

CINCO RANCH SHOPPING CENTER FOR LEASE



La Reserve at Cinco Ranch
23541 Westheimer Parkway
Katy, Texas 77494

For more information contact: **Erika Beggerly** • erika@biiusa.com • 713-964-3052



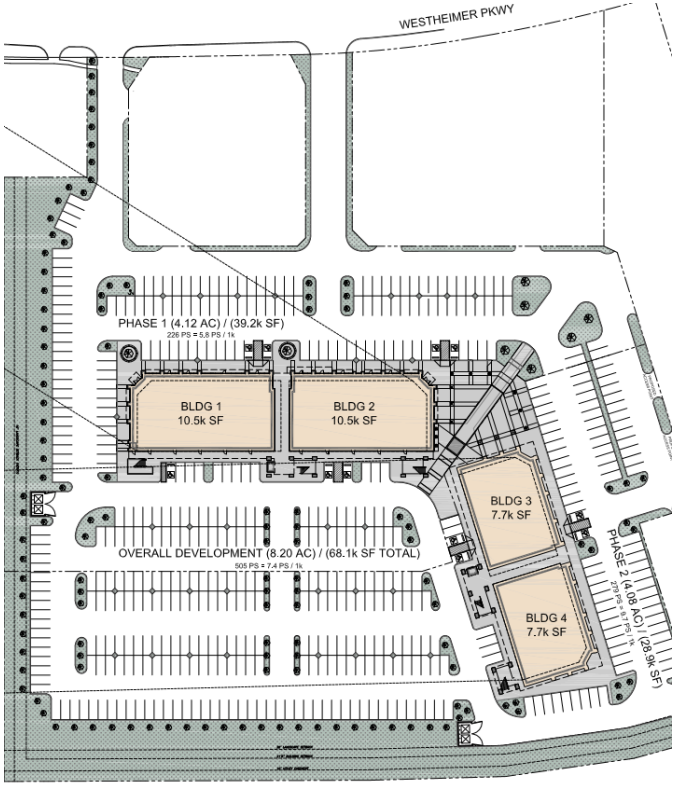
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Barnhart Interests, Inc.

SITE PLAN



SIZE

Phase I

20,905 SF (1st floor)

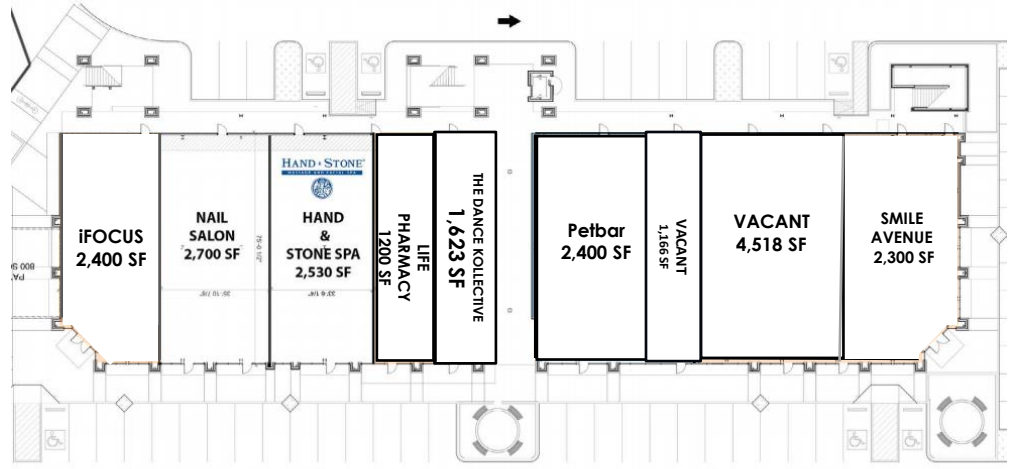
18,228 SF (2nd floor)

Phase II

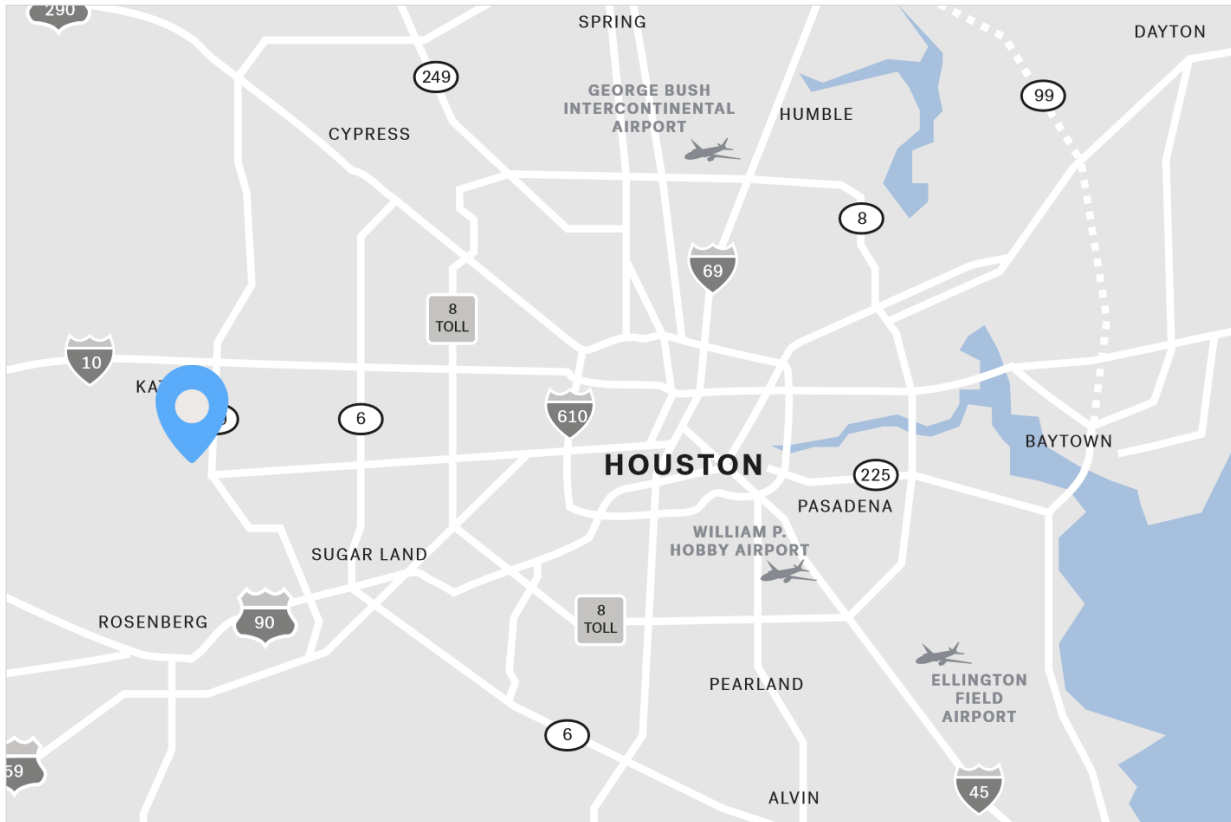
35,000 SF



SECOND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION

**SWC Grand Pkwy &
Westheimer Pkwy Katy, Texas
77494**

SIZE

Phase I

15,621 sf (first floor)

2,353 sf (second floor)

Phase II

35,000 sf

RATE

First floor

\$30.00 psf negotiable

Second floor (No availability)

\$30.00 psf negotiable

DELIVERY OF RETAIL CENTER

Phase I – Existing

Phase II – Future Location

TRAFFIC COUNTS

73,543 CPD Grand Pkwy

29,662 CPD Westheimer Pkwy

PROPERTY INFORMATION

- Positioned at the Main & Main retail intersection in Cinco Ranch
- Located in one of the fastest-growing and strongest trade areas in the entire Houston MSA
- Directly across Westheimer Pkwy from Super Target

AREA RETAILERS

**Super Target, HomeGoods,
Michael's, Office Max,
CVS, Mattress Firm, Lifetime
Fitness, Sprouts, Trader
Joe's, Kirklands, YMCA,
Joseph A Bank, HEB**

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LA RESERVE AT
CINCO RANCH

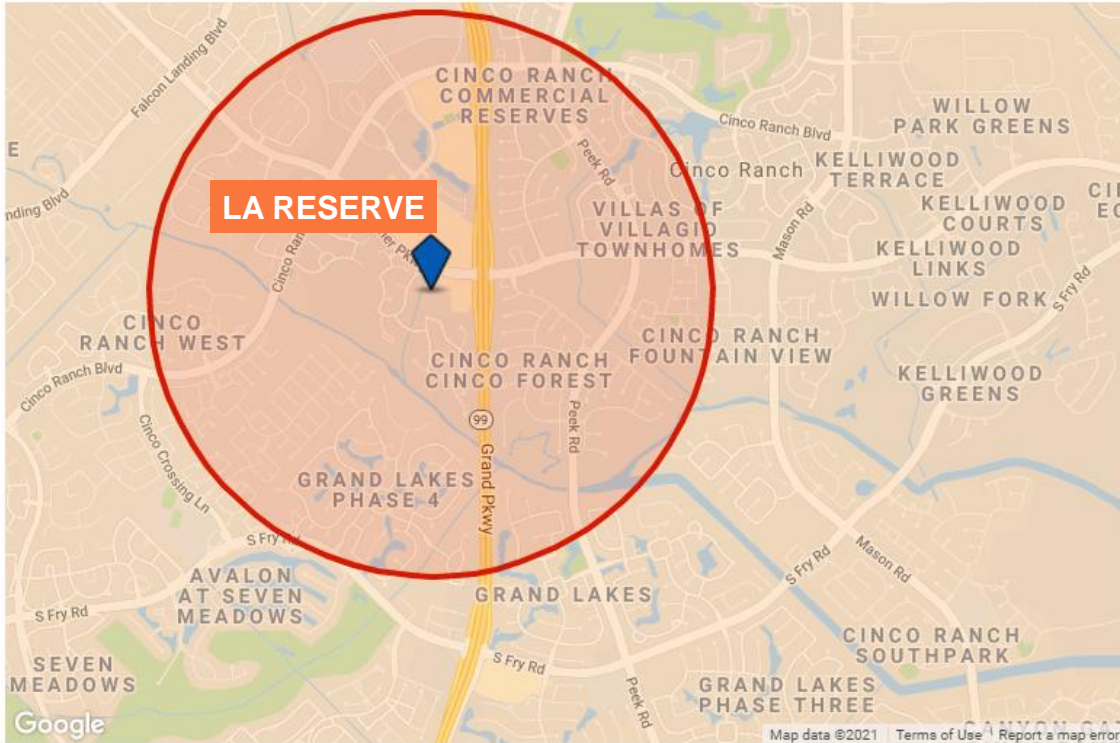
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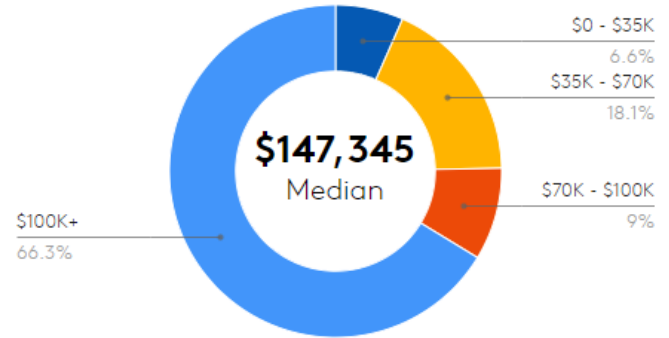
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DEMOGRAPHICS

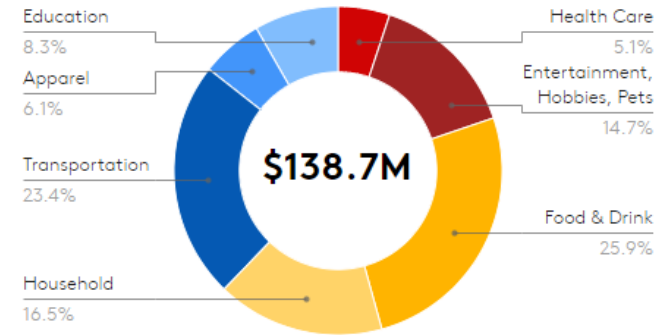
1 Mile



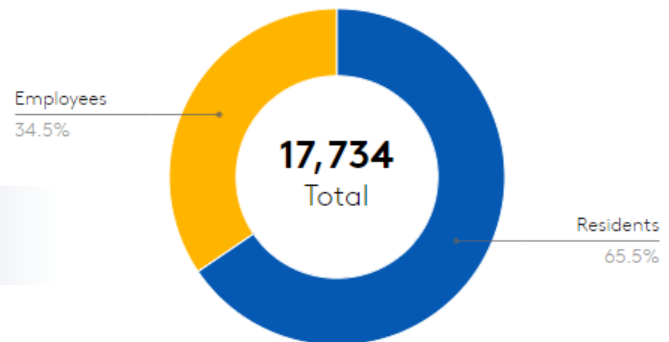
HOUSEHOLD INCOME



CONSUMER SPENDING



ABSOLUTE POPULATION



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