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PRICE PLAZA

1207 PRICE PLAZA DR., KATY TX 77449

THE SPACE

Location	1207 Price Plaza Dr. Katy, TX 77449
County	Harris
APN	1272790010008
Cross Street	I-10
Square Feet	8000
Annual Rent PSF	\$15.00
Lease Type	Gross



HIGHLIGHTS

- Warehouse/Office in the heart of Katy
- 8,000 SF Building
- 3,200 SF of office - 5 offices, Conference Room, Break Room
- 20' Clear Height w/ Rollup Door in 4,800 SF warehouse
- 10 Dedicated parking spaces

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,924	134,018	283,933

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$84,946	\$116,359	\$120,867

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,137	46,699	95,567

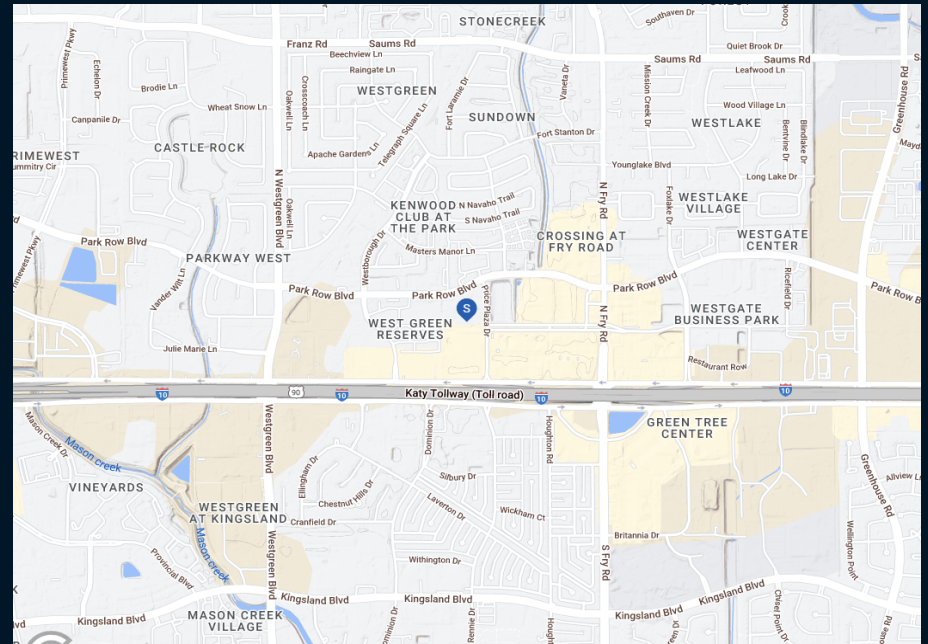


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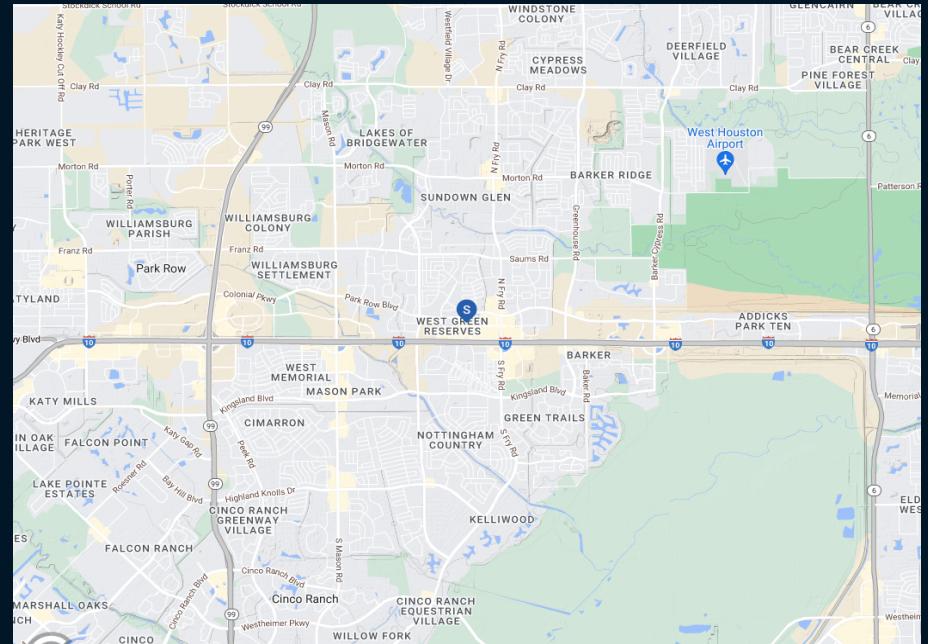
Katy TX

- Located just one block off I-10 before Park Row in the heart of Katy, one block west of Fry Rd. I-10 and Fry is one of the busiest intersections in Katy. The building is surrounded by many major national retailers, including Home Depot, Sam's Club, Wal-Mart and Best Buy.

Locator Map



Regional Map





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Warehouse





Warehouse





Warehouse

Wal-Mart

Home Depot

Best Buy

Sam's Club

I-10







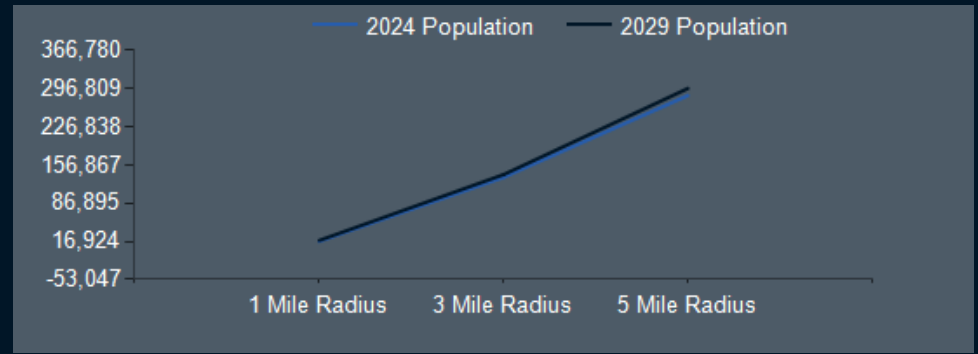




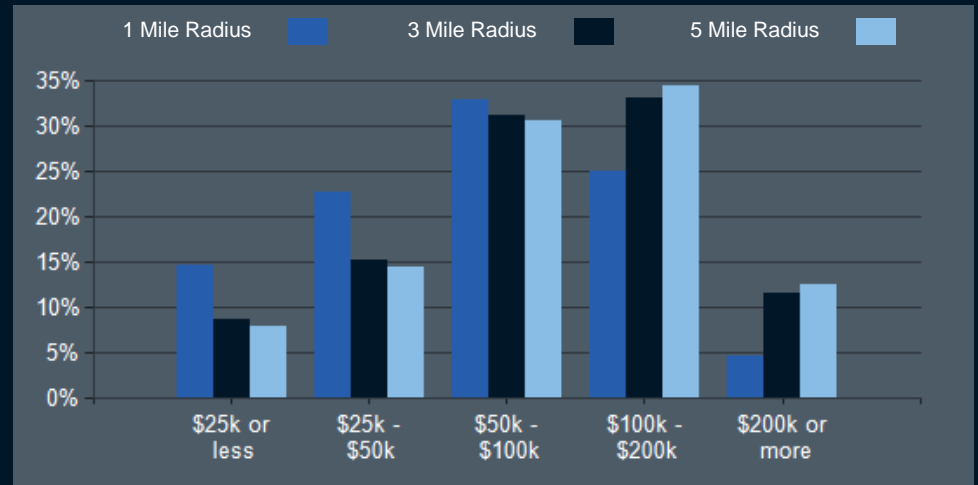
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,566	77,665	112,726
2010 Population	14,419	113,396	195,207
2024 Population	16,924	134,018	283,933
2029 Population	18,533	139,140	296,809
2024-2029: Population: Growth Rate	9.15%	3.75%	4.45%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	430	2,217	4,268
\$15,000-\$24,999	468	1,890	3,260
\$25,000-\$34,999	603	2,918	6,080
\$35,000-\$49,999	788	4,247	7,837
\$50,000-\$74,999	1,156	8,197	15,518
\$75,000-\$99,999	865	6,406	13,743
\$100,000-\$149,999	1,065	9,694	20,873
\$150,000-\$199,999	469	5,737	12,042
\$200,000 or greater	293	5,393	11,947
Median HH Income	\$64,646	\$88,446	\$93,433
Average HH Income	\$84,946	\$116,359	\$120,867

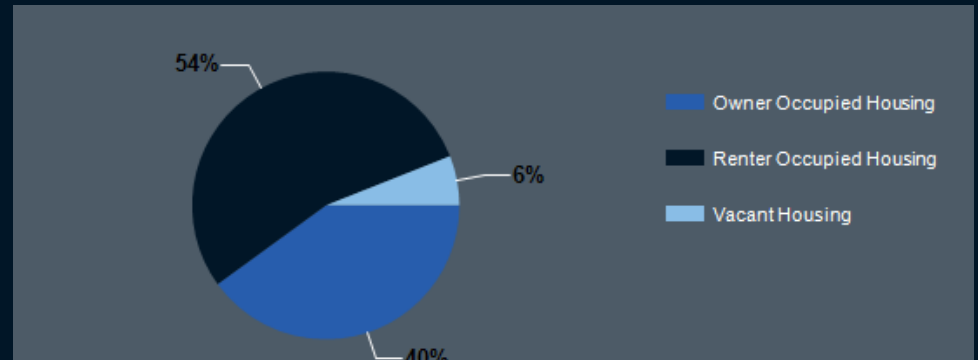
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,849	26,527	38,241
2010 Total Households	5,009	37,958	63,905
2024 Total Households	6,137	46,699	95,567
2029 Total Households	6,892	49,702	101,981
2024 Average Household Size	2.75	2.86	2.96
2024-2029: Households: Growth Rate	11.75%	6.25%	6.55%



2024 Household Income

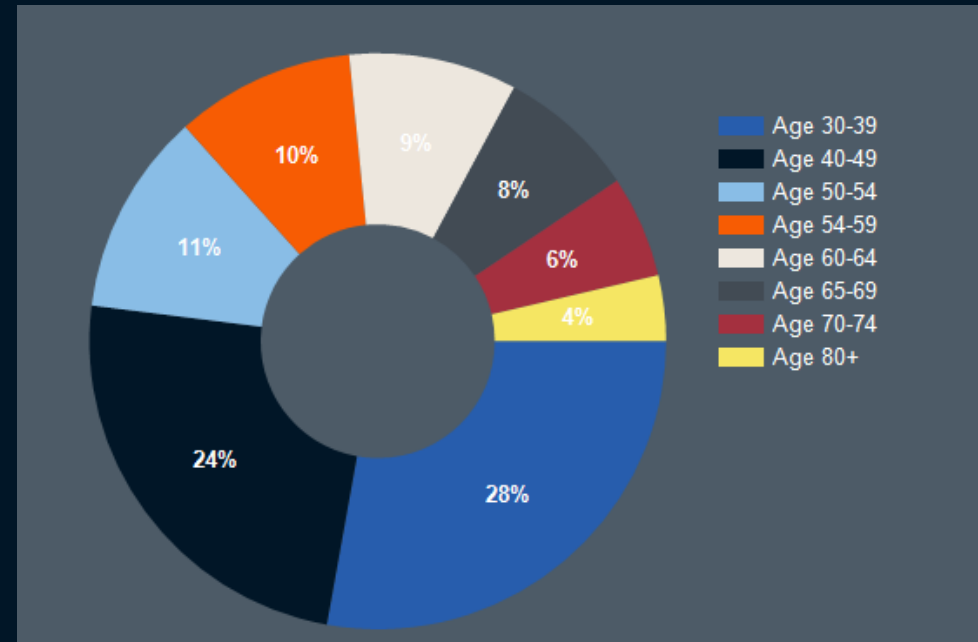


2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,384	9,993	21,450
2024 Population Age 35-39	1,236	9,517	21,382
2024 Population Age 40-44	1,212	9,645	21,608
2024 Population Age 45-49	1,062	8,491	18,795
2024 Population Age 50-54	1,072	8,805	18,622
2024 Population Age 55-59	946	7,786	15,695
2024 Population Age 60-64	888	7,517	14,587
2024 Population Age 65-69	729	6,509	12,197
2024 Population Age 70-74	539	4,599	8,515
2024 Population Age 75-79	347	3,141	5,671
2024 Population Age 80-84	216	1,677	3,112
2024 Population Age 85+	153	1,268	2,537
2024 Population Age 18+	12,940	102,760	212,860
2024 Median Age	35	36	35
2029 Median Age	36	37	36



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,740	\$80,169	\$83,401
Average Household Income 25-34	\$77,107	\$103,126	\$104,850
Median Household Income 35-44	\$77,713	\$103,493	\$104,459
Average Household Income 35-44	\$99,069	\$129,851	\$130,025
Median Household Income 45-54	\$78,302	\$107,073	\$109,767
Average Household Income 45-54	\$94,927	\$134,211	\$139,351
Median Household Income 55-64	\$67,394	\$103,279	\$106,298
Average Household Income 55-64	\$87,652	\$132,824	\$139,189
Median Household Income 65-74	\$55,929	\$71,037	\$75,105
Average Household Income 65-74	\$77,799	\$100,386	\$105,332
Average Household Income 75+	\$57,713	\$72,066	\$73,941

