



REALTY SERVICES

# Katy Main Street Retail Center

HEB Shadow Anchored Retail for Lease

25705 Katy Freeway, Katy Texas 77494



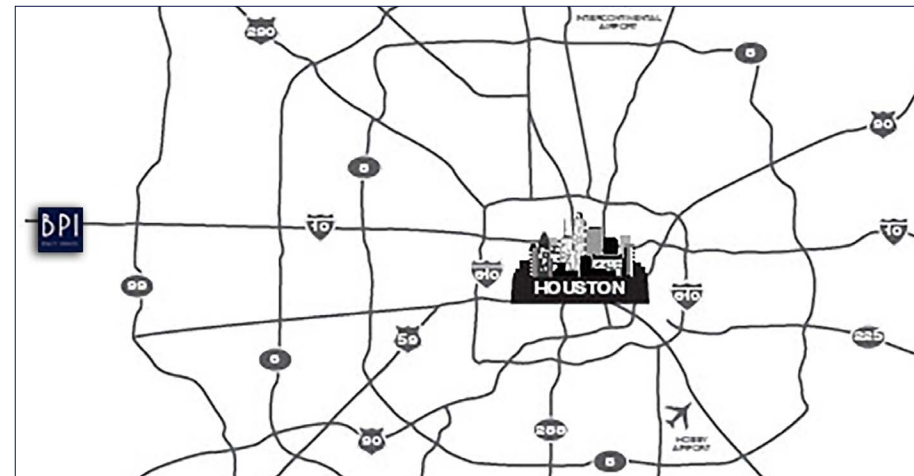
**Available:** 1,400 SF In-Line Space Available  
2,269 SF End Cap Space - 2nd Gen Restaurant

**Pricing:** Call for Pricing

**Description:** This 9,078 SF Shopping Center is part of the Katy Main Street project, anchored by HEB Grocery Store. Other retailers in the Katy Main Street project include Walgreens, Chick-fil-a, Whataburger, Bank of America, Alicia's Mexican Food Restaurant, Katy ER, The Learning Experience and YMCA. A tract of land was recently sold to Katy United Volleyball to open up a new indoor volleyball facility next to the YMCA.

**Traffic Counts:** Pin Oak Rd: 25,922 VPD (TXDOT 2021)  
I-10: 157,408 VPD east of Pin Oak & 136,430 VPD west of Pin Oak (TXDOT 2022)

Demographics:	1 mile	3 mile	5 mile
2023 Population	3,296	87,918	250,329
Daytime Population	9,397	78,386	205,832
Average HH Income	\$190,534	\$140,374	\$149,108



For More Information:

**David K. Ferguson | BPI Realty Services**

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BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://www.BPIRealty.com)

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.



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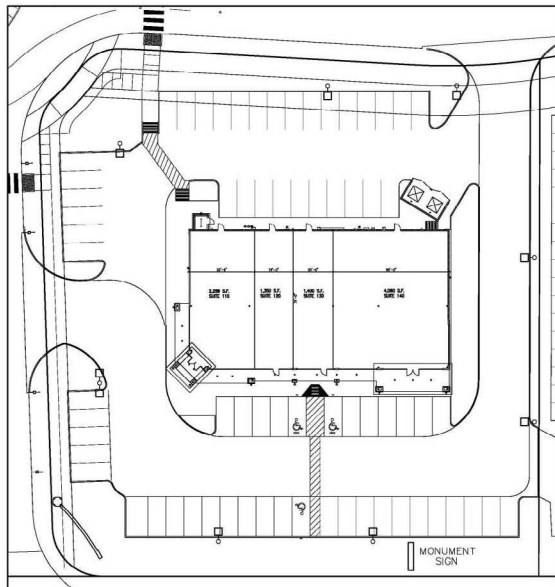
5 SIDE (SOUTH) ELEVATION  
1/8" = 1'-0"



4 FRONT (EAST) ELEVATION  
1/8" = 1'-0"



3 MONUMENT SIGN ELEVATION  
1/4" = 1'-0"



2 SITE PLAN  
1" = 30'-0"



1 FLOOR PLAN  
1/8" = 1'-0"

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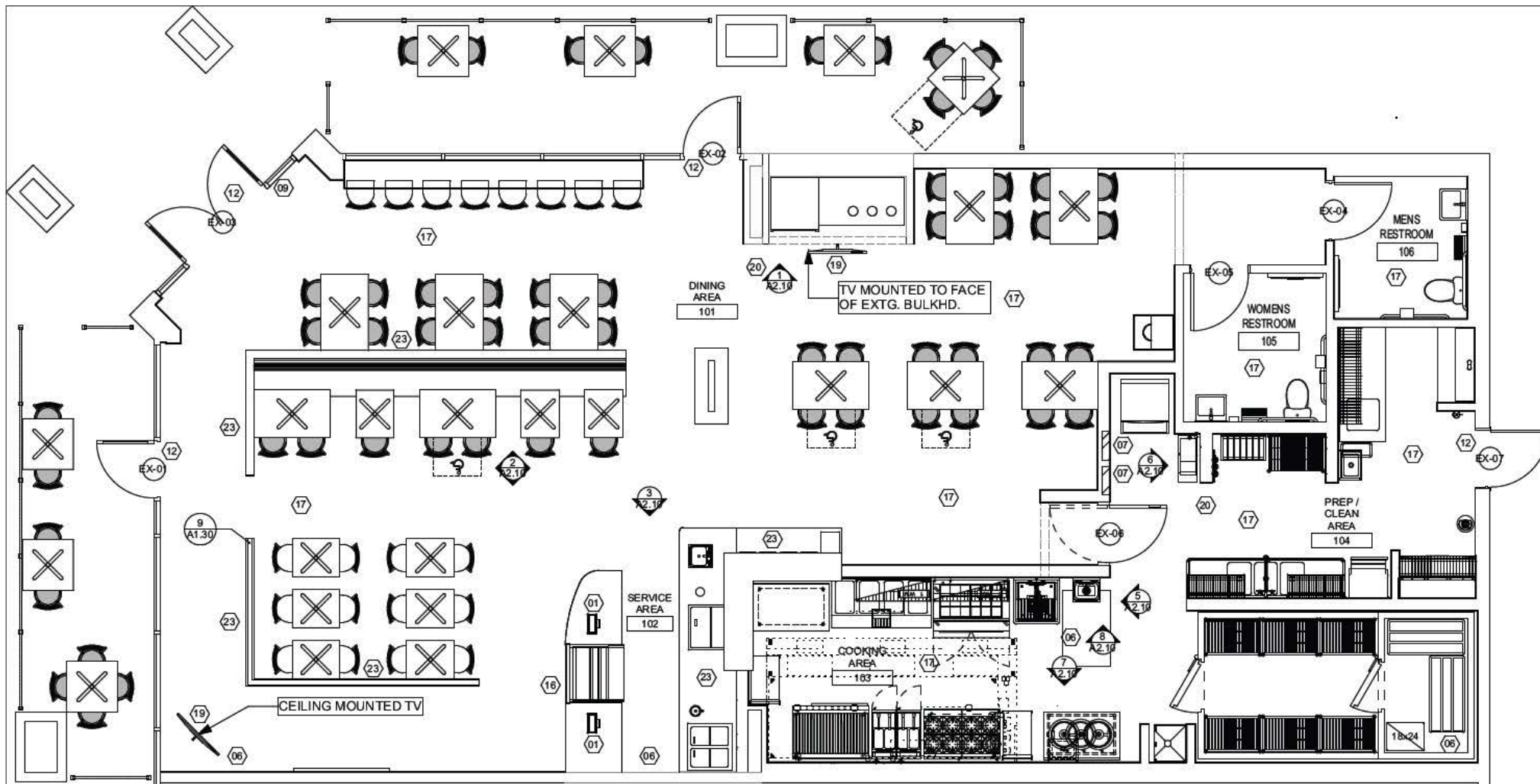
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## FLOOR PLAN

2,269 SF 2nd Gen Restaurant







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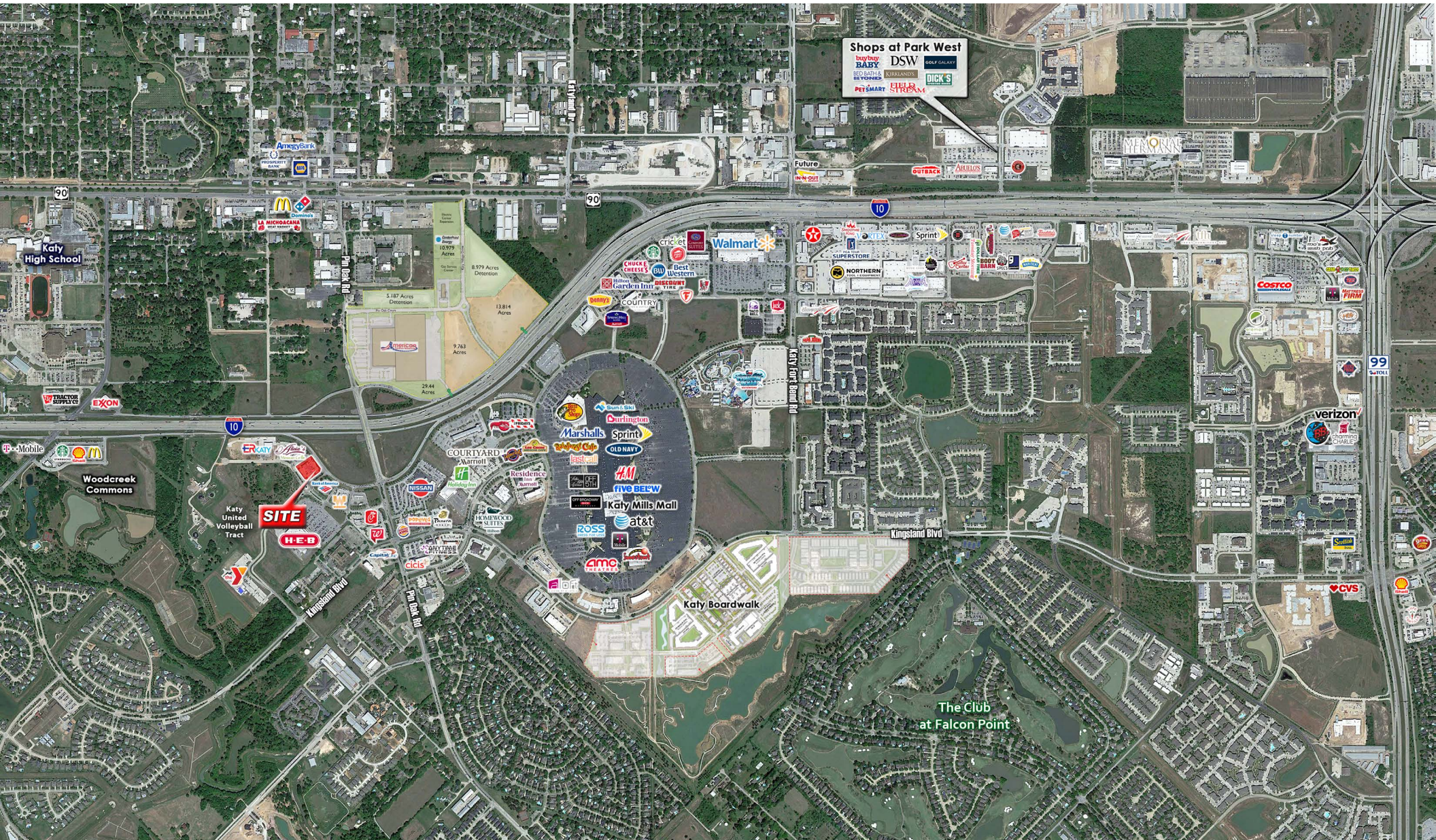


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## 2023 Population (3 mi Radius)

**87,918**

## Households (3 mi Radius)

**29,066**

## Daytime Population (3 mi Radius)

**78,386**

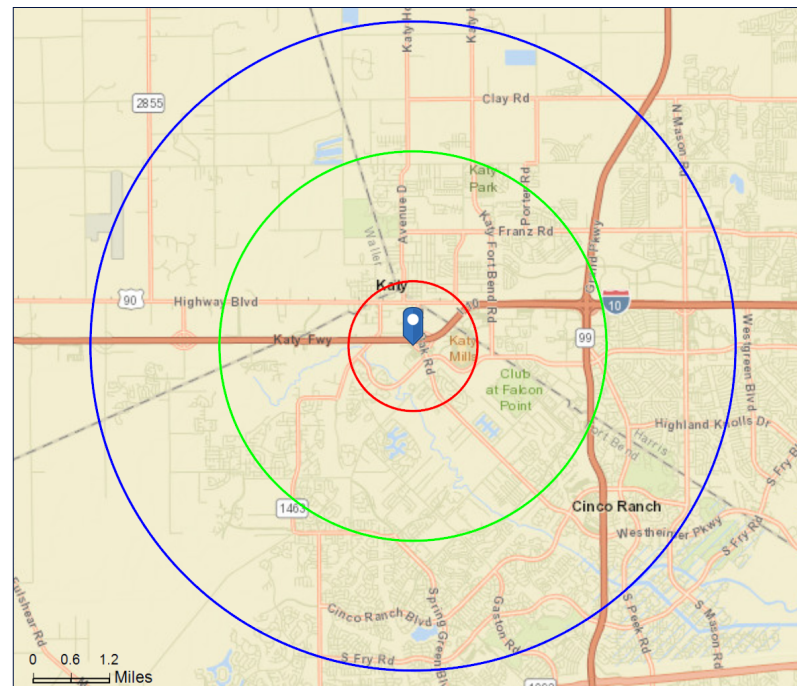
## Average HH Income (3 mi Radius)

**\$140,374**

## Median Home Value (3 mi Radius)

**\$346,746**

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	2,244	39,204	115,397
2020 Total Population	2,939	78,777	215,328
2020 Group Quarters	104	513	812
2023 Total Population	3,296	87,918	250,329
2023 Group Quarters	103	511	811
2028 Total Population	4,108	94,630	281,109
2023-2028 Annual Rate	4.50%	1.48%	2.35%
2023 Total Daytime Population	9,397	78,386	205,832
Workers	7,720	32,400	74,209
Residents	1,677	45,986	131,623
<b>Household Summary</b>			
2010 Households	834	12,742	38,004
2010 Average Household Size	2.51	3.05	3.03
2020 Total Households	1,024	25,785	69,223
2020 Average Household Size	2.77	3.04	3.10
2023 Households	1,142	29,066	80,450
2023 Average Household Size	2.80	3.01	3.10
2028 Households	1,432	31,591	91,067
2028 Average Household Size	2.80	2.98	3.08
2023-2028 Annual Rate	4.63%	1.68%	2.51%
2010 Families	581	10,402	31,048
2010 Average Family Size	3.03	3.39	3.37
2023 Families	679	22,290	64,283
2023 Average Family Size	3.59	3.49	3.52
2028 Families	930	24,201	72,644
2028 Average Family Size	3.44	3.45	3.49
2023-2028 Annual Rate	6.49%	1.66%	2.48%
<b>Housing Unit Summary</b>			
2000 Housing Units	651	5,761	19,349
Owner Occupied Housing Units	52.7%	75.6%	78.8%
Renter Occupied Housing Units	41.5%	19.9%	16.3%
Vacant Housing Units	5.8%	4.4%	5.0%
2010 Housing Units	892	13,391	39,936
Owner Occupied Housing Units	58.2%	73.7%	74.7%
Renter Occupied Housing Units	35.4%	21.5%	20.5%
Vacant Housing Units	6.5%	4.8%	4.8%
2020 Housing Units	1,109	27,573	73,149
Owner Occupied Housing Units	64.6%	60.5%	67.8%
Renter Occupied Housing Units	27.8%	33.0%	26.9%
Vacant Housing Units	7.0%	6.4%	5.4%
2023 Housing Units	1,317	30,872	85,180
Owner Occupied Housing Units	69.2%	63.9%	72.0%
Renter Occupied Housing Units	17.5%	30.3%	22.5%
Vacant Housing Units	13.3%	5.8%	5.6%
2028 Housing Units	1,602	33,130	95,540
Owner Occupied Housing Units	58.2%	62.2%	71.9%
Renter Occupied Housing Units	31.1%	33.2%	23.4%
Vacant Housing Units	10.6%	4.6%	4.7%
<b>Median Age</b>			
2010	42.9	33.5	34.5
2020	40.6	35.2	35.7
2023	37.8	34.5	35.1
2028	38.5	34.1	34.8



	1 mile	3 miles	5 miles
<b>2023 Households by Income</b>			
Household Income Base	1,142	29,066	80,450
<\$15,000	3.7%	4.3%	4.0%
\$15,000 - \$24,999	2.5%	3.3%	3.0%
\$25,000 - \$34,999	5.2%	4.7%	4.6%
\$35,000 - \$49,999	3.5%	6.9%	6.1%
\$50,000 - \$74,999	5.9%	14.4%	12.3%
\$75,000 - \$99,999	5.9%	12.4%	11.2%
\$100,000 - \$149,999	17.5%	21.0%	22.5%
\$150,000 - \$199,999	23.1%	15.2%	16.0%
\$200,000+	32.7%	17.9%	20.3%
Average Household Income	\$190,534	\$140,374	\$149,108
<b>2023 Population 25+ by Educational Attainment</b>			
Total	2,939	78,777	215,328
Less than 9th Grade	96.5%	99.3%	99.6%
9th - 12th Grade, No Diploma	34.9%	32.7%	32.2%
High School Graduate	20.9%	20.5%	21.1%
GED/Alternative Credential	0.3%	0.2%	0.1%
Some College, No Degree	1.2%	1.4%	1.2%
Associate Degree	0.0%	0.1%	0.1%
Bachelor's Degree	29.7%	34.8%	35.6%
Graduate/Professional Degree	0.9%	0.5%	0.6%



## 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 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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