



3 3 3 3
S. MASON RD

3333 S. Mason Rd
Katy, TX 77450



RETAIL LEASING OPPORTUNITY

frankel

DEVELOPMENT GROUP

Bruce W. Frankel
713-661-0440
bfrankel@frankeldev.com



PROPERTY HIGHLIGHTS

- 6,246 SF Freestanding Building on 0.82 Acre Lot (cannot demise)
- Kroger Shadow Anchored Center
- Situated in the heart of Cinco Ranch & Kelliwood
- Affluent Demographics
- Densely Populated Submarket
- Parking: 42 Parking Spaces (6.7:1 Ratio)
- Zoning: C-1 Commercial District ideal for:
 - General office
 - Medical
 - Dental
 - Daycare/ School
 - Personal Services
 - Dance/ Music Studio
 - Restaurant

TRAFFIC COUNTS

- Westheimer Pkwy: 18,178 VPD (TXDOT 2024)
- Mason Rd: 16,559 VPD (TXDOT 2025)

AREA BUSINESSES



DEMOGRAPHIC SNAPSHOT

2025 POPULATION

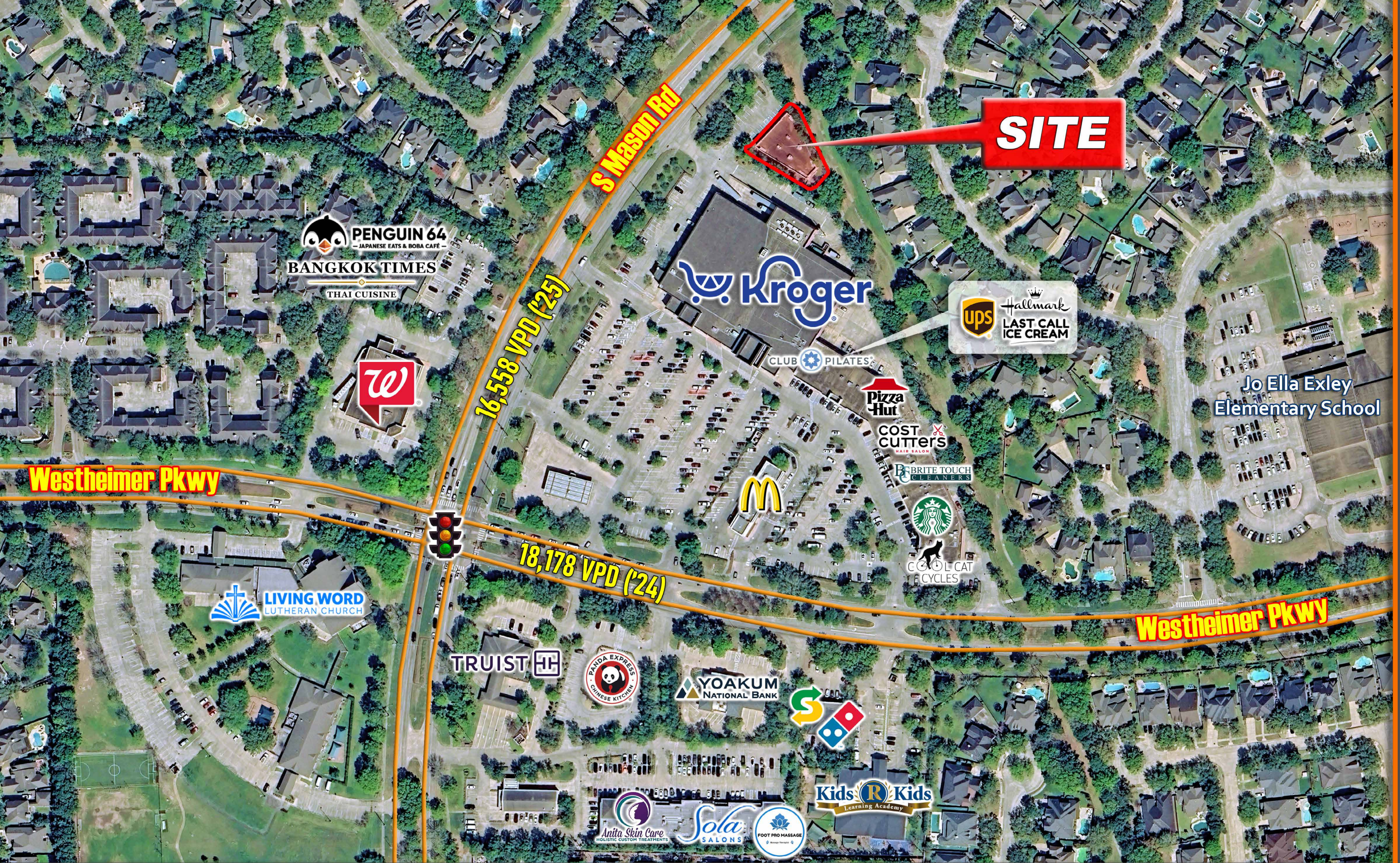
1-mi: 11,880
3-mi: 117,364
5-mi: 287,478

DAYTIME POP.

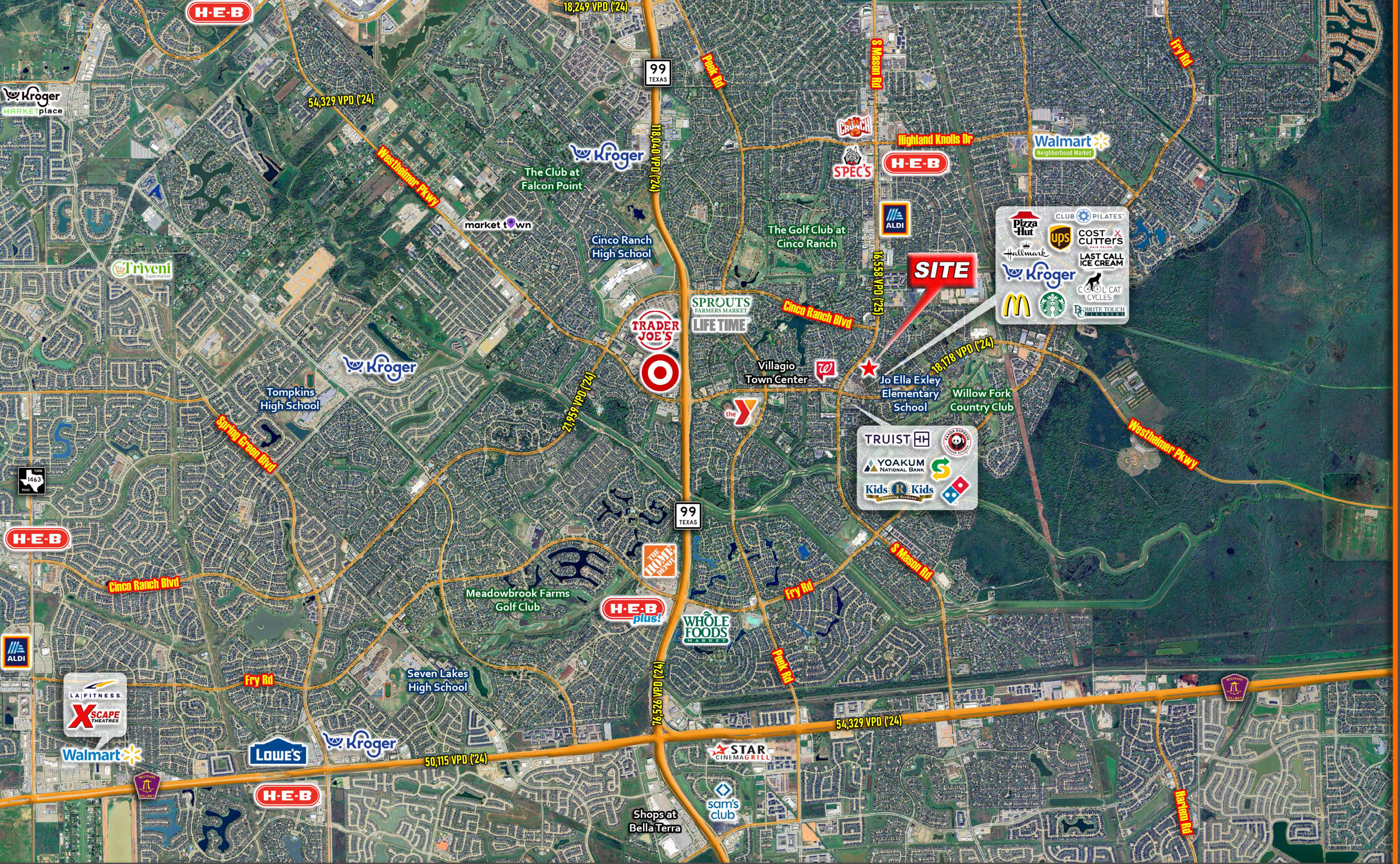
1-mi: 10,920
3-mi: 93,940
5-mi: 246,030

AVG HH INCOME

1-mi: \$162,467
3-mi: \$155,061
5-mi: \$144,957



INTERSECTION AERIAL



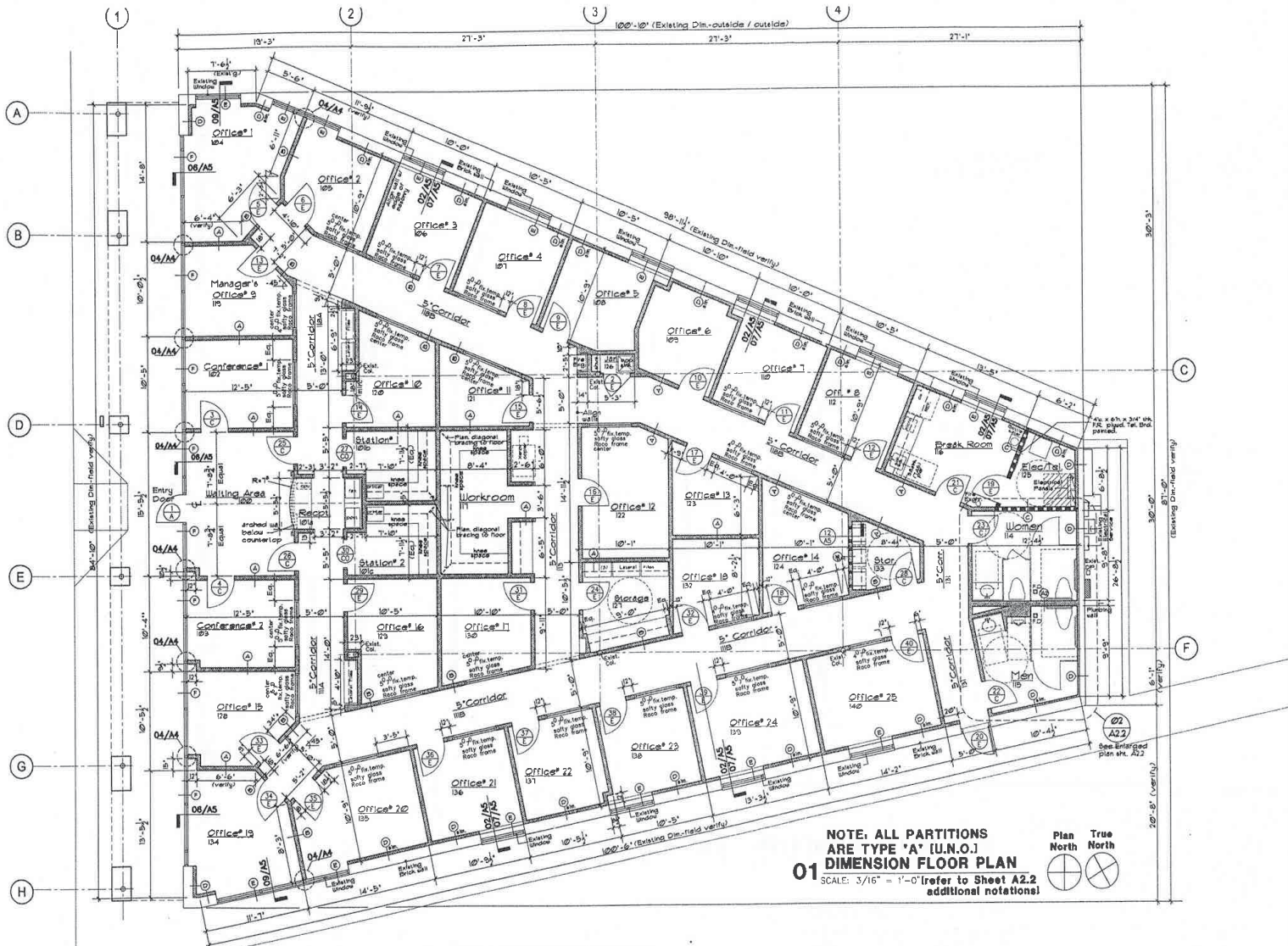
MARKET AERIAL



SPACE DETAILS

3333 S. Mason Rd | Katy, TX

- 6,246 SF Available
- Monument Signage
- 2nd Gen Office Space
- Ceiling Height: 12 Feet
- Electrical Service: 600 amp 208/102V 3 phase, 4 wire
- HVAC: 22.5 tons (1 ton per 278 sf)



SPACE DETAILS

3333 S. Mason Rd | Katy, TX





PHOTOS

DEMOGRAPHIC HIGHLIGHTS

POPULATION
(3 mi Radius, 2025)

117,364

DAYTIME
POPULATION
(3 mi Radius, 2025)

93,940

HOUSEHOLDS
(3 mi Radius, 2025)

40,380

AVERAGE HOUSEHOLD INCOME
(3 mi Radius)
2025 Average:

\$119,205



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,168	100,301	185,292
2020 Total Population	12,038	114,530	265,474
2020 Group Quarters	0	77	660
2025 Total Population	11,880	117,364	287,478
2025 Group Quarters	0	84	687
2030 Total Population	12,410	122,555	308,819
2025-2030 Annual Rate	0.88%	0.87%	1.44%
2025 Total Daytime Population	10,920	93,940	246,030
Workers	4,679	36,532	103,709
Residents	6,241	57,408	142,321
Median Household Income			
2025	\$119,886	\$119,209	\$112,043
2030	\$136,410	\$132,625	\$125,495
Median Home Value			
2025	\$496,736	\$396,755	\$397,823
2030	\$552,277	\$463,613	\$463,856
Per Capita Income			
2025	\$58,647	\$53,219	\$49,158
2030	\$64,441	\$58,802	\$54,314
Median Age			
2010	38.0	35.8	34.4
2020	40.1	38.0	36.2
2025	41.4	38.7	36.7
2030	41.8	38.9	37.2
2025 Households by Income			
Household Income Base	4,257	40,380	97,675
<\$15,000	3.6%	4.8%	5.4%
\$15,000 - \$24,999	4.8%	3.0%	3.5%
\$25,000 - \$34,999	4.5%	3.5%	3.3%
\$35,000 - \$49,999	6.0%	6.7%	7.5%
\$50,000 - \$74,999	10.7%	12.4%	13.5%
\$75,000 - \$99,999	10.3%	11.0%	10.8%
\$100,000 - \$149,999	18.3%	20.3%	20.6%
\$150,000 - \$199,999	11.6%	12.3%	12.8%
\$200,000+	30.2%	25.9%	22.5%
Average Household Income	\$162,467	\$155,061	\$144,957

DEMOGRAPHICS



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.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Frankel Development Group</u>	<u>9000477</u>	<u>brankel@frankeldev.com</u>	<u>713.661.0440</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date