

# FREEWAY

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# PROPERTIES

# Katy Ranch Crossing

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

Leasing: **713-294-3782**

David@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 & 5,922 SF & 25,279 SF Spaces 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



For  
Lease



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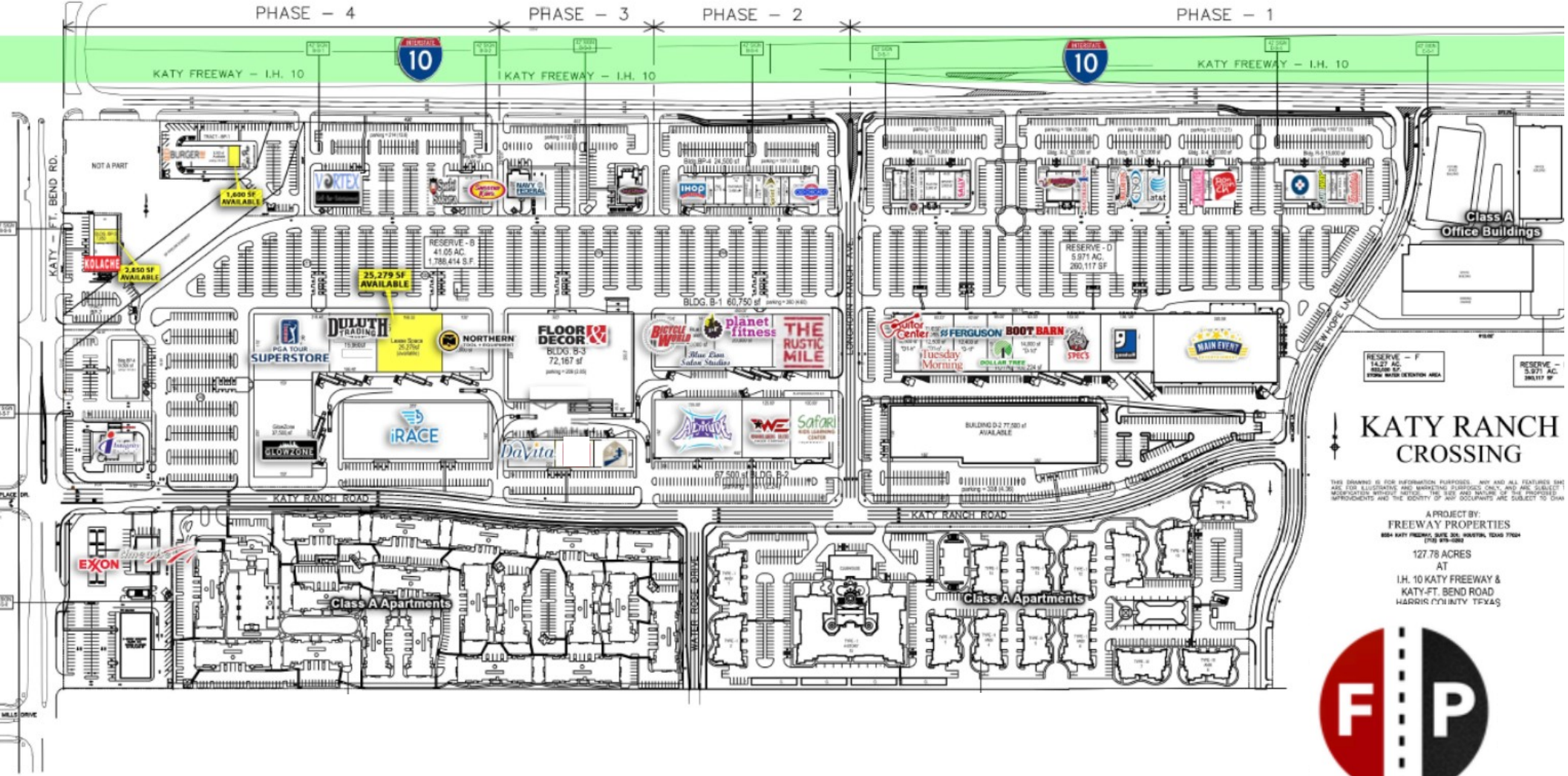
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**KATY RANCH CROSSING**

THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND ALL FEATURES SHOWN ARE FOR ILLUSTRATION AND MARKETING PURPOSES ONLY AND ARE SUBJECT TO MODIFICATION WITHOUT NOTICE. THE SIZE AND NATURE OF THE PROPOSED IMPROVEMENTS AND THE IDENTITY OF ANY OCCUPANTS ARE SUBJECT TO CHANGE.

A PROJECT BY:  
**FREEWAY PROPERTIES**  
127.78 ACRES  
AT  
I.H. 10 KATY FREEWAY &  
KATY-FORT BEND ROAD  
HARRIS COUNTY, TEXAS



THIS DRAWN

OR CONSTRUCTION

# FREEWAY

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# PROPERTIES

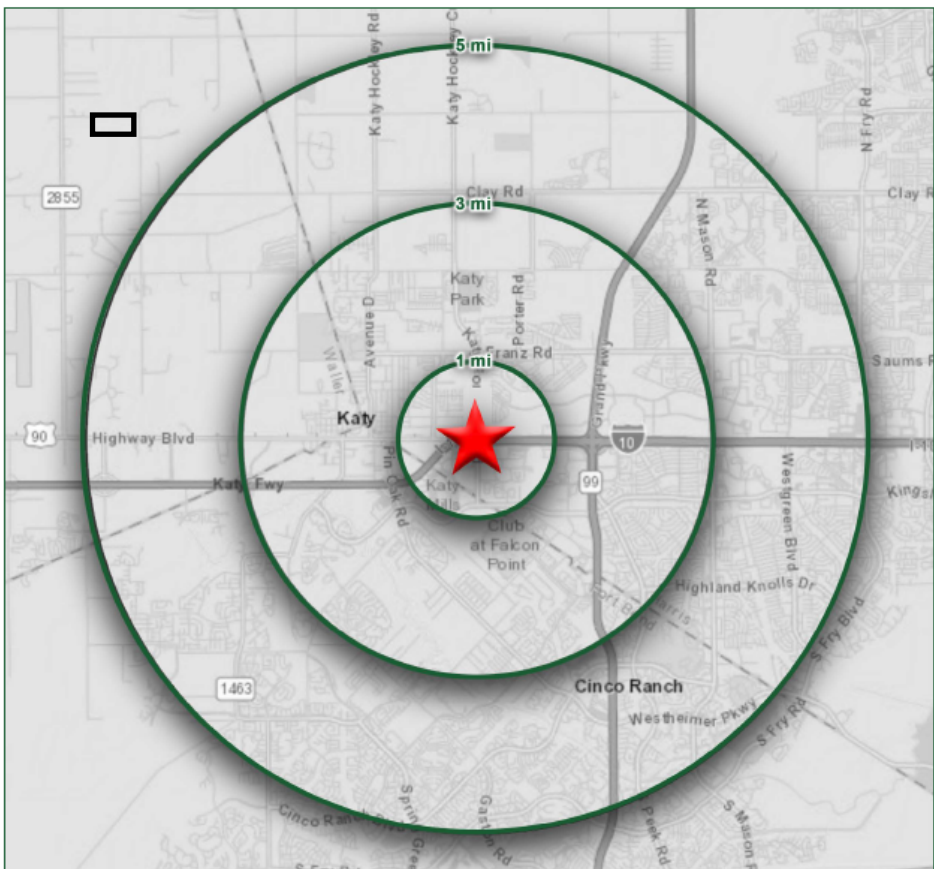
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<b>2018 TOTAL POPULATION</b> (3 mi Radius)	<b>2018 TOTAL HOUSEHOLDS</b> (3 mi Radius)	<b>2018 DAYTIME POPULATION</b> (3 mi Radius)	<b>2018 AVERAGE HH INCOME</b> (3 mi Radius)
<b>80,781</b>	<b>26,978</b>	<b>65,310</b>	<b>\$110,055</b>



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
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
<b>Household Summary</b>			
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%
<b>Median Household Income</b>			
2018	\$67,685	\$88,328	\$96,868
2023	\$74,661	\$97,143	\$104,108
<b>Median Home Value</b>			
2018	\$199,204	\$206,704	\$234,632
2023	\$224,209	\$240,746	\$277,165
<b>Per Capita Income</b>			
2018	\$31,019	\$36,272	\$40,036
2023	\$34,751	\$40,112	\$43,698
<b>Median Age</b>			
2010	32.5	34.2	33.8
2018	33.4	34.8	34.3
2023	33.1	34.4	34.0
<b>2018 Population 25+ by Educational Attainment</b>			
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%
<b>2018 Employed Population 16+ by Occupation</b>			
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%
<b>2018 Population by Race/Ethnicity</b>			
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%