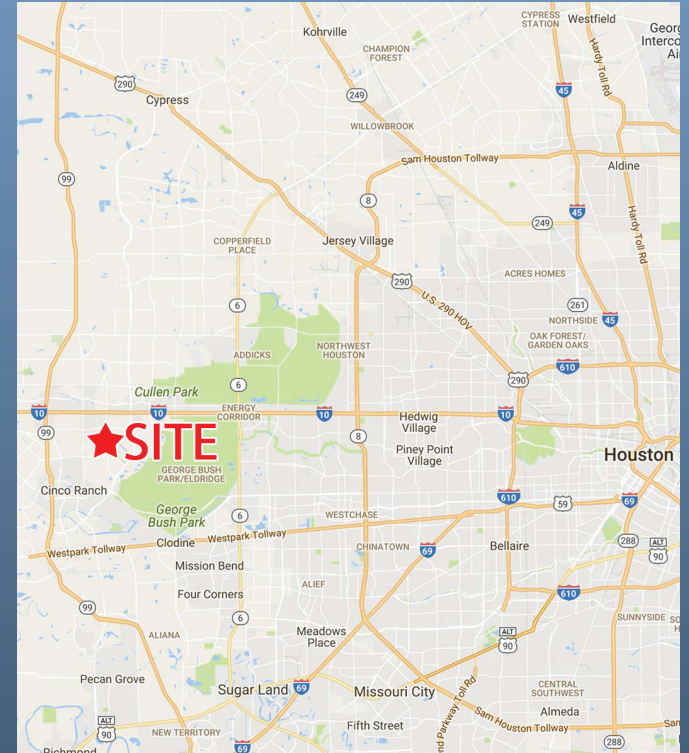


FOR LEASE

Royal Montreal Plaza - 2004 Mason Rd, Katy, Texas 77450



PROPERTY DATA

- Prime retail space available in the Cinco Ranch master planned community
- Close proximity to Interstate 10 and Grand Parkway
- 2,360 SF restaurant space available
- 1,039 SF inline space
- 11,670 SF anchor space

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2024 Estimate	16,183	115,231	289,159
Ave HH Income 2024 Estimate	\$148,127	\$164,172	\$152,495
Traffic Count Mason Rd	27,285 cars per day		

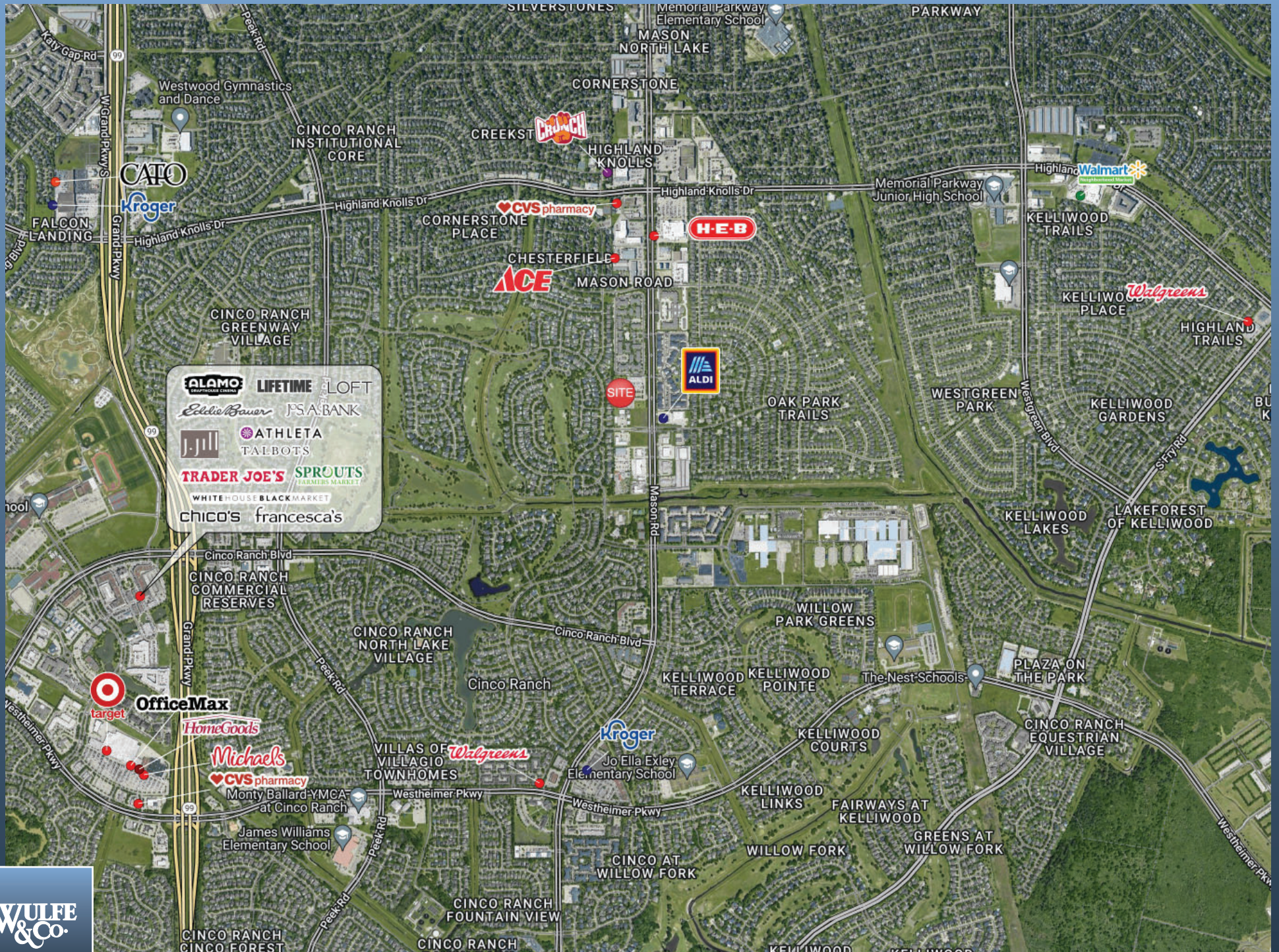
CONTACT

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- ALAMO
- LIFETIME
- LOFT
- Eddie Bauer
- PSA BANK
- ATHLETA
- TALBOTS
- TRADER JOE'S
- SPROUTS
- WHITE HOUSE BLACK MARKET
- chico's
- francesca's





Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.751/-95.7522

2004 S Mason Rd Katy, TX 77450	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	16,183	115,231	289,159
2029 Projected Population	17,269	124,191	323,135
2020 Census Population	16,201	116,674	280,832
2010 Census Population	15,868	96,335	201,016
Projected Annual Growth 2024 to 2029	1.3%	1.6%	2.4%
Historical Annual Growth 2010 to 2024	0.1%	1.4%	3.1%
2024 Median Age	39.0	37.9	36.2
Households			
2024 Estimated Households	5,551	40,579	98,514
2029 Projected Households	5,980	44,216	111,116
2020 Census Households	5,392	39,513	91,982
2010 Census Households	5,293	32,307	65,729
Projected Annual Growth 2024 to 2029	1.5%	1.8%	2.6%
Historical Annual Growth 2010 to 2024	0.3%	1.8%	3.6%
Race and Ethnicity			
2024 Estimated White	54.6%	52.2%	43.2%
2024 Estimated Black or African American	9.0%	9.9%	14.9%
2024 Estimated Asian or Pacific Islander	14.3%	14.8%	16.8%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.6%
2024 Estimated Other Races	21.8%	22.6%	24.6%
2024 Estimated Hispanic	27.3%	27.2%	29.6%
Income			
2024 Estimated Average Household Income	\$148,127	\$164,172	\$152,495
2024 Estimated Median Household Income	\$108,401	\$118,706	\$114,369
2024 Estimated Per Capita Income	\$50,809	\$57,835	\$51,974
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	5.5%	3.6%	4.2%
2024 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.8%	3.4%
2024 Estimated High School Graduate	19.8%	14.6%	16.1%
2024 Estimated Some College	17.5%	17.0%	17.2%
2024 Estimated Associates Degree Only	7.2%	6.9%	7.4%
2024 Estimated Bachelors Degree Only	31.1%	34.7%	32.6%
2024 Estimated Graduate Degree	15.2%	20.3%	19.0%
Business			
2024 Estimated Total Businesses	788	6,162	13,207
2024 Estimated Total Employees	6,794	36,942	86,515
2024 Estimated Employee Population per Business	8.6	6.0	6.6
2024 Estimated Residential Population per Business	20.5	18.7	21.9

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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.

Wulfe Management Services, Inc	451313		(713) 621-1700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Sellingsloh	291801	bsellingsloh@wulfe.com	(713) 621-1700
Designated Broker of Firm	License No.		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paula Hohl	301718	phohl@wulfe.com	(713) 621-1700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date