

Pointe West Shopping Center

300 South Mason Road, Katy, Texas 77450



Estimated Population



1-mile	3-miles	5-miles
14,016	137,272	275,565

Property Features

- 5,250 SF 2nd Gen Restaurant Space Available
- Fiesta anchored center
- Located at the center of the Katy market
- Easy access from Katy Freeway, Grand Parkway and the Sam Houston Tollway

Avg Household Income

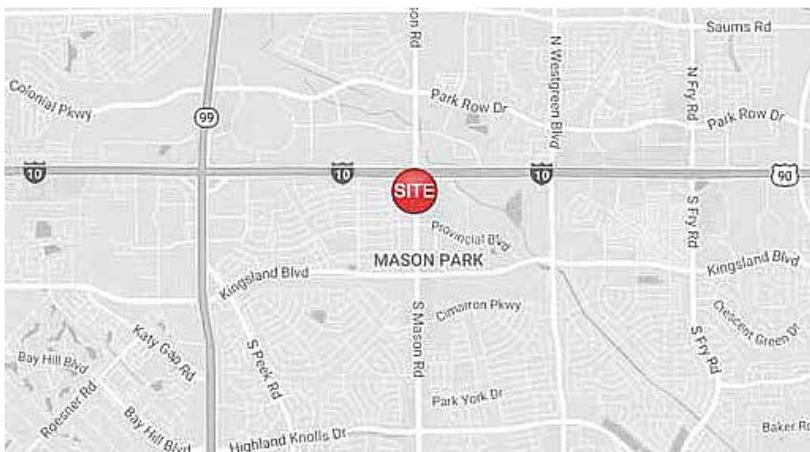


1-mile	3-miles	5-miles
\$88,803	\$113,122	\$121,143

Traffic Counts



Mason Rd Year: 2024 Source: TxDOT	43,560 VPD
Interstate 10 Year: 2024 Source: TxDOT	269,926 VPD

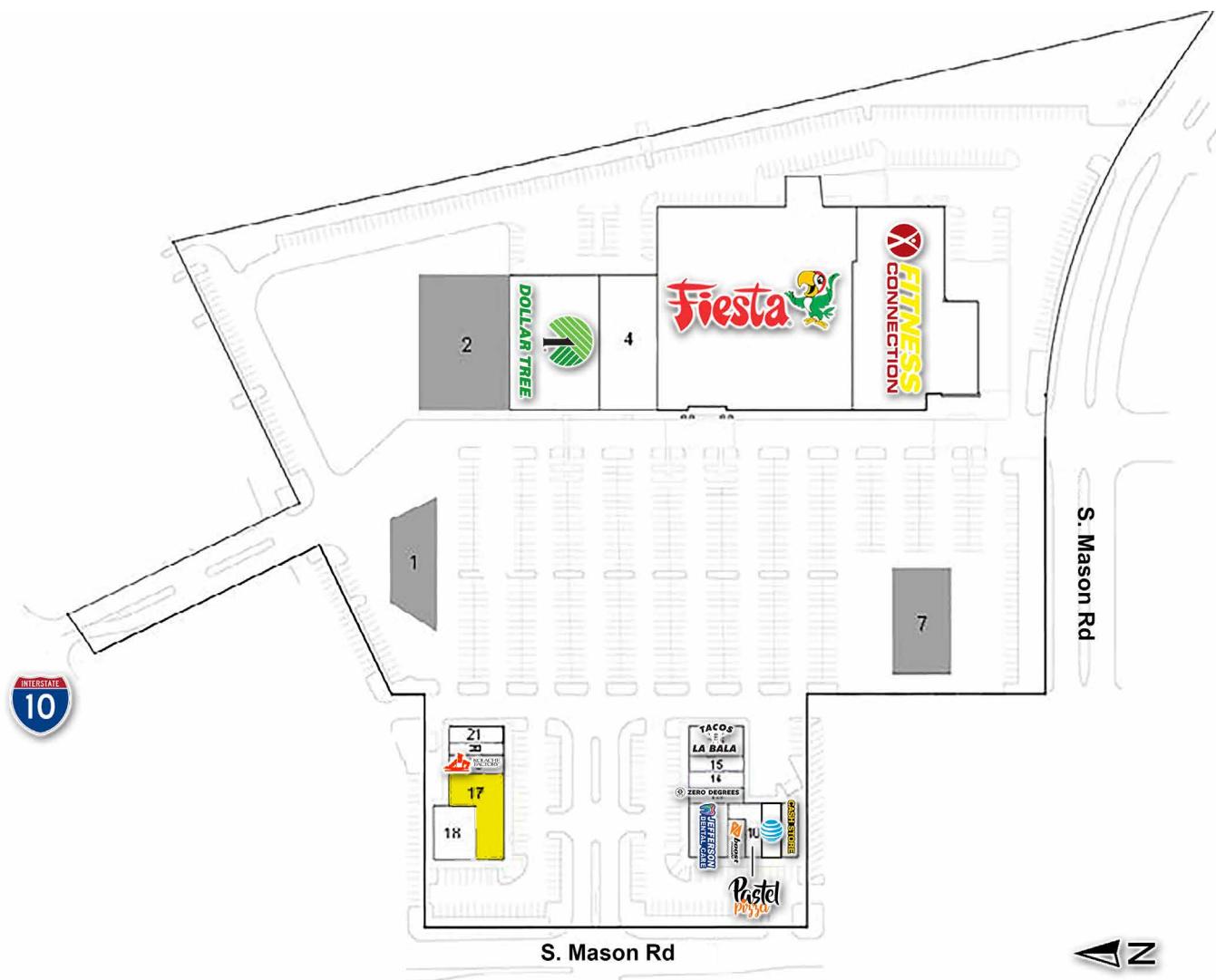


For more
information contact:

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Suite	Tenant	Sq. Ft
1	Future Space	5,000
2	Future Space	35,000
3	Dollar Tree	20,000
4	Suvida Healthcare	13,000
5	Fiesta	67,719
6	Fitness Connection	36,280
8	Cash Store	1,400
9	AT&T	1,750
10	Pastel Pizza	2,062
11	Boost Mobile	1,088
12	Jefferson Dental	3,500
13	Zero Degrees	1,400
14	Panamericana Family Medicine Clinic	1,400
15	Hamza Hair Salon	1,400
16	Tacos La Bala	2,800
17	Available	5,250
18	Warehouse Pool Supply	3,850
19	Kolache Factory	1,750
20	Iris Nail Spa & Facial	1,050
21	La Insurance	1,390
Total Sq Ft		212,089





*Source: Kalibrate Technologies traffic count



*Source: Kalibrate Technologies traffic data

Population	1 mile	3 miles	5 miles
2000 Population	10,159	76,155	118,306
2010 Population	11,822	110,083	211,097
2020 Population	14,016	137,272	275,565
2025 Population	14,876	155,411	316,666
2000-2010 Annual Rate	1.53%	3.75%	5.96%
2010-2020 Annual Rate	1.67%	2.18%	2.63%
2020-2025 Annual Rate	1.20%	2.51%	2.82%
2020 Male Population	48.9%	48.7%	48.8%
2020 Female Population	51.1%	51.3%	51.2%
2020 Median Age	36.4	35.2	34.5

In the identified area, the current year population is 275,565. In 2010, the Census count in the area was 211,097. The rate of change since 2010 was 2.63% annually. The five-year projection for the population in the area is 316,666 representing a change of 2.82% annually from 2020 to 2025. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 36.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	74.0%	65.0%	62.5%
2020 Black Alone	7.4%	10.7%	11.0%
2020 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2020 Asian Alone	5.1%	9.9%	11.5%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	8.7%	9.6%	10.3%
2020 Two or More Races	4.2%	4.2%	4.2%
2020 Hispanic Origin (Any Race)	32.6%	33.6%	34.6%

Persons of Hispanic origin represent 34.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.2 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	80	127	138
2000 Households	3,686	24,369	37,868
2010 Households	4,776	37,008	68,538
2020 Total Households	5,716	46,408	89,279
2025 Total Households	6,078	52,209	102,284
2000-2010 Annual Rate	2.62%	4.27%	6.11%
2010-2020 Annual Rate	1.77%	2.23%	2.61%
2020-2025 Annual Rate	1.24%	2.38%	2.76%
2020 Average Household Size	2.45	2.95	3.08

The household count in this area has changed from 68,538 in 2010 to 89,279 in the current year, a change of 2.61% annually. The five-year projection of households is 102,284, a change of 2.76% annually from the current year total. Average household size is currently 3.08, compared to 3.08 in the year 2010. The number of families in the current year is 71,371 in the specified area.

Average Household Income

2020 Average Household Income	\$88,803	\$113,122	\$121,143
2025 Average Household Income	\$95,381	\$121,584	\$130,146
2020-2025 Annual Rate	1.44%	1.45%	1.44%

2020 Population 25+ by Educational Attainment

Total	9,636	91,644	178,786
Less than 9th Grade	4.2%	3.4%	3.7%
9th - 12th Grade, No Diploma	2.8%	3.6%	4.0%
High School Graduate	16.7%	15.8%	15.0%
GED/Alternative Credential	2.7%	2.6%	2.9%
Some College, No Degree	25.4%	22.2%	21.5%
Associate Degree	10.5%	8.6%	8.4%
Bachelor's Degree	27.2%	29.5%	28.6%
Graduate/Professional Degree	10.5%	14.3%	16.0%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,243	4,428	8,449
Total Employees:	10,565	38,934	75,113
Total Residential Population:	14,016	137,272	275,565
Employee/Residential Population Ratio (per 100 Residents)	75	28	27

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.

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.

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