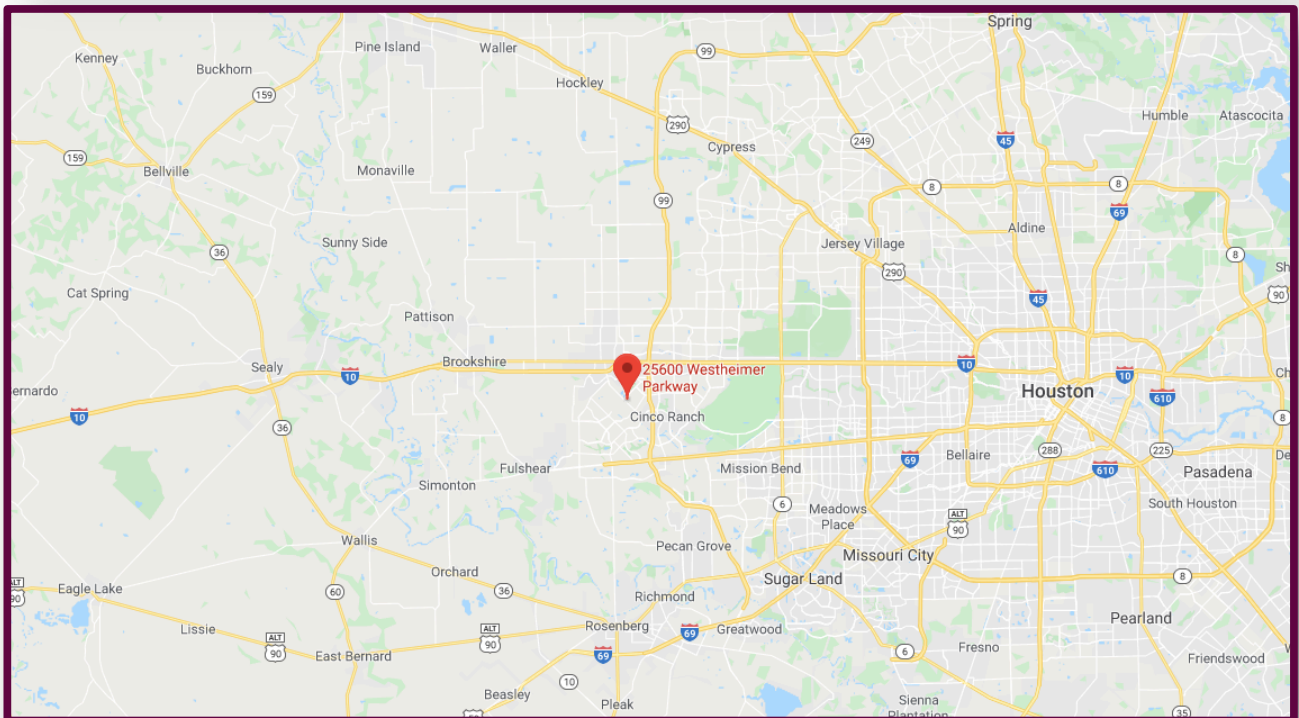
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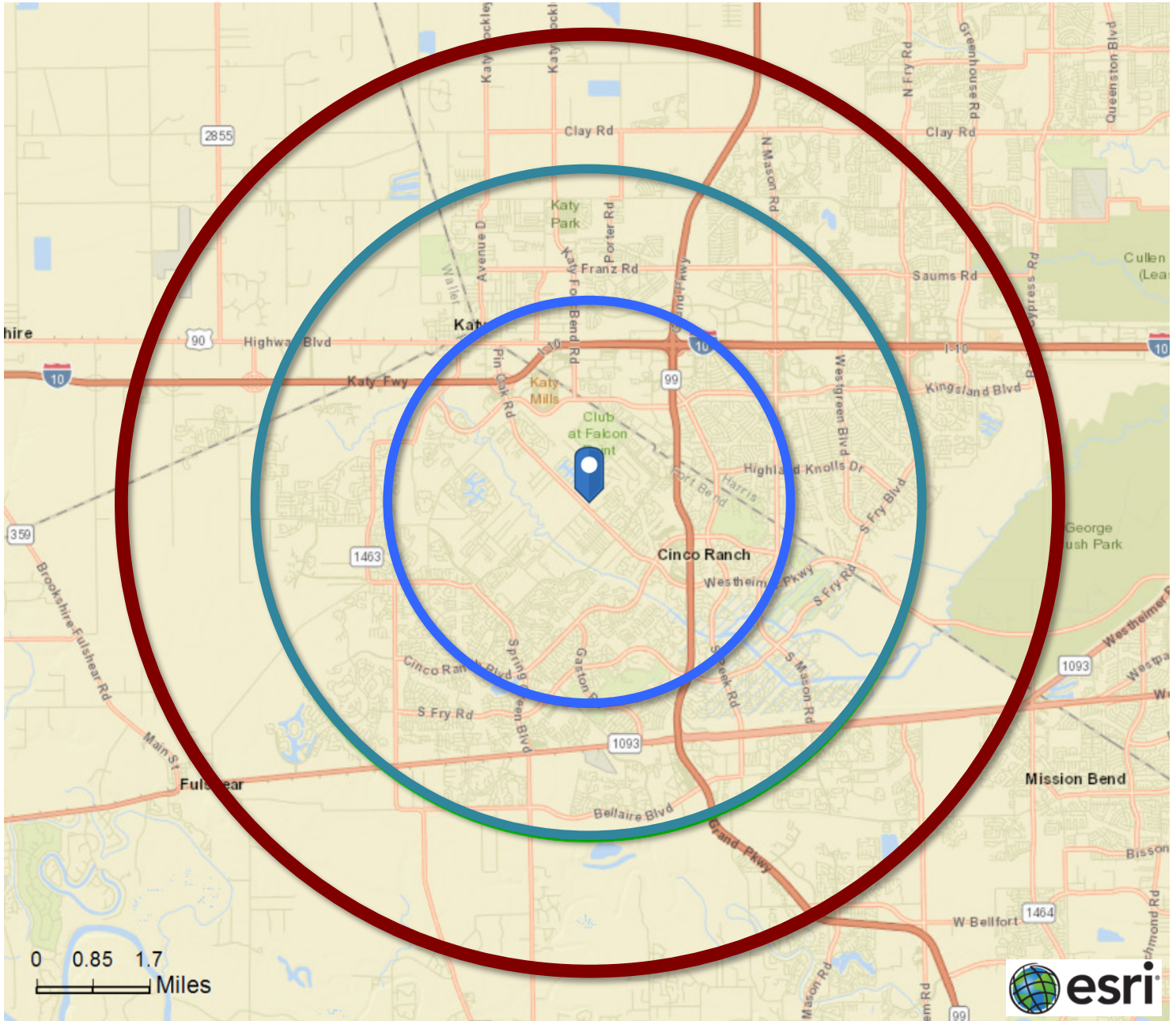
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 3 Miles

 5 Miles

 7 Miles

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### Demographic and Income Profile

25600 Westheimer Pkwy, Katy, Texas, 77494  
Ring: 7 mile radius

Prepared by Esri  
Latitude: 29.75103  
Longitude: -95.79801

Summary	Census 2010	2019	2024			
Population	242,482	386,294	465,532			
Households	78,526	123,536	148,296			
Families	64,831	101,524	121,851			
Average Household Size	3.08	3.12	3.14			
Owner Occupied Housing Units	62,749	96,321	116,532			
Renter Occupied Housing Units	15,777	27,215	31,764			
Median Age	33.8	34.6	34.0			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	3.80%	1.59%	0.77%			
Households	3.72%	1.55%	0.75%			
Families	3.72%	1.53%	0.68%			
Owner HHs	3.88%	1.63%	0.92%			
Median Household Income	1.48%	2.50%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	4,872	3.9%	5,046	3.4%		
\$15,000 - \$24,999	4,775	3.9%	4,582	3.1%		
\$25,000 - \$34,999	5,023	4.1%	4,921	3.3%		
\$35,000 - \$49,999	10,148	8.2%	10,537	7.1%		
\$50,000 - \$74,999	18,290	14.8%	20,179	13.6%		
\$75,000 - \$99,999	15,546	12.6%	17,392	11.7%		
\$100,000 - \$149,999	28,519	23.1%	35,782	24.1%		
\$150,000 - \$199,999	14,312	11.6%	20,411	13.8%		
\$200,000+	22,052	17.9%	29,446	19.9%		
Median Household Income	\$103,505		\$111,403			
Average Household Income	\$132,420		\$146,183			
Per Capita Income	\$42,249		\$46,433			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,324	8.0%	29,224	7.6%	36,924	7.9%
5 - 9	21,648	8.9%	31,933	8.3%	38,736	8.3%
10 - 14	22,617	9.3%	33,085	8.6%	38,988	8.4%
15 - 19	19,544	8.1%	27,227	7.0%	32,653	7.0%
20 - 24	11,316	4.7%	21,042	5.4%	22,102	4.7%
25 - 34	30,878	12.7%	53,004	13.7%	71,572	15.4%
35 - 44	41,713	17.2%	59,360	15.4%	73,754	15.8%
45 - 54	38,135	15.7%	54,248	14.0%	58,418	12.5%
55 - 64	22,589	9.3%	42,891	11.1%	45,926	9.9%
65 - 74	9,241	3.8%	23,710	6.1%	31,350	6.7%
75 - 84	4,086	1.7%	8,090	2.1%	12,161	2.6%
85+	1,392	0.6%	2,480	0.6%	2,947	0.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	166,549	68.7%	235,479	61.0%	269,934	58.0%
Black Alone	23,599	9.7%	45,727	11.8%	59,496	12.8%
American Indian Alone	1,228	0.5%	2,002	0.5%	2,512	0.5%
Asian Alone	26,807	11.1%	56,799	14.7%	73,775	15.8%
Pacific Islander Alone	126	0.1%	281	0.1%	375	0.1%
Some Other Race Alone	16,702	6.9%	30,715	8.0%	39,385	8.5%
Two or More Races	7,471	3.1%	15,290	4.0%	20,054	4.3%
Hispanic Origin (Any Race)	60,578	25.0%	112,309	29.1%	148,103	31.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

February 05, 2020

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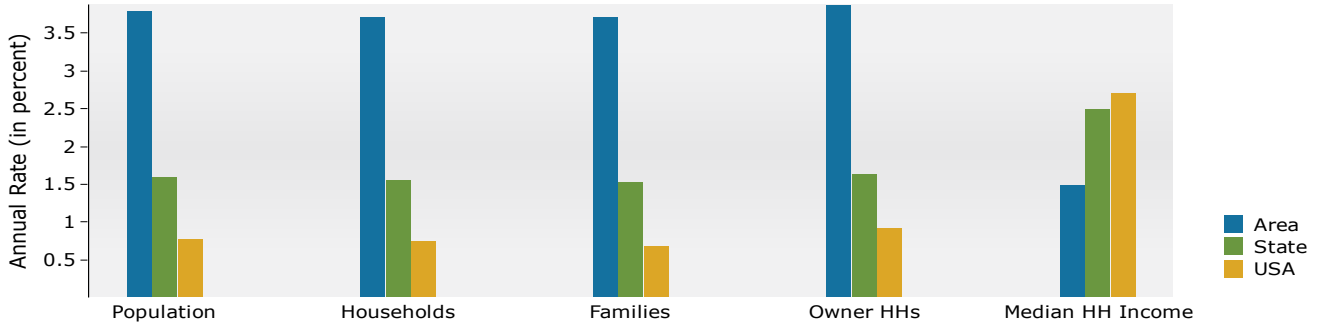


### Demographic and Income Profile

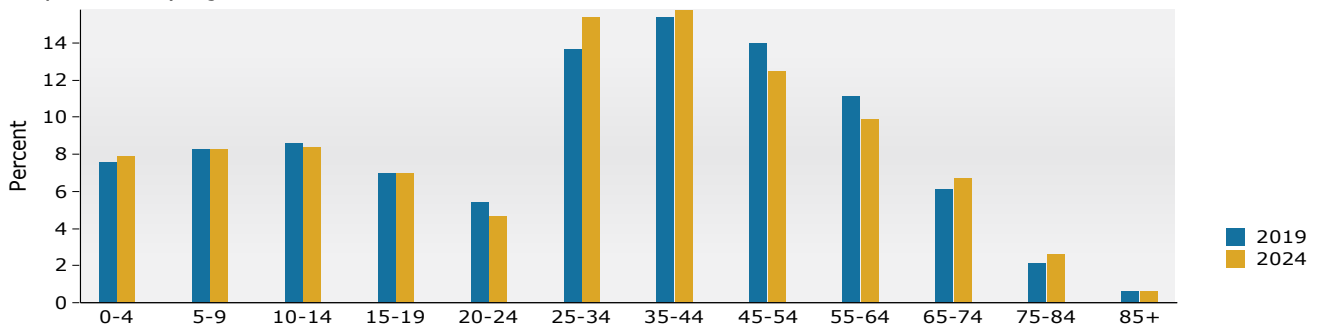
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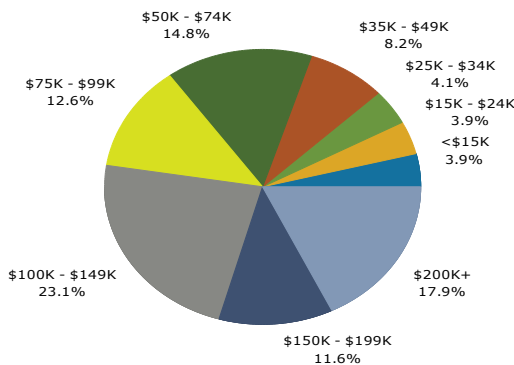
#### Trends 2019-2024



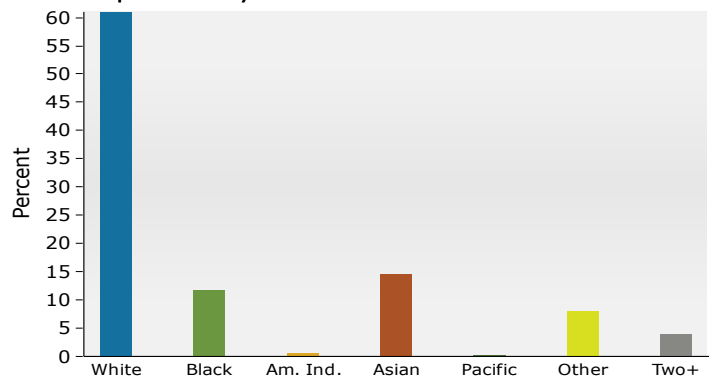
#### Population by Age



#### 2019 Household Income



#### 2019 Population by Race



2019 Percent Hispanic Origin: 29.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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### Retail MarketPlace Profile

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#### Summary Demographics

2019 Population	386,294
2019 Households	123,536
2019 Median Disposable Income	\$81,832
2019 Per Capita Income	\$42,249

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$6,890,207,783	\$4,057,354,276	\$2,832,853,507	25.9	1,475
Total Retail Trade	44-45	\$6,177,207,646	\$3,634,691,688	\$2,542,515,958	25.9	962
Total Food & Drink	722	\$713,000,137	\$422,662,588	\$290,337,549	25.6	512

2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$1,331,223,256	\$598,763,456	\$732,459,800	38.0	73
Automobile Dealers	4411	\$1,068,781,490	\$493,712,510	\$575,068,980	36.8	27
Other Motor Vehicle Dealers	4412	\$145,309,731	\$56,801,078	\$88,508,653	43.8	13
Auto Parts, Accessories & Tire Stores	4413	\$117,132,035	\$48,249,867	\$68,882,168	41.7	33
Furniture & Home Furnishings Stores	442	\$225,972,159	\$120,431,228	\$105,540,931	30.5	81
Furniture Stores	4421	\$130,434,144	\$73,832,283	\$56,601,861	27.7	38
Home Furnishings Stores	4422	\$95,538,014	\$46,598,944	\$48,939,070	34.4	43
Electronics & Appliance Stores	443	\$232,685,153	\$100,844,332	\$131,840,821	39.5	42
Bldg Materials, Garden Equip. & Supply Stores	444	\$417,311,478	\$160,790,236	\$256,521,242	44.4	78
Bldg Material & Supplies Dealers	4441	\$394,579,333	\$147,280,789	\$247,298,544	45.6	63
Lawn & Garden Equip & Supply Stores	4442	\$22,732,145	\$13,509,447	\$9,222,698	25.4	15
Food & Beverage Stores	445	\$1,093,410,096	\$733,221,646	\$360,188,450	19.7	91
Grocery Stores	4451	\$989,439,292	\$687,632,270	\$301,807,022	18.0	48
Specialty Food Stores	4452	\$46,303,861	\$11,690,337	\$34,613,524	59.7	23
Beer, Wine & Liquor Stores	4453	\$57,666,943	\$33,899,039	\$23,767,904	26.0	21
Health & Personal Care Stores	446,4461	\$340,241,847	\$195,718,102	\$144,523,745	27.0	100
Gasoline Stations	447,4471	\$598,678,492	\$292,182,464	\$306,496,028	34.4	63
Clothing & Clothing Accessories Stores	448	\$294,159,170	\$210,973,116	\$83,186,054	16.5	160
Clothing Stores	4481	\$193,132,282	\$134,830,810	\$58,301,472	17.8	101
Shoe Stores	4482	\$41,644,146	\$50,853,531	-\$9,209,385	-10.0	30
Jewelry, Luggage & Leather Goods Stores	4483	\$59,382,741	\$25,288,775	\$34,093,966	40.3	29
Sporting Goods, Hobby, Book & Music Stores	451	\$220,786,985	\$197,289,038	\$23,497,947	5.6	61
Sporting Goods/Hobby/Musical Instr Stores	4511	\$197,257,634	\$184,535,319	\$12,722,315	3.3	49
Book, Periodical & Music Stores	4512	\$23,529,351	\$12,753,718	\$10,775,633	29.7	12
General Merchandise Stores	452	\$1,091,159,843	\$862,401,147	\$228,758,696	11.7	49
Department Stores Excluding Leased Depts.	4521	\$768,246,805	\$395,913,829	\$372,332,976	32.0	15
Other General Merchandise Stores	4529	\$322,913,037	\$466,487,319	-\$143,574,282	-18.2	33
Miscellaneous Store Retailers	453	\$240,930,712	\$143,179,490	\$97,751,222	25.4	150
Florists	4531	\$10,745,672	\$2,633,275	\$8,112,397	60.6	13
Office Supplies, Stationery & Gift Stores	4532	\$53,700,616	\$25,447,647	\$28,252,969	35.7	34
Used Merchandise Stores	4533	\$42,816,362	\$7,145,093	\$35,671,269	71.4	20
Other Miscellaneous Store Retailers	4539	\$133,668,061	\$107,953,475	\$25,714,586	10.6	82
Nonstore Retailers	454	\$90,648,456	\$18,897,434	\$71,751,022	65.5	14
Electronic Shopping & Mail-Order Houses	4541	\$68,016,402	\$17,425,682	\$50,590,720	59.2	7
Vending Machine Operators	4542	\$5,427,121	\$276,436	\$5,150,685	90.3	2
Direct Selling Establishments	4543	\$17,204,934	\$1,195,316	\$16,009,618	87.0	5
Food Services & Drinking Places	722	\$713,000,137	\$422,662,588	\$290,337,549	25.6	512
Special Food Services	7223	\$8,727,586	\$2,308,201	\$6,419,385	58.2	10
Drinking Places - Alcoholic Beverages	7224	\$26,314,132	\$8,375,555	\$17,938,577	51.7	16
Restaurants/Other Eating Places	7225	\$677,958,419	\$411,978,833	\$265,979,586	24.4	487

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

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