

# Mason Road Plaza

SEC of Mason Rd and Cimarron Pkwy

Mason Road, Katy, Texas 77450



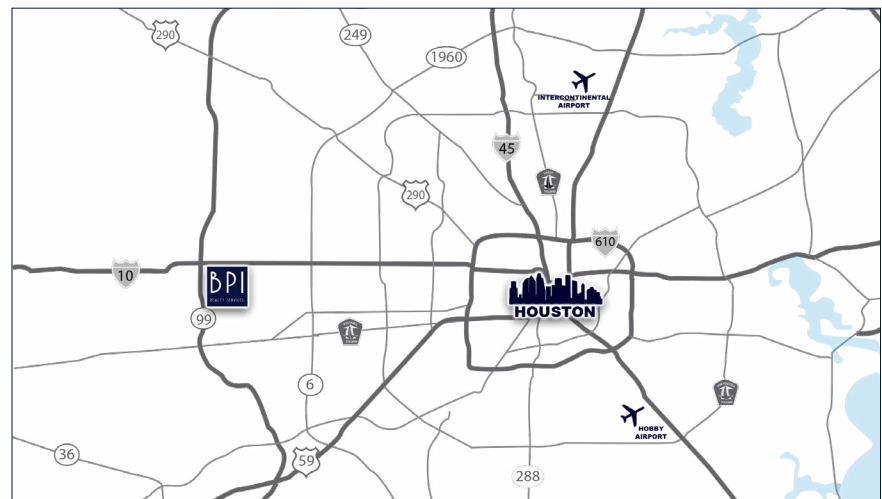
**Available:** - 1,100 SF, 1,500 SF & 2,165 SF In-Line Spaces  
 - 28,000 SF former Big Lots

**Pricing:** Call for Pricing

**Description:** - Join Jack In The Box, and Dairy Queen  
 - High Traffic Intersection at South Mason Road and Cimarron Parkway  
 - Excellent Visibility and Exposure  
 - Affordable Rental Rates  
 - Excellent Co-Tenants

**Traffic Counts:** Mason Rd: 45,677VPD (Kalibrate '21)

Demographics:	1 mile	3 mile	5 mile
2021 Population	19,761	129,251	276,116
Daytime Population	20,146	123,888	257,968
Average HH Income	\$87,353	\$121,011	\$124,176

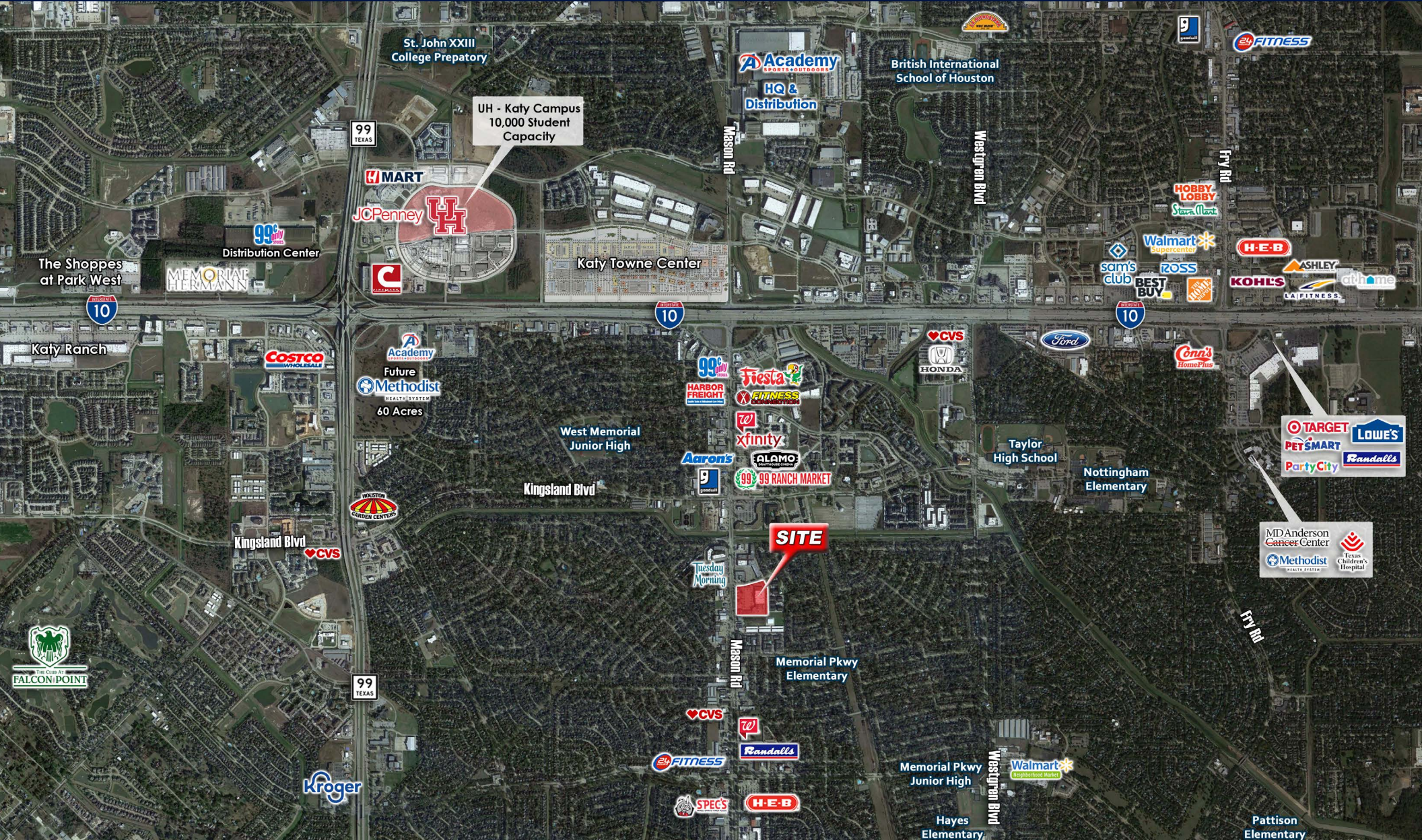


For More Information:

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**2021 Population**  
(3 mi Radius)  
**129,251**

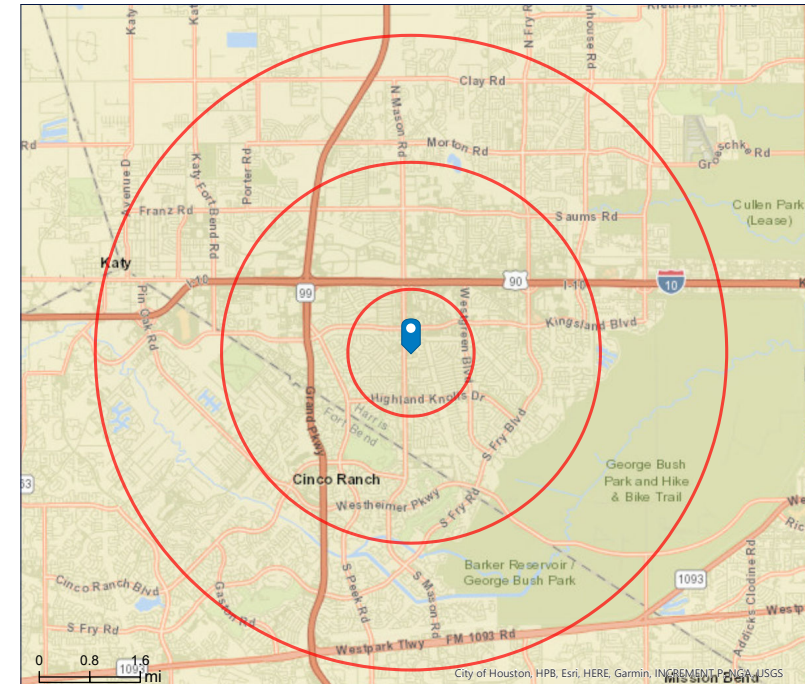
**Households**  
(3 mi Radius)  
**44,743**

**Daytime Population**  
(3 mi Radius)  
**123,888**

**Average HH Income**  
(3 mi Radius)  
**\$121,011**

**Median Home Value**  
(3 mi Radius)  
**\$272,312**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	16,557	71,060	112,295
2010 Total Population	18,715	104,236	212,451
2021 Total Population	19,761	129,251	276,116
2021 Group Quarters	6	252	340
2026 Total Population	20,699	142,220	314,318
2021-2026 Annual Rate	0.93%	1.93%	2.63%
2021 Total Daytime Population	20,146	123,888	257,968
Workers	10,544	60,479	118,887
Residents	9,602	63,409	139,081
<b>Household Summary</b>			
2000 Households	5,759	22,752	35,983
2000 Average Household :	2.87	3.12	3.11
2010 Households	7,061	35,606	69,304
2010 Average Household :	2.65	2.92	3.06
2021 Households	7,530	44,743	89,942
2021 Average Household :	2.62	2.88	3.07
2026 Households	7,896	49,104	101,955
2026 Average Household :	2.62	2.89	3.08
2021-2026 Annual Rate	0.95%	1.88%	2.54%
2010 Families	5,053	28,299	56,452
2010 Average Family Size	3.14	3.30	3.41
2021 Families	5,322	34,496	71,915
2021 Average Family Size	3.12	3.31	3.45
2026 Families	5,565	37,835	81,571
2026 Average Family Size	3.12	3.32	3.47
2021-2026 Annual Rate	0.90%	1.87%	2.55%
<b>Housing Unit Summary</b>			
2000 Housing Units	6,214	23,838	37,660
Owner Occupied Housing U	69.7%	79.1%	79.4%
Renter Occupied Housing Units	23.0%	16.3%	16.1%
Vacant Housing Units	7.3%	4.6%	4.5%
2010 Housing Units	7,356	37,199	72,415
Owner Occupied Housing U	60.0%	68.9%	73.7%
Renter Occupied Housing Units	35.9%	26.8%	22.0%
Vacant Housing Units	4.0%	4.3%	4.3%
2021 Housing Units	7,758	46,763	94,253
Owner Occupied Housing U	55.4%	57.7%	66.1%
Renter Occupied Housing Units	41.6%	38.0%	29.3%
Vacant Housing Units	2.9%	4.3%	4.6%
2026 Housing Units	8,126	51,092	106,278
Owner Occupied Housing U	56.2%	57.2%	65.2%
Renter Occupied Housing Units	41.0%	38.9%	30.7%
Vacant Housing Units	2.8%	3.9%	4.1%
<b>Median Household Income</b>			
2021	\$67,945	\$88,220	\$94,139
2026	\$75,145	\$95,746	\$102,570
<b>Median Home Value</b>			
2021	\$195,538	\$272,312	\$268,964
2026	\$234,485	\$311,250	\$312,939
<b>Per Capita Income</b>			
2021	\$32,449	\$41,649	\$40,348
2026	\$35,853	\$45,371	\$44,156
<b>Median Age</b>			
2010	35.3	35.4	33.8
2021	36.6	36.3	35.0
2026	37.5	37.0	34.9



	1 mile	3 miles	5 miles
<b>2021 Households by Income</b>			
Household Income Base	7,530	44,743	89,942
<\$15,000	5.2%	4.5%	4.2%
\$15,000 - \$24,999	6.1%	4.8%	4.1%
\$25,000 - \$34,999	8.7%	5.8%	5.6%
\$35,000 - \$49,999	13.0%	9.4%	8.8%
\$50,000 - \$74,999	21.4%	17.5%	16.5%
\$75,000 - \$99,999	14.6%	13.4%	13.4%
\$100,000 - \$149,999	18.6%	19.2%	20.7%
\$150,000 - \$199,999	6.6%	10.2%	11.1%
\$200,000+	5.8%	15.2%	15.7%
Average Household Income	\$87,353	\$121,011	\$124,176
<b>2021 Population 25+ by Educational Attainment</b>			
Total	13,703	87,341	179,840
Less than 9th Grade	4.2%	2.3%	2.8%
9th - 12th Grade, No Diploma	4.1%	2.9%	3.6%
High School Graduate	17.1%	13.7%	14.1%
GED/Alternative Credential	2.1%	2.3%	2.8%
Some College, No Degree	24.3%	22.1%	21.0%
Associate Degree	8.5%	8.3%	9.0%
Bachelor's Degree	25.9%	31.3%	29.5%
Graduate/Professional Degree	13.9%	17.1%	17.2%



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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