

FREEWAY

PROPERTIES

Katy Ranch Crossing

SEC I-10 West & Katy Fort Bend Rd, Katy, TX 77494

CONTACT EDWARD FRIEDMAN

PHONE 713-494-3364

ed@freewayproperties.net



Katy Freeway



**For
Lease**

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LOCATION

- SEC I-10 & Katy Fort Bend Rd.
- Adjacent to Cinco Ranch, one of the fastest growing master planned communities in the nation!

AVAILABLE

- 1,845 SF Space Available
- Idea for retail, restaurant, entertainment, service, medical or flex space users

DEMOGRAPHIC SUMMARY

Category	1 mile	3 miles	5 miles
2018 Population	10,769	80,781	224,834
Daytime Pop.	12,996	65,310	175,551
Avg. HH Income	\$84,518	\$111,055	\$123,886

TRAFFIC COUNTS

I-10 West: 151,937 VPD
I-10 East: 289,900 VPD
Hwy 99 North: 64,179 VPD
Hwy 99 South: 125,873 VPD
Katy Fort Bend Rd: 18,447 VPD

AREA RETAILERS



+3,000 multifamily units in 3 miles



1st Generation
Available

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Live, Work, and Play



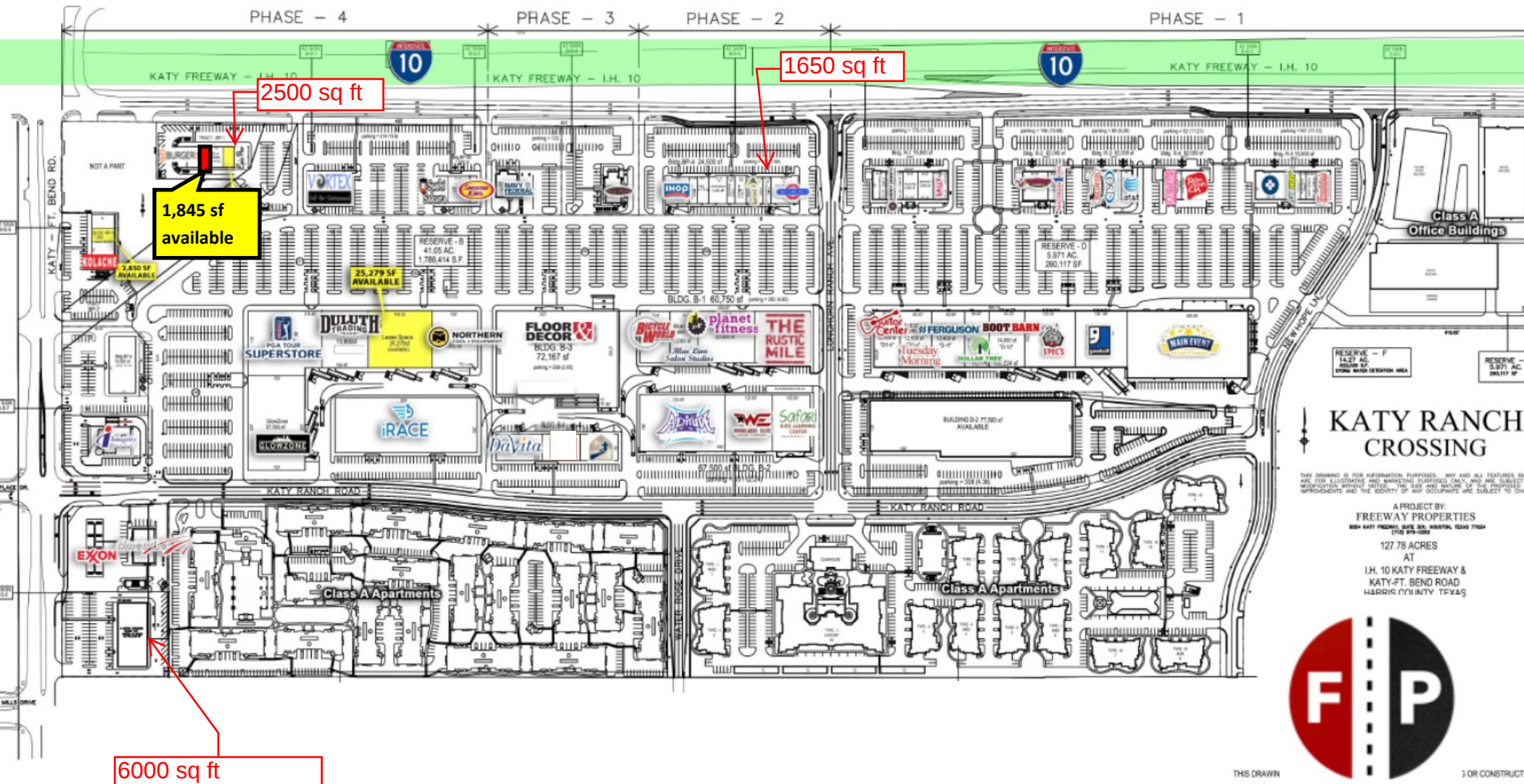
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THIS DRAWING

FOR CONSTRUCTION

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2018 TOTAL
POPULATION
(3 mi Radius)

80,781

2018 TOTAL
HOUSEHOLDS
(3 mi Radius)

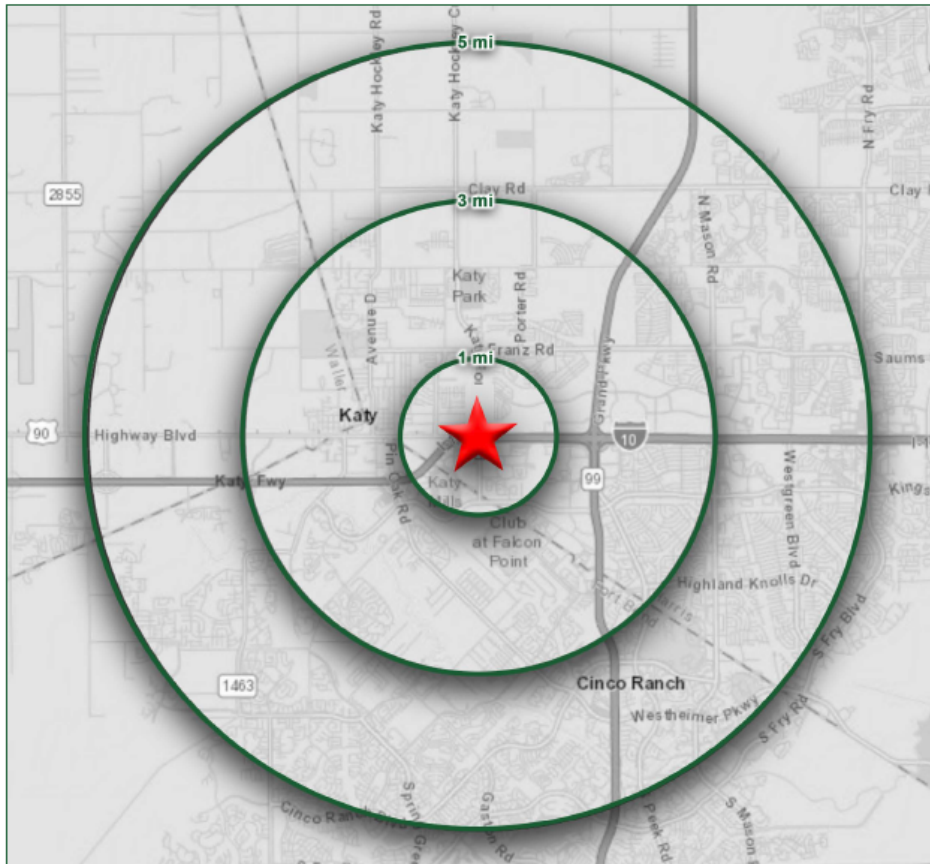
26,978

2018 DAYTIME
POPULATION
(3 mi Radius)

65,310

2018 AVERAGE
HH INCOME
(3 mi Radius)

\$110,055



	1 mile	3 miles	5 miles
Population Summary			
2018 Total Population	10,769	80,781	224,834
2023 Total Population	12,787	93,688	268,824
2018-2023 Annual Rate	3.49%	3.01%	3.64%
2018 Total Daytime Population	12,993	65,310	175,551
Workers	7,487	23,639	55,004
Residents	5,506	41,671	120,547
Household Summary			
2018 Households	3,757	26,978	72,778
2023 Households	4,457	31,225	86,334
2018-2023 Annual Rate	3.48%	2.97%	3.48%
Median Household Income			
2018	\$67,685	\$88,328	\$96,868
2023	\$74,661	\$97,143	\$104,108
Median Home Value			
2018	\$199,204	\$206,704	\$234,632
2023	\$224,209	\$240,746	\$277,165
Per Capita Income			
2018	\$31,019	\$36,272	\$40,036
2023	\$34,751	\$40,112	\$43,698
Median Age			
2010	32.5	34.2	33.8
2018	33.4	34.8	34.3
2023	33.1	34.4	34.0
2018 Population 25+ by Educational Attainment			
High School Graduate	18.8%	15.9%	15.0%
GED/Alternative Credential	2.3%	2.1%	2.4%
Some College, No Degree	25.6%	24.6%	21.4%
Associate Degree	8.3%	8.9%	8.4%
Bachelor's Degree	26.2%	27.7%	29.5%
Graduate/Professional Degree	10.5%	12.6%	15.4%
2018 Employed Population 16+ by Occupation			
Total	5,367	39,858	106,256
White Collar	66.2%	70.2%	72.5%
Services	14.0%	14.2%	13.7%
Blue Collar	19.9%	15.6%	13.8%
2018 Population by Race/Ethnicity			
Total	10,770	80,781	224,834
White Alone	64.4%	70.2%	66.0%
Black Alone	14.8%	9.2%	9.8%
American Indian Alone	0.3%	0.5%	0.5%
Asian Alone	7.2%	8.1%	11.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.3%	8.0%	8.4%
Two or More Races	3.9%	3.9%	4.0%