# 20802 Katy Freeway

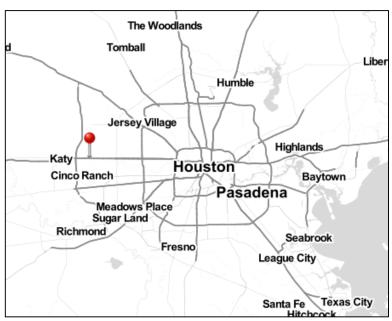
# For Lease



<u>Location:</u> 20802 Katy Freeway Katy, TX 77449

## **Property Information:**

- 4,680 ŠF 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

Todd Moseley Kayla Holley Telephone: 713-522-4646 todd@mcrehouston.com kayla@mcrehouston.com



REAL ESTATE

4309 Center Street, Houston, Texas 77007 www.mcrehouston.com

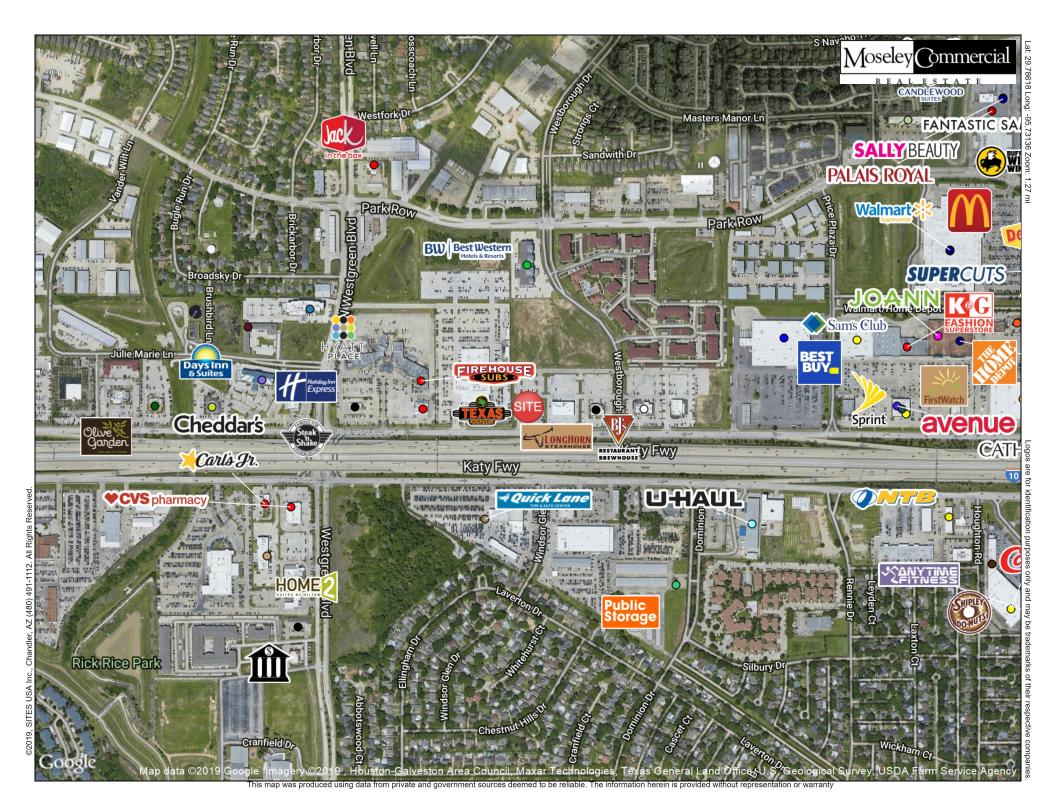
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# Site Plan



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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.

Lat/Lon: 29.7862/-95.7313

RF1 20802 Katy Fwy 1 mi radius 3 mi radius 5 mi radius Katy, TX 77449 2019 Estimated Population 16,061 137,873 259.224 OPULATION 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 0.8% 0.7% 0.9% Projected Annual Growth 2019 to 2024 Historical Annual Growth 2000 to 2019 5.0% 3.7% 6.7% 2019 Estimated Households 6,009 88.543 48.287 HOUSEHOLDS 2024 Projected Households 6,390 51,365 95,105 2010 Census Households 4,715 38,755 64,328 36,900 2000 Census Households 2,741 26.244 1.3% Projected Annual Growth 2019 to 2024 1.3% 1.5% 6.3% 4.4% 7.4% Historical Annual Growth 2000 to 2019 15.8% 14.8% 15.1% 2019 Est. Population Under 10 Years 2019 Est. Population 10 to 19 Years 15.8% 16.0% 16.1% 14.2% 12.2% 11.7% 2019 Est. Population 20 to 29 Years 2019 Est. Population 30 to 44 Years 23.8% 23.5% 23.4% 17.3% 19.5% 19.4% 2019 Est. Population 45 to 59 Years 9.9% 10.9% 11.0% 2019 Est. Population 60 to 74 Years 3.2% 3.1% 3.1% 2019 Est. Population 75 Years or Over 2019 Est. Median Age 33.8 34.0 31.6 49.3% 49.0% 49.2% 2019 Est. Male Population MARITAL STATUS & GENDER 50.8% 2019 Est. Female Population 50.7% 51.0% 2019 Est. Never Married 37.3% 28.8% 28.9% 43.2% 53.1% 2019 Est. Now Married 53.9% 2019 Est. Separated or Divorced 15.3% 13.9% 13.4% 2019 Est. Widowed 4.2% 4.2% 3.8% 6.5% 10.7% 11.3% 2019 Est. HH Income \$200,000 or More 2019 Est. HH Income \$150,000 to \$199,999 6.4% 9.0% 10.0% 16.2% 18.5% 19.6% 2019 Est. HH Income \$100,000 to \$149,999 15.4% 15.4% 15.1% 2019 Est. HH Income \$75,000 to \$99,999 22.0% 2019 Est. HH Income \$50,000 to \$74,999 17.8% 17.4% NCOME 14.7% 12.1% 11.0% 2019 Est. HH Income \$35,000 to \$49,999 2019 Est. HH Income \$25,000 to \$34,999 8.4% 6.8% 6.0% 6.3% 5.2% 5.0% 2019 Est. HH Income \$15,000 to \$24,999 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 \$35,764 \$36,025

2019 Est. Total Businesses

2019 Est. Total Employees

4,642

38.230

8,429

74.978

1,211

10.290

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				RF1
2080	2 Katy Fwy	1 mi radius	3 mi radius	5 mi radius
Katy	, TX 77449			
	2019 Est. White	60.6%	62.4%	63.1%
RACE	2019 Est. Black	14.9%	13.2%	12.9%
	2019 Est. Asian or Pacific Islander	6.6%	10.0%	10.2%
<u>~</u>	2019 Est. American Indian or Alaska Native	0.6%	0.7%	0.6%
	2019 Est. Other Races	17.3%	13.7%	13.2%
ပ	2019 Est. Hispanic Population	6,491	47,949	87,122
NA	2019 Est. Hispanic Population	40.4%	34.8%	33.6%
HISPANIC	2024 Proj. Hispanic Population	39.8%	34.1%	32.9%
王	2010 Hispanic Population	41.2%	30.0%	30.6%
	2019 Est. Adult Population (25 Years or Over)	9,975	87,690	164,515
(er)	2019 Est. Elementary (Grade Level 0 to 8)	4.8%	4.3%	4.7%
TION or Older)	2019 Est. Some High School (Grade Level 9 to 11)	7.1%	5.2%	5.4%
A J	2019 Est. High School Graduate	24.8%	19.8%	19.3%
EDUCATION ults 25 or Ok	2019 Est. Some College	25.8%	21.8%	22.2%
EDU (Adults	2019 Est. Associate Degree Only	8.6%	8.8%	8.4%
Ad	2019 Est. Bachelor Degree Only	20.7%	26.9%	26.7%
	2019 Est. Graduate Degree	8.3%	13.2%	13.4%
G	2019 Est. Total Housing Units	6,102	49,049	89,916
HOUSING	2019 Est. Owner-Occupied	40.5%	67.1%	70.0%
OU	2019 Est. Renter-Occupied	58.0%	31.3%	28.5%
I	2019 Est. Vacant Housing	1.5%	1.6%	1.5%
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	2019 Homes Built 2010 or later	9.4%	8.3%	13.4%
BUILT BY YEAR	2019 Homes Built 2000 to 2009	19.3%	23.2%	29.9%
<b> </b>	2019 Homes Built 1990 to 1999	14.6%	25.8%	23.6%
15	2019 Homes Built 1980 to 1989	32.4%	23.3%	17.8%
<u>E</u>	2019 Homes Built 1970 to 1979	17.8%	13.5%	9.8%
MES	2019 Homes Built 1960 to 1969	2.5%	2.2%	1.7%
E	2019 Homes Built 1950 to 1959	1.2%	1.1%	1.1%
윈	2019 Homes Built Before 1949	1.2%	1.2%	1.1%
	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%
Ø	2019 Home Value \$300,000 to \$399,999	10.1%	10.9%	13.3%
ı.	2019 Home Value \$200,000 to \$299,999	24.4%	27.4%	33.2%
HOME VALUES	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%
ION	2019 Home Value \$50,000 to \$99,999	14.6%	7.8%	7.5%
T	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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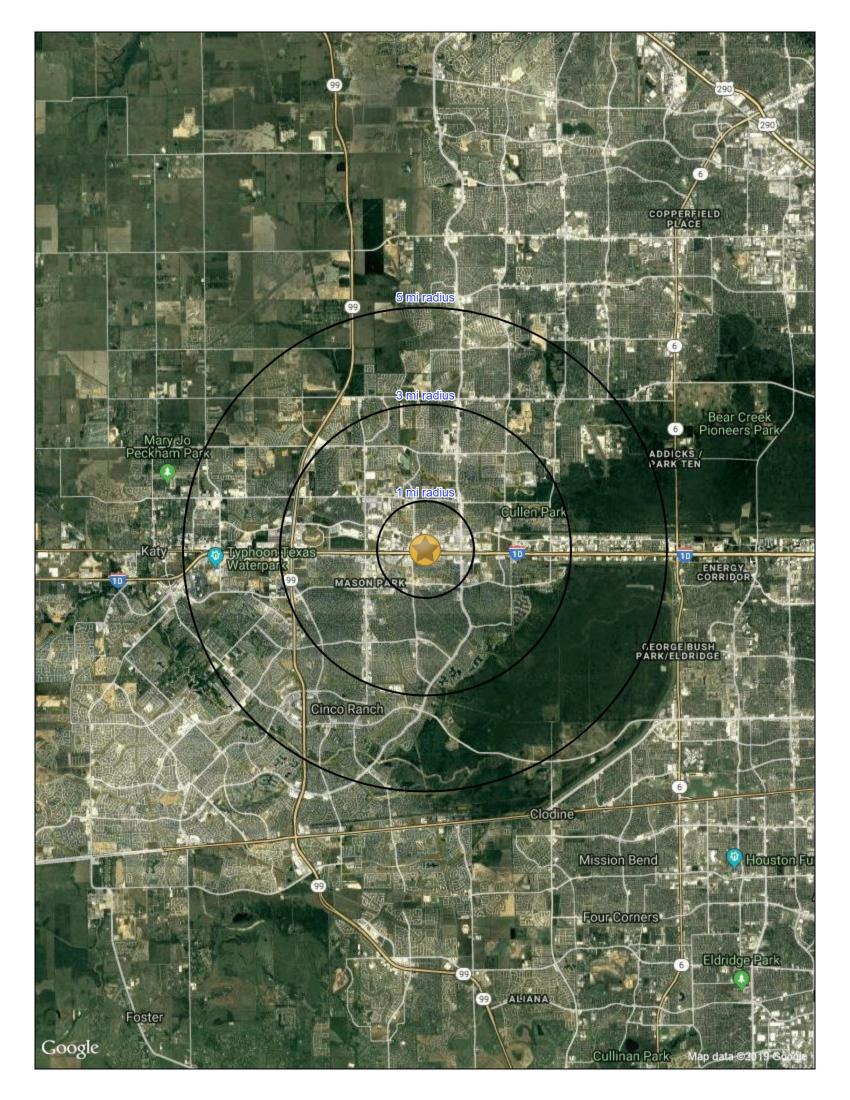
Calculated using Weighted Block Centroid from Block Groups



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	n: 29./862/-95./313			RF1
20802	2 Katy Fwy	1 mi radius	3 mi radius	5 mi radius
Katy,	TX 77449			
	2019 Est. Labor Population Age 16 Years or Over	11,932	103,512	193,388
끥	2019 Est. Civilian Employed	70.2%	68.0%	69.0%
1 %	2019 Est. Civilian Unemployed	2.3%	2.2%	2.2%
F(	2019 Est. in Armed Forces	-	-	-
LABOR FORCE	2019 Est. not in Labor Force	27.4%	29.8%	28.8%
I₹	2019 Labor Force Males	48.5%	48.2%	48.5%
	2019 Labor Force Females	51.5%	51.8%	51.5%
	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%
NO	2019 Service	21.4%	16.1%	15.2%
OCCUPATION	2019 Sales, Office	24.7%	24.5%	24.1%
ЭÜ	2019 Farming, Fishing, Forestry	-	-	-
$\mathcal{S}$	2019 Construction, Extraction, Maintenance	8.9%	6.7%	6.7%
O	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%
_	2019 Drive to Work Alone	83.4%	82.1%	81.5%
TRANSPORTATION TO WORK	2019 Drive to Work in Carpool	7.4%	8.2%	9.0%
Į₹Ž	2019 Travel to Work by Public Transportation	1.4%	2.0%	1.7%
% ⊗   % ⊗	2019 Drive to Work on Motorcycle	-	-	-
요요	2019 Walk or Bicycle to Work	1.6%	1.1%	0.8%
<b>₹</b>	2019 Other Means	1.4%	0.7%	1.0%
Ĕ	2019 Work at Home	4.8%	5.9%	5.8%
Щ	2019 Travel to Work in 14 Minutes or Less	22.6%	19.2%	17.5%
TIME	2019 Travel to Work in 15 to 29 Minutes	34.2%	28.8%	28.4%
AVEL	2019 Travel to Work in 30 to 59 Minutes	35.1%	40.2%	42.8%
\A\	2019 Travel to Work in 60 Minutes or More	12.9%	14.2%	14.7%
TR	2019 Average Travel Time to Work	25.1	29.9	30.7
	2019 Est. Total Household Expenditure	\$385.22 M	\$3.47 B	\$6.42 B
ш	2019 Est. Apparel	\$13.68 M	\$124.1 M	\$230.23 M
l ä	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
Į Į	2019 Est. Entertainment	\$21.61 M	\$198.69 M	\$368.93 M
l X	2019 Est. Food, Beverages, Tobacco	\$59.49 M	\$528.53 M	\$975.82 M
CONSUMER EXPENDITURE	2019 Est. Furnishings, Equipment	\$13.43 M	\$123.11 M	\$228.49 M
JME	2019 Est. Health Care, Insurance	\$34.83 M	\$311.83 M	\$575.4 M
  SL	2019 Est. Household Operations, Shelter, Utilities	\$125.41 M	\$1.12 B	\$2.06 B
100	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





### **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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Moseley Commercial Real Estate, Inc.	. 534557 BE	A@MCREHOUSTON.COM	713-522-4646
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/Tena	nt/Seller/Landlord	Initials Date	