

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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RETAIL BUILDING FOR LEASE



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

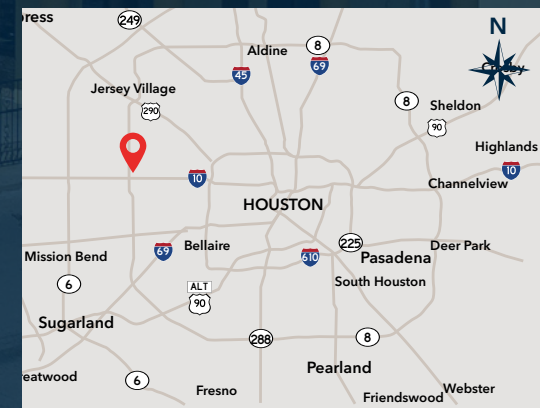
- Shopping Center & Pads: 201,631 SF
- Land: 14 acres

TRAFFIC

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

AVAILABLE

Available as of 3/1/2025: 2,500 SF
Leases Pending: 7,500 SF, 12,000 SF & 33,500 SF



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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS



RADIUS

1 MILE

2 MILE

5 MILE



Population

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%



2023 Population by Age

Median Age	37.40	37.70	37.20
Average Age	38.10	38.50	37.60



2023 Population by Occupation

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%



2023 Population by Education

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%



Households

Growth 2023 - 2028	2.38%	-0.37%	-0.69%
Growth 2010 - 2023	28.41%	6.00%	3.90%



2023 Income

Avg Household Income	\$124,541	\$114,654	\$97,204
Med Household Income	\$78,397	\$73,324	\$61,109

SITE PLAN

- AVAILABLE
- LEASE PENDING
- EXECUTED

AVAILABLE SQ FT

- 2,500 SF - As of 3/1/2025
- 7,500 SF - Lease Pending
- 12,000 SF - Lease Pending
- 33,500 SF - Lease Pending

TENANT / SQ FT

1. Ojos Locos / 7,770
2. Hobby Lobby / 52,500
3. Johnson Fitness / 37,810
4. Paul Mitchell School / 15,346
5. Sara International / 12,705
6. Stars Gymnastics / 20,000

TOTAL GLA

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

