

# MASON VILLAGE

Katy, Texas



## LA MICHOACANA ANCHORED CENTER AT SWC OF I-10 & MASON RD IN KATY, TX



Professionally leased by:



Owned and Operated by:



For leasing information, Contact:

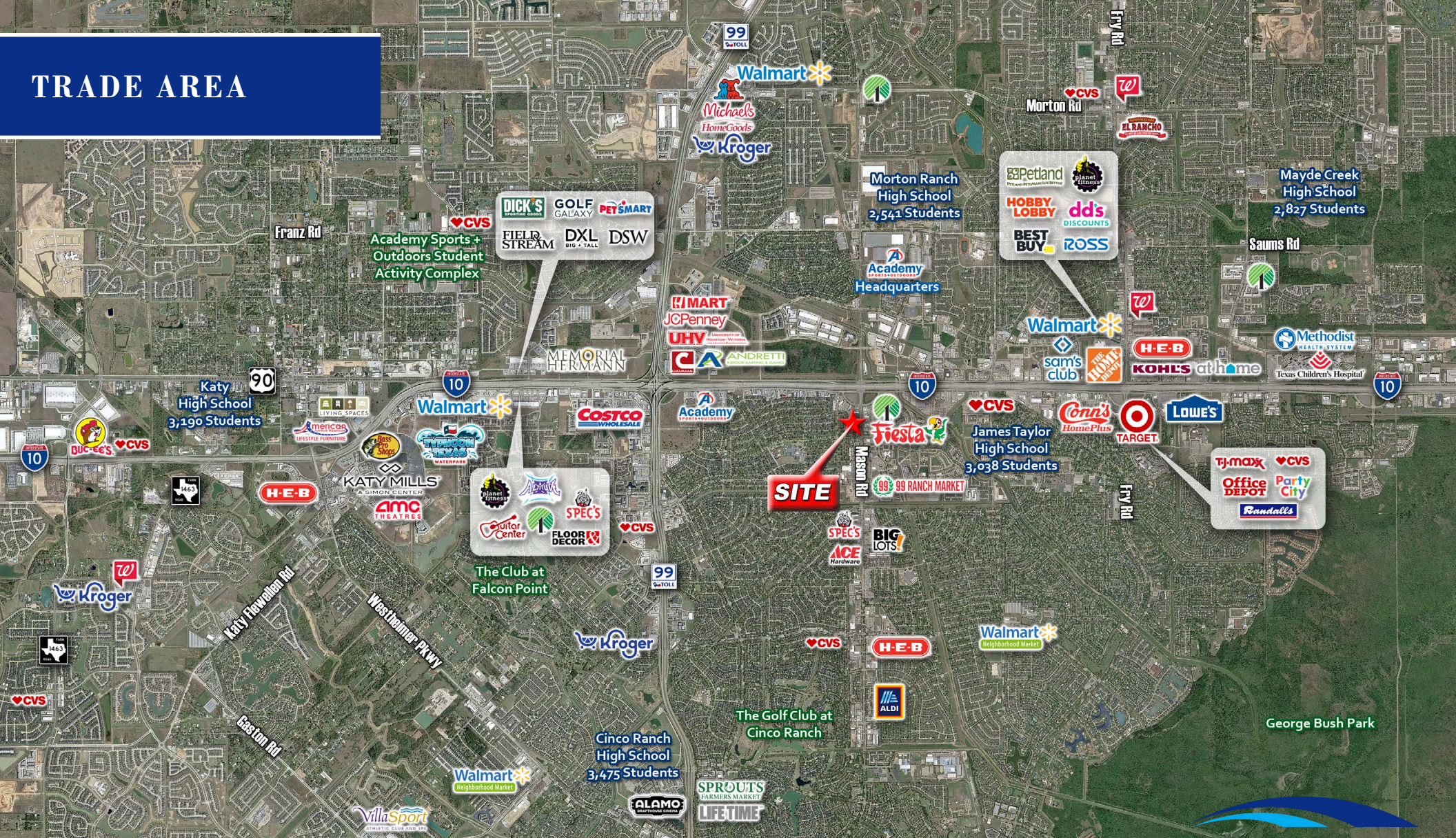
**Parker Browne,**  
Analyst

[pbrowne@ironbridgerealty.com](mailto:pbrowne@ironbridgerealty.com)  
346.701.5704

**Court Richardson,**  
Partner

[crichardson@ironbridgerealty.com](mailto:crichardson@ironbridgerealty.com)  
346.701.5702

# TRADE AREA



## POPULATION

2024

1 mile	13,780
3 mile	141,429
5 mile	298,202



## HOUSEHOLD INCOME

2024

1 mile	\$84,817
3 mile	\$120,098
5 mile	\$131,651



## HOUSEHOLDS

2024

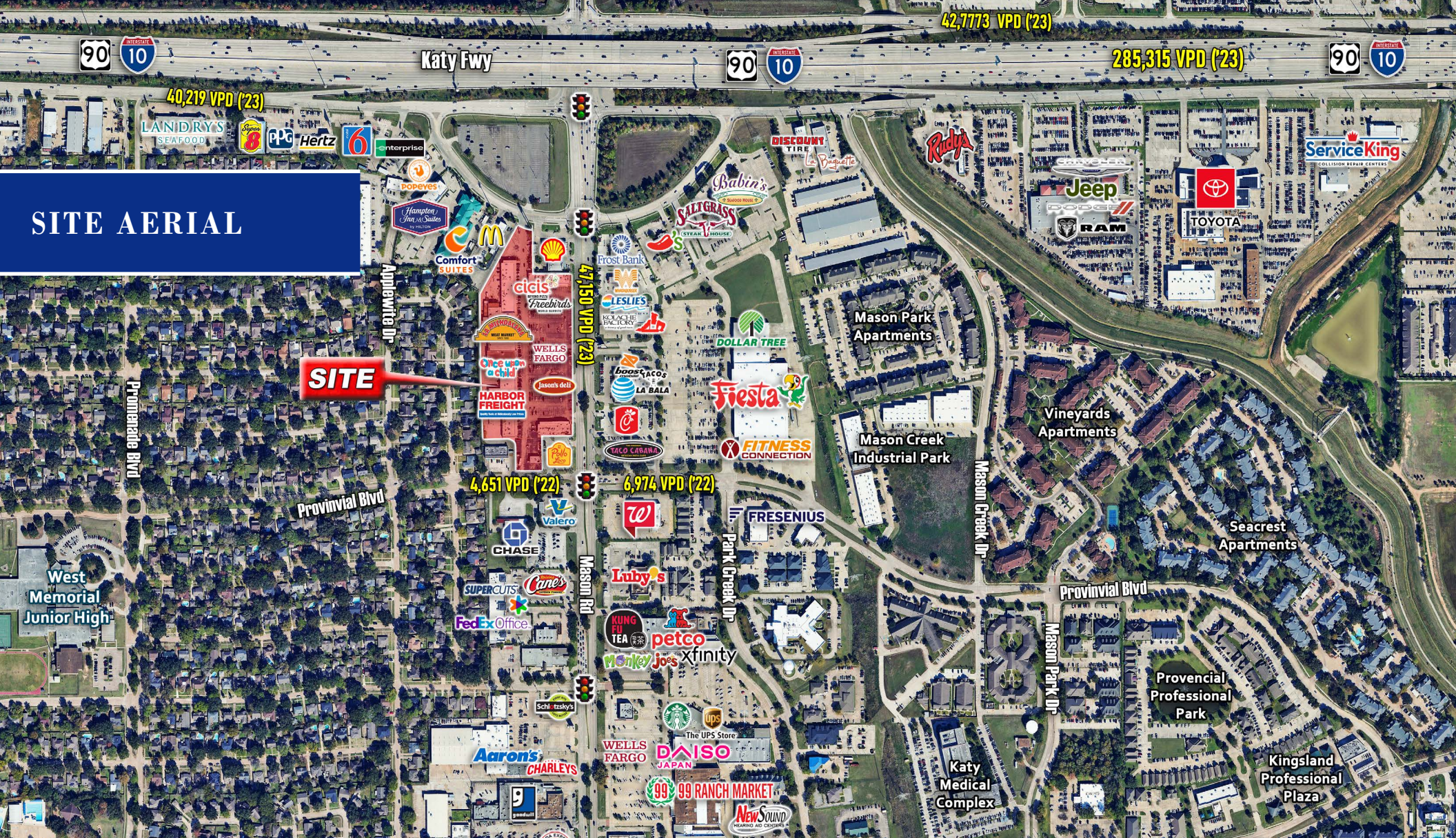
1 mile	5,587
3 mile	50,015
5 mile	99,757



## POPULATION GROWTH

2024 - 2029

1 mile	4.80%
3 mile	4.80%
5 mile	5.55%



# SITE AERIAL

**SITE**

## SPACE AVAILABLE

816 SF & 970 In-Line Spaces Available

Can be Combined for 1,786 SF



## TRAFFIC COUNTS

2023

Interstate 10	285,315
Mason Rd	47,150
Provincial Blvd	4,651



## DRIVE TIMES

ESTIMATED

Grand Parkway	1.8 mi. / 4 min.
Highway 6	6.8 mi. / 9 min.
Downtown Houston	19.3 mi. / 31 min.

The information contained herein has been obtained from sources that are deemed reliable and accurate. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

# SITE PLAN



Space	Tenant	SF	Space	Tenant	SF	Space	Tenant	SF	Space	Tenant	SF
10	Jiffy Lube	1,288	80	Katy Nails	900	160	Once Upon a Child	6,668	240	CiCi's Pizza	4,000
20	Jason's Deli	4,750	90	Pup Scrub & Groom	1,200	170	La Michocana	27,000	250	Cricket	1,100
30	Rice Bowl	750	100	Instyle Resale	1,800	180	Bits and Bytes	1,080	260	Any Lab Test	900
40	Red Wing Shoes	1,500	110	Harbor Freight	13,925	190	Harvest Kitchen Bakery	2,933	270	Goin' Postal	1,000
50	La Monarca	1,000	120	Floss Dental	2,600	200	H&R Block	1,320	280	FreeBirds	3,000
60	Weight Watchers	1,500	130	Sonic The Hedgehog	1,242	210	British Depot	2,400	290	Wells Fargo	0
70	<b>Vacant</b>	816	140	Xfinity	4,158	220	Tiger Noodle	2,310			
75	<b>Vacant</b>	970	150	Storage	1,976	230	Katy Vision	2,400			





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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sale's agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay

the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - » that the owner will accept a price less than the written asking price;
  - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Ironbridge Realty Partners, LLC**

LICENSED BROKER / BROKER FIRM NAME OR  
PRIMARY ASSUMED BUSINESS NAME

**Ralph E. Tullier, Jr.**

DESIGNATED BROKER OF FIRM

**9007044**

LICENSE NO.

**447126**

LICENSE NO.

**rtullier@ironbridgerealty.com**

EMAIL

**rtullier@ironbridgerealty.com**

EMAIL

**(346) 701-5700**

PHONE

**(346) 701-5707**

PHONE

LICENSED SUPERVISOR OF SALES AGENT / ASSOCIATE

LICENSE NO.

EMAIL

PHONE

SALES AGENT / ASSOCIATE'S NAME

LICENSE NO.

EMAIL

PHONE

BUYER / TENANT / SELLER / LANDLORD INITIALS

DATE

