

**Riverside Equity Group**

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FOR LEASE

**FRANZ ROAD BUSINESS PARK**

19980 FRANZ RD., KATY TX 77449

# THE SPACE

Location	19980 Franz Rd. Katy, TX 77449
County	Harris
APN	1503620010007
Cross Street	Fry Rd
Square Feet	6,000
Annual Rent PSF	\$16.00
Lease Type	NNN

**Notes** The NNN's \$4/SF

# HIGHLIGHTS

- Warehouse/Office in the heart of Katy
- 6,000 SF Building
- 1,500 SF of office - Reception area, 2 Offices, Bathrooms
- 20' Clear Height
- Ample Parking
- 2 Roll-Up Doors, 18'
- Full Kitchen!
- Full A/C Office and Warehouse



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
20,614	147,031	317,913

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$92,455	\$112,935	\$117,018

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,953	50,383	107,546

## PROPERTY FEATURES

BUILDING SF	6,000
YEAR BUILT	2020
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	7+
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

## MECHANICAL

HVAC	Yes, Office and Warehouse
ELECTRICAL / POWER	3P 480V

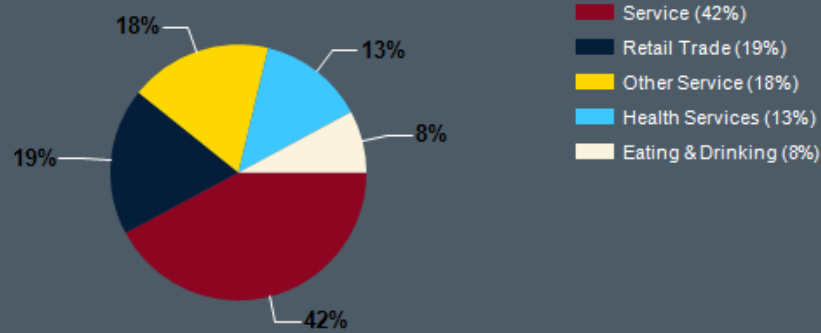


## Katy TX

- Located just a few blocks off I-10 in the heart of Katy on Franz Rd. near Fry Rd. I-10 and Fry 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.

The business park and specific submarket is in high demand. If there is interest, this will not stay vacant long! The rate is very competitive and should draw plenty of attention.

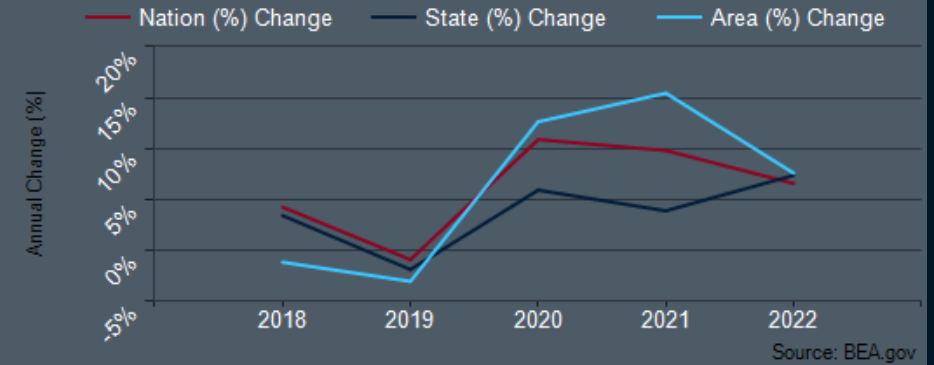
### Major Industries by Employee Count



### Largest Employers

Katy Independent School District	17,000
BP America Inc.	5,000
Shell USA Inc.	4,092
Amazon	4,000
BP North America	3,750
Katy Mills (Simon Group)	3,200
Igloo Products Corp.	2,600
Academy Sports + Outdoors Inc. Headquarters	2,540

### Harris County GDP Trend





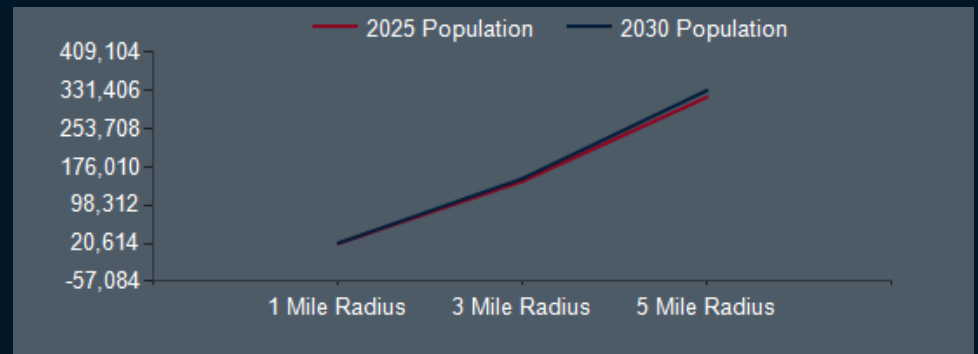




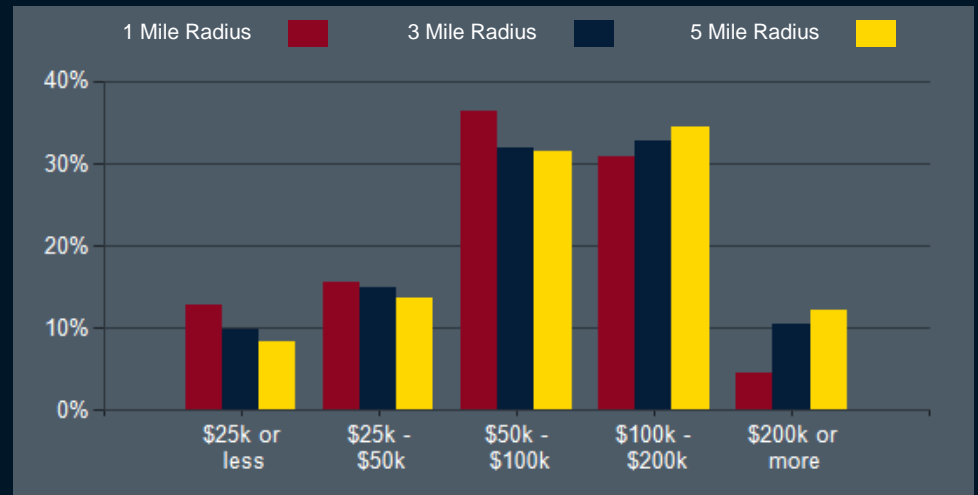


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,965	69,070	119,713
2010 Population	18,980	110,297	211,700
2025 Population	20,614	147,031	317,913
2030 Population	21,197	152,405	331,406
2025 African American	3,366	24,761	56,543
2025 American Indian	336	1,784	3,415
2025 Asian	1,311	12,827	30,212
2025 Hispanic	11,080	64,459	133,808
2025 Other Race	5,180	26,228	52,496
2025 White	6,065	51,918	110,777
2025 Multiracial	4,336	29,396	64,230
2025-2030: Population: Growth Rate	2.80%	3.60%	4.15%

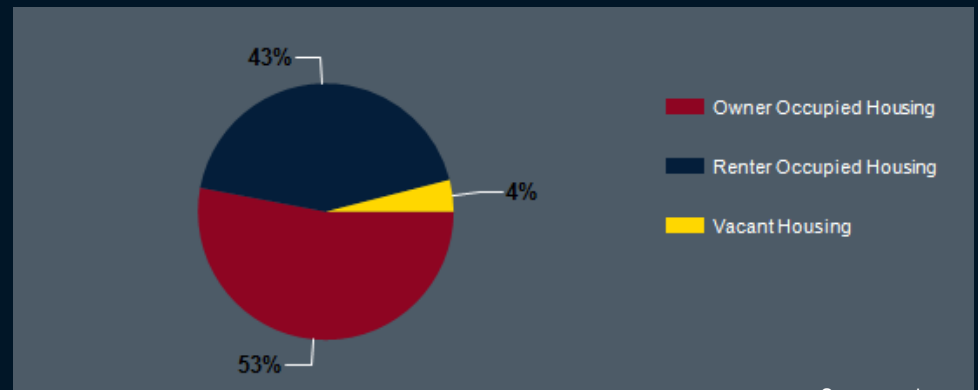
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	521	2,810	5,208
\$15,000-\$24,999	371	2,104	3,813
\$25,000-\$34,999	424	2,706	5,624
\$35,000-\$49,999	661	4,857	8,989
\$50,000-\$74,999	1,471	8,943	17,965
\$75,000-\$99,999	1,054	7,113	15,941
\$100,000-\$149,999	1,440	10,941	24,869
\$150,000-\$199,999	696	5,600	12,161
\$200,000 or greater	315	5,309	12,976
Median HH Income	\$75,503	\$86,477	\$92,727
Average HH Income	\$92,455	\$112,935	\$117,018



### 2025 Household Income



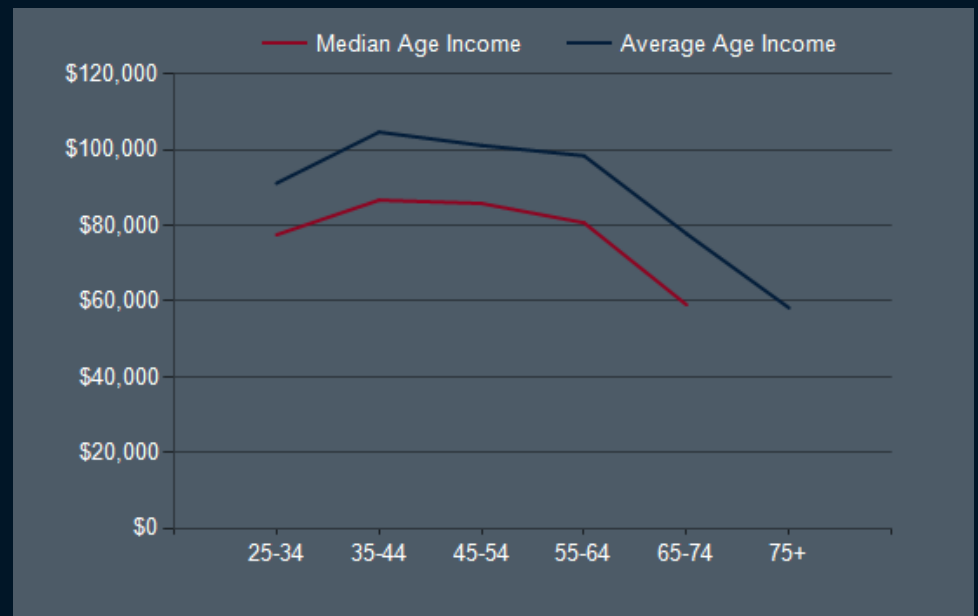
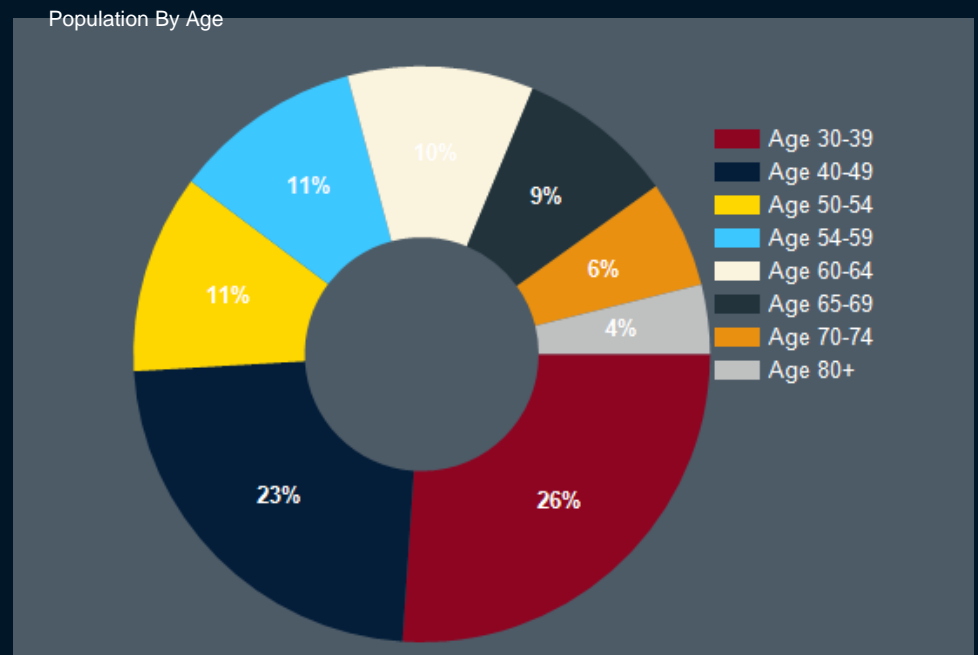
### 2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,586	10,924	23,652
2025 Population Age 35-39	1,450	10,854	24,055
2025 Population Age 40-44	1,405	10,931	24,331
2025 Population Age 45-49	1,273	9,543	21,132
2025 Population Age 50-54	1,304	9,241	20,241
2025 Population Age 55-59	1,235	8,141	17,299
2025 Population Age 60-64	1,216	7,480	15,708
2025 Population Age 65-69	1,025	6,865	13,886
2025 Population Age 70-74	700	5,036	10,073
2025 Population Age 75-79	454	3,293	6,485
2025 Population Age 80-84	258	1,894	3,678
2025 Population Age 85+	153	1,218	2,495
2025 Population Age 18+	16,009	112,062	239,118
2025 Median Age	36	36	35
2030 Median Age	37	36	36

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,534	\$83,082	\$87,417
Average Household Income 25-34	\$91,171	\$104,792	\$106,845
Median Household Income 35-44	\$86,697	\$101,488	\$103,663
Average Household Income 35-44	\$104,677	\$127,119	\$127,076
Median Household Income 45-54	\$85,819	\$103,233	\$106,724
Average Household Income 45-54	\$101,170	\$127,567	\$132,397
Median Household Income 55-64	\$80,717	\$99,279	\$103,977
Average Household Income 55-64	\$98,428	\$124,910	\$131,148
Median Household Income 65-74	\$59,053	\$68,415	\$75,140
Average Household Income 65-74	\$77,805	\$97,634	\$102,112
Average Household Income 75+	\$58,233	\$68,576	\$71,135



# Franz Road Business Park

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*Exclusively Marketed by:*

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