

# DAVIS

## HOLDINGS

# TOWN & COUNTRY

10516 Old Katy Rd  
Houston, TX 77043  
NE Corner of Lumpkin Rd & Katy Frwy

## LEASING INFORMATION

Kate Davis

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☎ **713.659.3131, ext. 111**

## RETAIL BUILDING FOR LEASE



## AVAILABLE

Available as of 3/1/2025: 2,500 SF

## HIGHLIGHTS

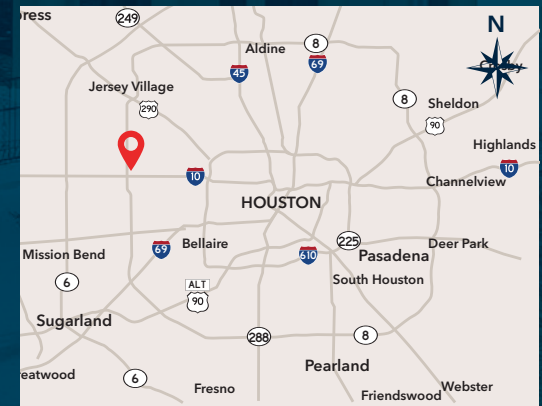
- Inside Beltway 8 on I-10
- I-10 frontage with excellent ingress and egress from freeway
- Close to Memorial City Mall and City Centre (<1 mile)
- Anchored by Hobby Lobby & Home Depot

## SIZE

- Shopping Center & Pads: 201,631 SF
- Land: 14 acres

## TRAFFIC

- 275,048 VPD on I-10 at Beltway 8





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## DEMOGRAPHICS

### TRADE AREA BY BLOCK GROUPS

RADIUS	1 MILE		2 MILE		5 MILE	
 <b>Population</b>						
2028 Projection	115,376		118,492		342,246	
2023 Estimate	14,954		118,504		343,435	
2010 Census	11,299		109,481		324,184	
Growth 2023 - 2028	2.82%		-0.01%		-0.35%	
Growth 2010 - 2023	32.35%		8.24%		5.94%	
 <b>2023 Population by Age</b>						
Median Age	37.40		37.70		37.20	
Average Age	38.10		38.50		37.60	
 <b>2023 Population by Occupation</b>						
Civilian Employed	8,225	69.34%	61,325	65.28%	178,425	66.19%
Civilian Unemployed	259	2.18%	2,279	2.43%	7,651	2.84%
Civilian Non-Labor Force	3,378	28.48%	30,334	32.29%	83,354	30.92%
 <b>2023 Population by Education</b>						
Some High School, No Diploma	1,299	12.29%	10,760	12.76%	33,000	13.34%
High School Grad (Incl Equivalency)	1,047	9.91%	12,164	14.43%	40,059	16.19%
Some College, No Degree	2,040	19.30%	16,659	19.76%	49,970	20.20%
Associate Degree	592	5.60%	4,714	5.59%	15,709	6.35%
Bachelor Degree	3,283	31.06%	24,754	29.36%	66,909	27.05%
Advanced Degree	2,308	21.84%	15,265	18.10%	41,726	16.87%
 <b>Households</b>						
Growth 2023 - 2028	2.38%		-0.37%		-0.69%	
Growth 2010 - 2023	28.41%		6.00%		3.90%	
 <b>2023 Income</b>						
Avg Household Income	\$124,541		\$114,654		\$97,204	
Med Household Income	\$78,397		\$73,324		\$61,109	



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### SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

### AVAILABLE SQ FT

• 2,500 SF - As of 3/1/2025

### TENANT / SQ FT

1. Ojos Locos / 7,770
2. Hobby Lobby / 52,500
3. Johnson Fitness / 45,310
4. Momentum Indoor Climbing / 33,500
5. Paul Mitchell School / 15,346
6. Risse Brothers School Uniforms / 12,500
7. Sara International / 12,705
8. Stars Gymnastics / 20,000

### TOTAL GLA

- Building: 201,631 SF
- Land: 14 Acres



This site plan rendering is provided to depict the general size and location of the building(s), property grounds, parking areas and amenities. Davis Bros. reserves the right to alter the aforementioned. Tenant names are subject to change without notice.