



Prepared By: **Mark Zeidman**
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FRANZ ROAD BUSINESS PARK

22540 FRANZ RD., KATY TX 77449

THE SPACE

Location	22540 Franz Rd. Katy, TX 77449
County	Harris
APN	1381630010002
Cross Street	Mason
Square Feet	5100
Annual Rent PSF	\$18.00
Lease Type	Gross

HIGHLIGHTS

- Warehouse/Office in the heart of Katy
- 5,100 SF Building
- 1,100 SF of office - Reception area, 2 Offices, Bathrooms
- 25' Clear Height
- Ample Parking
- 2 Roll-Up Doors, 18'



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,900	138,667	321,796

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$101,656	\$107,167	\$123,862

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,271	47,282	106,863



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PROPERTY FEATURES

BUILDING SF	5,100
YEAR BUILT	2017
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	7+
NUMBER OF INGRESSES	5
NUMBER OF EGRESSES	5

MECHANICAL

HVAC	In office only
ELECTRICAL / POWER	3P 480V

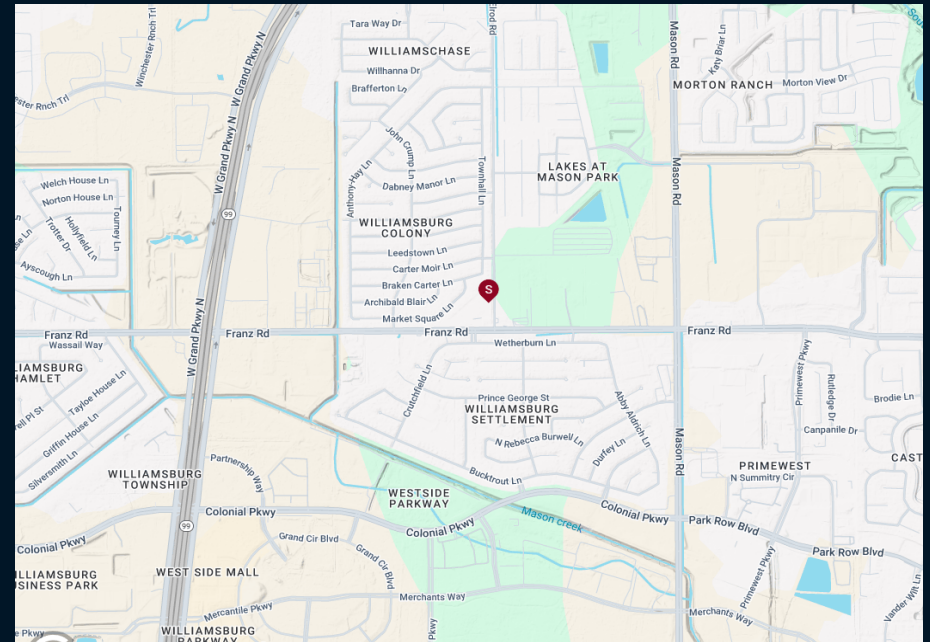


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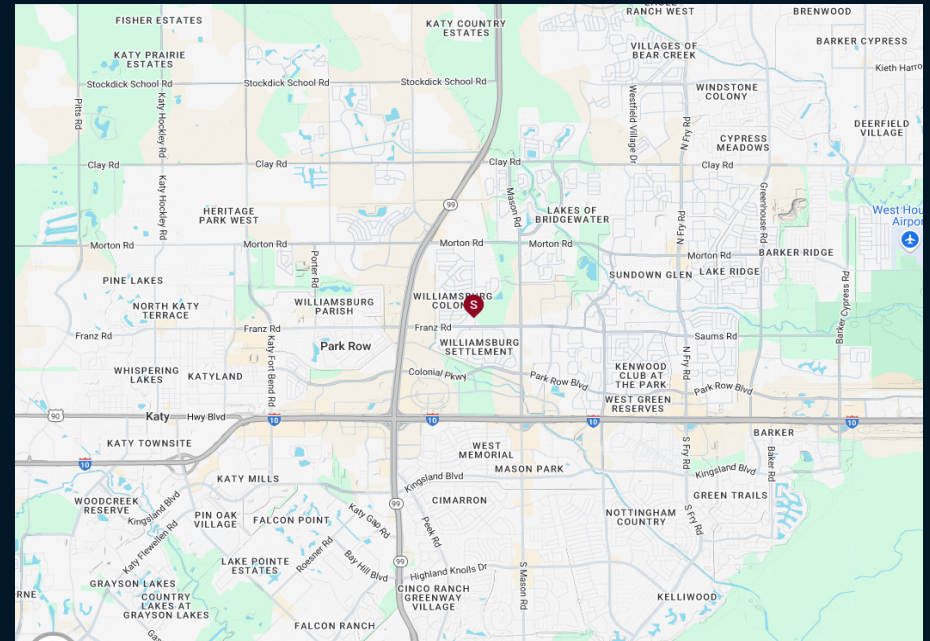
Katy TX

- Located just a few blocks off I-10 in the heart of Katy on Franz Rd. near Mason Rd. I-10 and Mason is one of the busiest intersections in Katy. The building is tucked away in an industrial park on a quieter road, but surrounded by many major national retailers, including Home Depot, Sam's Club, Wal-Mart and Best Buy.

Local Map



Regional Map

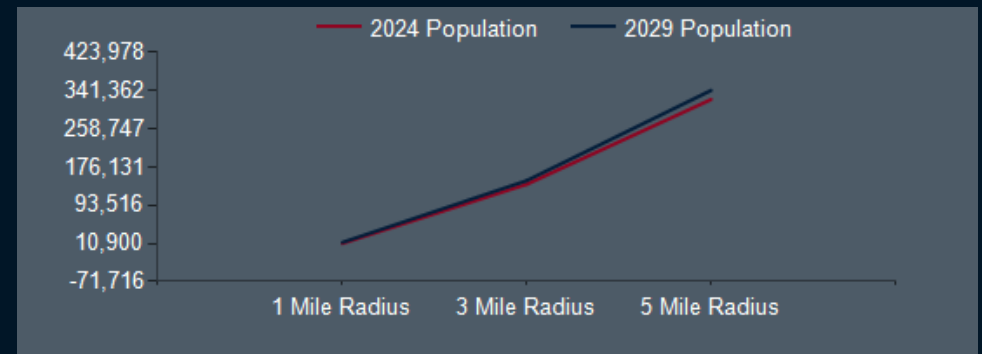




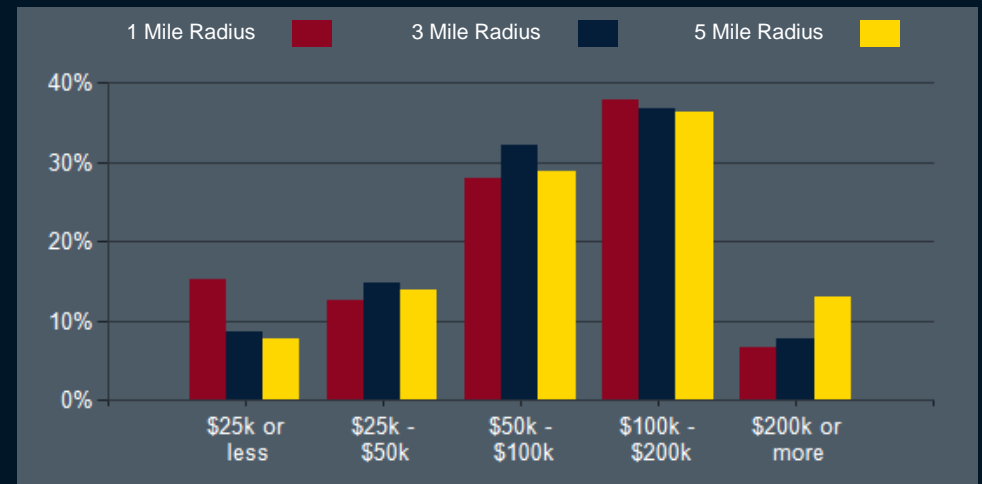
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,875	52,739	119,283
2010 Population	6,914	83,925	203,818
2024 Population	10,900	138,667	321,796
2029 Population	12,898	146,565	341,362
2024-2029: Population: Growth Rate	17.10%	5.55%	5.95%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	439	2,306	4,681
\$15,000-\$24,999	207	1,762	3,588
\$25,000-\$34,999	260	3,306	6,734
\$35,000-\$49,999	278	3,647	8,185
\$50,000-\$74,999	869	8,701	16,564
\$75,000-\$99,999	323	6,520	14,374
\$100,000-\$149,999	973	11,071	24,109
\$150,000-\$199,999	642	6,281	14,708
\$200,000 or greater	280	3,688	13,921
Median HH Income	\$80,381	\$88,319	\$98,452
Average HH Income	\$101,656	\$107,167	\$123,862

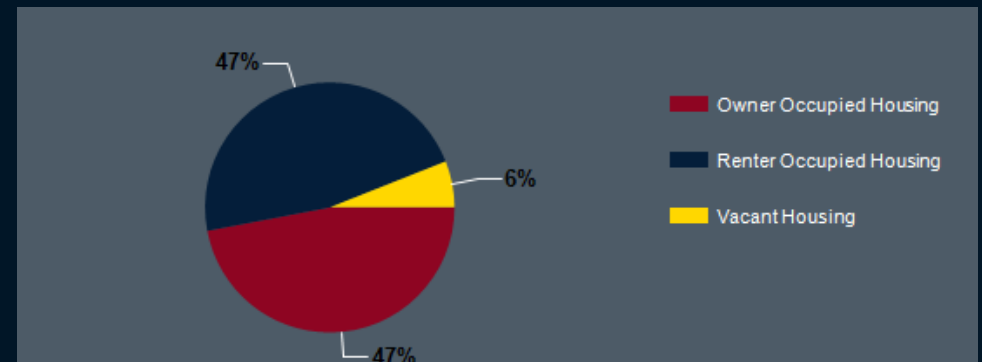
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,888	17,997	39,944
2010 Total Households	2,341	27,765	66,169
2024 Total Households	4,271	47,282	106,863
2029 Total Households	5,210	50,962	115,593
2024 Average Household Size	2.55	2.92	3.00
2024-2029: Households: Growth Rate	20.25%	7.55%	7.90%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri



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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	866	11,267	24,275
2024 Population Age 35-39	830	11,312	24,931
2024 Population Age 40-44	744	10,705	24,968
2024 Population Age 45-49	733	9,041	21,532
2024 Population Age 50-54	676	8,659	20,879
2024 Population Age 55-59	556	7,120	17,247
2024 Population Age 60-64	618	6,680	16,074
2024 Population Age 65-69	542	5,520	13,435
2024 Population Age 70-74	394	3,901	9,471
2024 Population Age 75-79	358	2,837	6,300
2024 Population Age 80-84	193	1,605	3,454
2024 Population Age 85+	139	1,364	2,865
2024 Population Age 18+	8,497	103,906	238,754
2024 Median Age	37	35	35
2029 Median Age	38	36	36

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,669	\$83,825	\$88,131
Average Household Income 25-34	\$105,997	\$101,004	\$109,117
Median Household Income 35-44	\$105,183	\$103,771	\$108,536
Average Household Income 35-44	\$118,742	\$121,163	\$133,798
Median Household Income 45-54	\$110,721	\$105,018	\$112,677
Average Household Income 45-54	\$121,597	\$122,350	\$141,826
Median Household Income 55-64	\$98,966	\$96,834	\$107,958
Average Household Income 55-64	\$111,124	\$114,104	\$139,839
Median Household Income 65-74	\$57,300	\$64,649	\$76,144
Average Household Income 65-74	\$77,525	\$85,567	\$106,892
Average Household Income 75+	\$52,983	\$64,108	\$77,073

