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## PROPERTY

# Marcel Plaza of Katy

A first class retail center located behind the Katy Mills Outlet Mall in an up and coming area with lots of traffic

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## ABOUT

- Location:  
Westheimer Pkwy &  
Saddlespur Ln,  
Katy, TX 77494
- 94,623 SF
- 458 Parking Spaces



**THE MARCEL GROUP**

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## CONTACT US

broker

email [leasing@themarcelgroup.com](mailto:leasing@themarcelgroup.com)

office 281.363.1336

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The Marcel Group is an integrated commercial real estate firm specializing in development, construction, and property management.



## DEMOGRAPHICS\*

- Income
  - » Average Household Income = \$133,107
  - » Median Household Income = \$116,553
- Median Age = 34
- Traffic = 10,929
- Population
  - » Number of Households = 22,605
  - » Population within a 5 Mile Radius = 22,771
  - » Percent Change Since 2000 = 448.8%
  - » Percent Change Since 2010 = 9.2%
  - » Population with Bachelors Degree = 15,405
  - » 20% Civilian Employment Industry is in Education/Health
  - » Percent of Population Employed = 67%

\*Sources

<http://www.movoto.com/conroe-tx/77384/demographics/>  
<http://www.point2homes.com/US/Neighborhood/TX/Fort-Bend-County/77494-Demographics.html>

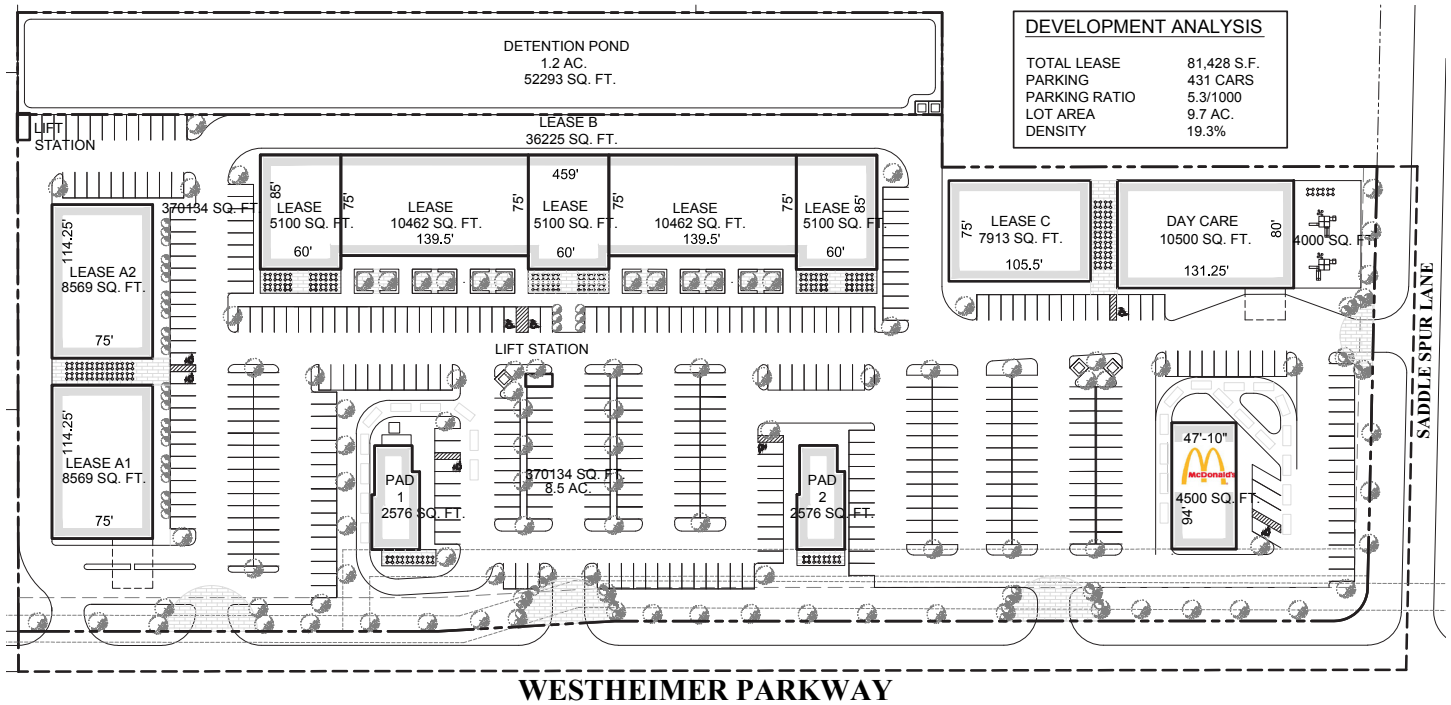


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## ADDITIONAL DETAILS

- Offering early pre-leasing specials
- Rental rates starting at \$25.80 PSF with aggressive Tenant Improvement Allowances and early sign-up incentives
- Estimated to break ground in October 2016
- Highly sought area near Cinco Ranch
- Multiple pad sites
- Pedestrian friendly development



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