

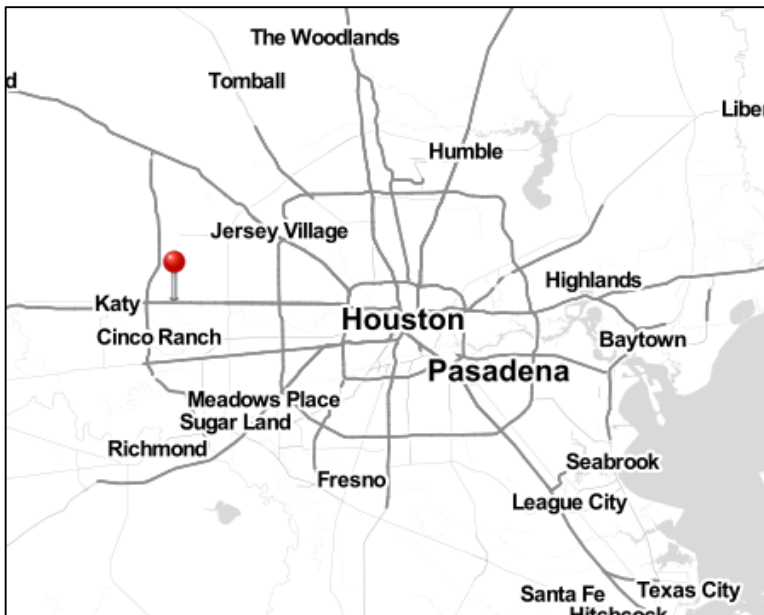
# 20802 Katy Freeway

# For Lease



**Location:**  
 20802 Katy Freeway  
 Katy, TX 77449

- Property Information:**
- 4,680 SF Second Generation Restaurant
  - End Cap
  - Excellent location on I-10 between Fry Road & Westgreen
  - Direct access from Westgreen exit.
  - 129 parking spaces
  - Restaurant Row of Katy



Traffic Counts	CPD
Katy Freeway west of Westgreen	113,430
Katy Freeway east of Westgreen	113,429
Westgreen north of Katy Freeway	11,000
Westgreen south of Katy Freeway	11,000

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,061	137,873	259,224
Avg. HH Income	\$86,945	\$102,861	\$104,736
Daytime Population	10,290	38,230	74,978
Households	6,009	48,287	88,543

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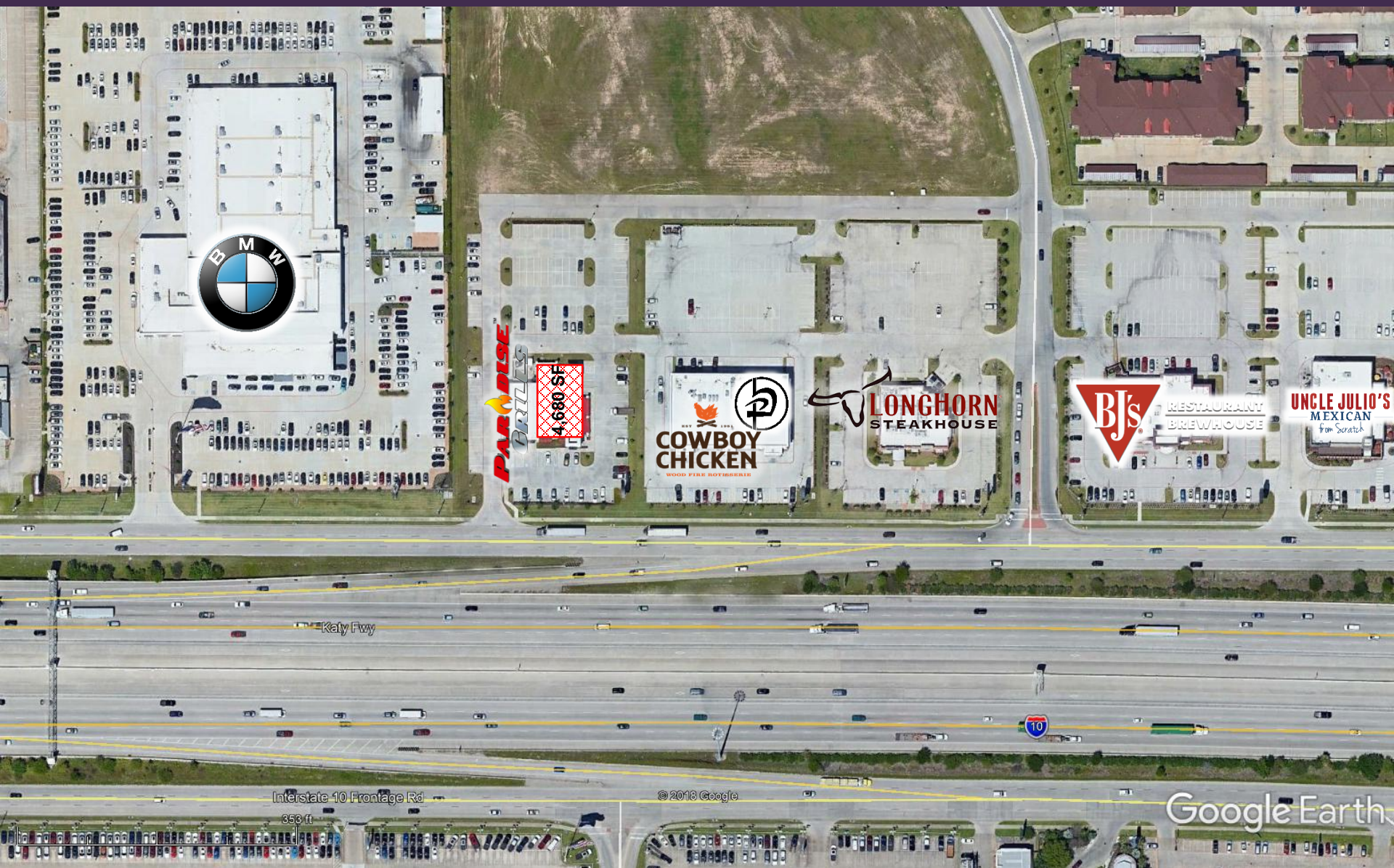
**Moseley Commercial**

REAL ESTATE

4309 Center Street, Houston, Texas 77007  
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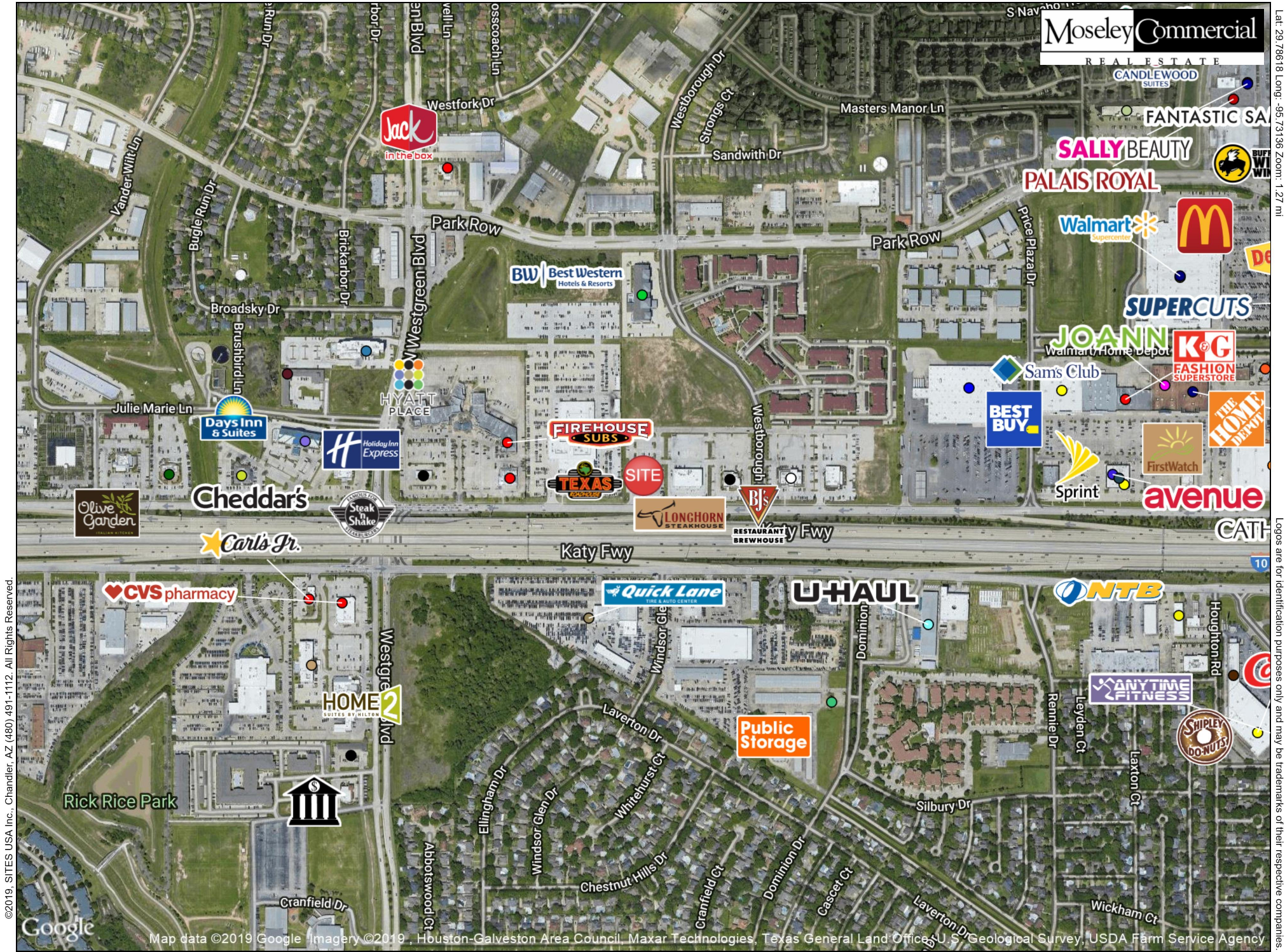
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REAL ESTATE  
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Sprint

FirstWatch

avenue

CATH

Katy Fwy

RESTAURANT  
BREWHOUSE

10

CVS pharmacy

Quick Lane  
TIRE & AUTO CENTER

U-HAUL

NTB

HOME2  
SUITES BY WILSON

Public Storage

ANYTIME FITNESS

SHIPLEY  
DONUTS

Rick Rice Park



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Lat: 29.78618 Long: -95.73136 Zoom: 1.27 mi

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# FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



Moseley Commercial Real Estate, Inc.

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## 20802 Katy Fwy

### Katy, TX 77449

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	16,061	137,873	259,224
	2024 Projected Population	16,679	142,623	271,467
	2010 Census Population	13,291	115,896	196,805
	2000 Census Population	8,251	80,597	114,189
	Projected Annual Growth 2019 to 2024	0.8%	0.7%	0.9%
	Historical Annual Growth 2000 to 2019	5.0%	3.7%	6.7%
HOUSEHOLDS	2019 Estimated Households	6,009	48,287	88,543
	2024 Projected Households	6,390	51,365	95,105
	2010 Census Households	4,715	38,755	64,328
	2000 Census Households	2,741	26,244	36,900
	Projected Annual Growth 2019 to 2024	1.3%	1.3%	1.5%
	Historical Annual Growth 2000 to 2019	6.3%	4.4%	7.4%
AGE	2019 Est. Population Under 10 Years	15.8%	14.8%	15.1%
	2019 Est. Population 10 to 19 Years	15.8%	16.0%	16.1%
	2019 Est. Population 20 to 29 Years	14.2%	12.2%	11.7%
	2019 Est. Population 30 to 44 Years	23.8%	23.5%	23.4%
	2019 Est. Population 45 to 59 Years	17.3%	19.5%	19.4%
	2019 Est. Population 60 to 74 Years	9.9%	10.9%	11.0%
	2019 Est. Population 75 Years or Over	3.2%	3.1%	3.1%
	2019 Est. Median Age	31.6	33.8	34.0
MARITAL STATUS & GENDER	2019 Est. Male Population	49.3%	49.0%	49.2%
	2019 Est. Female Population	50.7%	51.0%	50.8%
	2019 Est. Never Married	37.3%	28.8%	28.9%
	2019 Est. Now Married	43.2%	53.1%	53.9%
	2019 Est. Separated or Divorced	15.3%	13.9%	13.4%
	2019 Est. Widowed	4.2%	4.2%	3.8%
INCOME	2019 Est. HH Income \$200,000 or More	6.5%	10.7%	11.3%
	2019 Est. HH Income \$150,000 to \$199,999	6.4%	9.0%	10.0%
	2019 Est. HH Income \$100,000 to \$149,999	16.2%	18.5%	19.6%
	2019 Est. HH Income \$75,000 to \$99,999	15.4%	15.4%	15.1%
	2019 Est. HH Income \$50,000 to \$74,999	22.0%	17.8%	17.4%
	2019 Est. HH Income \$35,000 to \$49,999	14.7%	12.1%	11.0%
	2019 Est. HH Income \$25,000 to \$34,999	8.4%	6.8%	6.0%
	2019 Est. HH Income \$15,000 to \$24,999	6.3%	5.2%	5.0%
	2019 Est. HH Income Under \$15,000	4.0%	4.4%	4.6%
	2019 Est. Average Household Income	\$86,945	\$102,861	\$104,693
	2019 Est. Median Household Income	\$69,357	\$86,010	\$90,715
	2019 Est. Per Capita Income	\$32,527	\$36,025	\$35,764
2019 Est. Total Businesses	1,211	4,642	8,429	
2019 Est. Total Employees	10,290	38,230	74,978	

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Katy, TX 77449

	1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>			
2019 Est. White	60.6%	62.4%	63.1%
2019 Est. Black	14.9%	13.2%	12.9%
2019 Est. Asian or Pacific Islander	6.6%	10.0%	10.2%
2019 Est. American Indian or Alaska Native	0.6%	0.7%	0.6%
2019 Est. Other Races	17.3%	13.7%	13.2%
<b>HISPANIC</b>			
2019 Est. Hispanic Population	6,491	47,949	87,122
2019 Est. Hispanic Population	40.4%	34.8%	33.6%
2024 Proj. Hispanic Population	39.8%	34.1%	32.9%
2010 Hispanic Population	41.2%	30.0%	30.6%
<b>EDUCATION (Adults 25 or Older)</b>			
2019 Est. Adult Population (25 Years or Over)	9,975	87,690	164,515
2019 Est. Elementary (Grade Level 0 to 8)	4.8%	4.3%	4.7%
2019 Est. Some High School (Grade Level 9 to 11)	7.1%	5.2%	5.4%
2019 Est. High School Graduate	24.8%	19.8%	19.3%
2019 Est. Some College	25.8%	21.8%	22.2%
2019 Est. Associate Degree Only	8.6%	8.8%	8.4%
2019 Est. Bachelor Degree Only	20.7%	26.9%	26.7%
2019 Est. Graduate Degree	8.3%	13.2%	13.4%
<b>HOUSING</b>			
2019 Est. Total Housing Units	6,102	49,049	89,916
2019 Est. Owner-Occupied	40.5%	67.1%	70.0%
2019 Est. Renter-Occupied	58.0%	31.3%	28.5%
2019 Est. Vacant Housing	1.5%	1.6%	1.5%
<b>HOMES BUILT BY YEAR</b>			
2019 Homes Built 2010 or later	9.4%	8.3%	13.4%
2019 Homes Built 2000 to 2009	19.3%	23.2%	29.9%
2019 Homes Built 1990 to 1999	14.6%	25.8%	23.6%
2019 Homes Built 1980 to 1989	32.4%	23.3%	17.8%
2019 Homes Built 1970 to 1979	17.8%	13.5%	9.8%
2019 Homes Built 1960 to 1969	2.5%	2.2%	1.7%
2019 Homes Built 1950 to 1959	1.2%	1.1%	1.1%
2019 Homes Built Before 1949	1.2%	1.2%	1.1%
<b>HOME VALUES</b>			
2019 Home Value \$1,000,000 or More	0.4%	0.9%	0.7%
2019 Home Value \$500,000 to \$999,999	3.5%	6.2%	6.3%
2019 Home Value \$400,000 to \$499,999	1.2%	5.3%	7.0%
2019 Home Value \$300,000 to \$399,999	10.1%	10.9%	13.3%
2019 Home Value \$200,000 to \$299,999	24.4%	27.4%	33.2%
2019 Home Value \$150,000 to \$199,999	31.2%	32.7%	33.3%
2019 Home Value \$100,000 to \$149,999	29.7%	26.2%	26.9%
2019 Home Value \$50,000 to \$99,999	14.6%	7.8%	7.5%
2019 Home Value \$25,000 to \$49,999	0.6%	0.7%	0.8%
2019 Home Value Under \$25,000	1.2%	1.7%	2.0%
2019 Median Home Value	\$172,850	\$212,913	\$220,869
2019 Median Rent	\$964	\$1,050	\$1,090

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<b>LABOR FORCE</b>	2019 Est. Labor Population Age 16 Years or Over	11,932	103,512	193,388
	2019 Est. Civilian Employed	70.2%	68.0%	69.0%
	2019 Est. Civilian Unemployed	2.3%	2.2%	2.2%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	27.4%	29.8%	28.8%
	2019 Labor Force Males	48.5%	48.2%	48.5%
	2019 Labor Force Females	51.5%	51.8%	51.5%
<b>OCCUPATION</b>	2019 Occupation: Population Age 16 Years or Over	8,373	70,365	133,363
	2019 Mgmt, Business, & Financial Operations	12.0%	18.2%	18.6%
	2019 Professional, Related	18.7%	24.9%	25.5%
	2019 Service	21.4%	16.1%	15.2%
	2019 Sales, Office	24.7%	24.5%	24.1%
	2019 Farming, Fishing, Forestry	-	-	-
	2019 Construction, Extraction, Maintenance	8.9%	6.7%	6.7%
	2019 Production, Transport, Material Moving	14.3%	9.5%	9.8%
	2019 White Collar Workers	55.5%	67.6%	68.2%
	2019 Blue Collar Workers	44.5%	32.4%	31.8%
<b>TRANSPORTATION TO WORK</b>	2019 Drive to Work Alone	83.4%	82.1%	81.5%
	2019 Drive to Work in Carpool	7.4%	8.2%	9.0%
	2019 Travel to Work by Public Transportation	1.4%	2.0%	1.7%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	1.6%	1.1%	0.8%
	2019 Other Means	1.4%	0.7%	1.0%
	2019 Work at Home	4.8%	5.9%	5.8%
<b>TRAVEL TIME</b>	2019 Travel to Work in 14 Minutes or Less	22.6%	19.2%	17.5%
	2019 Travel to Work in 15 to 29 Minutes	34.2%	28.8%	28.4%
	2019 Travel to Work in 30 to 59 Minutes	35.1%	40.2%	42.8%
	2019 Travel to Work in 60 Minutes or More	12.9%	14.2%	14.7%
	2019 Average Travel Time to Work	25.1	29.9	30.7
<b>CONSUMER EXPENDITURE</b>	2019 Est. Total Household Expenditure	\$385.22 M	\$3.47 B	\$6.42 B
	2019 Est. Apparel	\$13.68 M	\$124.1 M	\$230.23 M
	2019 Est. Contributions, Gifts	\$21.58 M	\$202.27 M	\$376.47 M
	2019 Est. Education, Reading	\$12.12 M	\$116.7 M	\$218.81 M
	2019 Est. Entertainment	\$21.61 M	\$198.69 M	\$368.93 M
	2019 Est. Food, Beverages, Tobacco	\$59.49 M	\$528.53 M	\$975.82 M
	2019 Est. Furnishings, Equipment	\$13.43 M	\$123.11 M	\$228.49 M
	2019 Est. Health Care, Insurance	\$34.83 M	\$311.83 M	\$575.4 M
	2019 Est. Household Operations, Shelter, Utilities	\$125.41 M	\$1.12 B	\$2.06 B
	2019 Est. Miscellaneous Expenses	\$7.24 M	\$65.5 M	\$121.27 M
	2019 Est. Personal Care	\$5.16 M	\$46.45 M	\$85.98 M
	2019 Est. Transportation	\$70.67 M	\$635.1 M	\$1.17 B

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