

FOR LEASE  
**Stadium Retail Center**

5030 Franz Rd | Katy, TX



**Overview**

**LEASE RATE** Contact Broker

**AVAILABLE SF** 1,200 - 10,800 SF



**Contact**

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**Description**

Located across the street from Johnson Field at Legacy Stadium, the most expensive high school football stadium in the state. The Katy Independent School District's multi-purpose Legacy Stadium has 12,000 seats, opened in 2017, and cost \$70.3 million.

- Average household income over \$100,000 within a 3-mile radius
- Great visibility from Katy Fort Bend Rd
- Ample parking for all users
- Located just off of the NWC of Franz Rd and Katy Fort Bend Rd
- Cross-access to hard-corner
- Built in 2016

**Demographics**

	1 MILE	3 MILES	5 MILES
Total Population	12,002	69,862	199,553
Average Household Income	\$94,972	\$107,224	\$116,691
Daytime Population	9,581	65,838	182,746

Year: 2020 | Source: ESRI

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WAREHOUSE

40.00

26.00

26.00

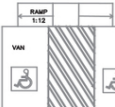
1,200-10,800 SF AVAILABLE



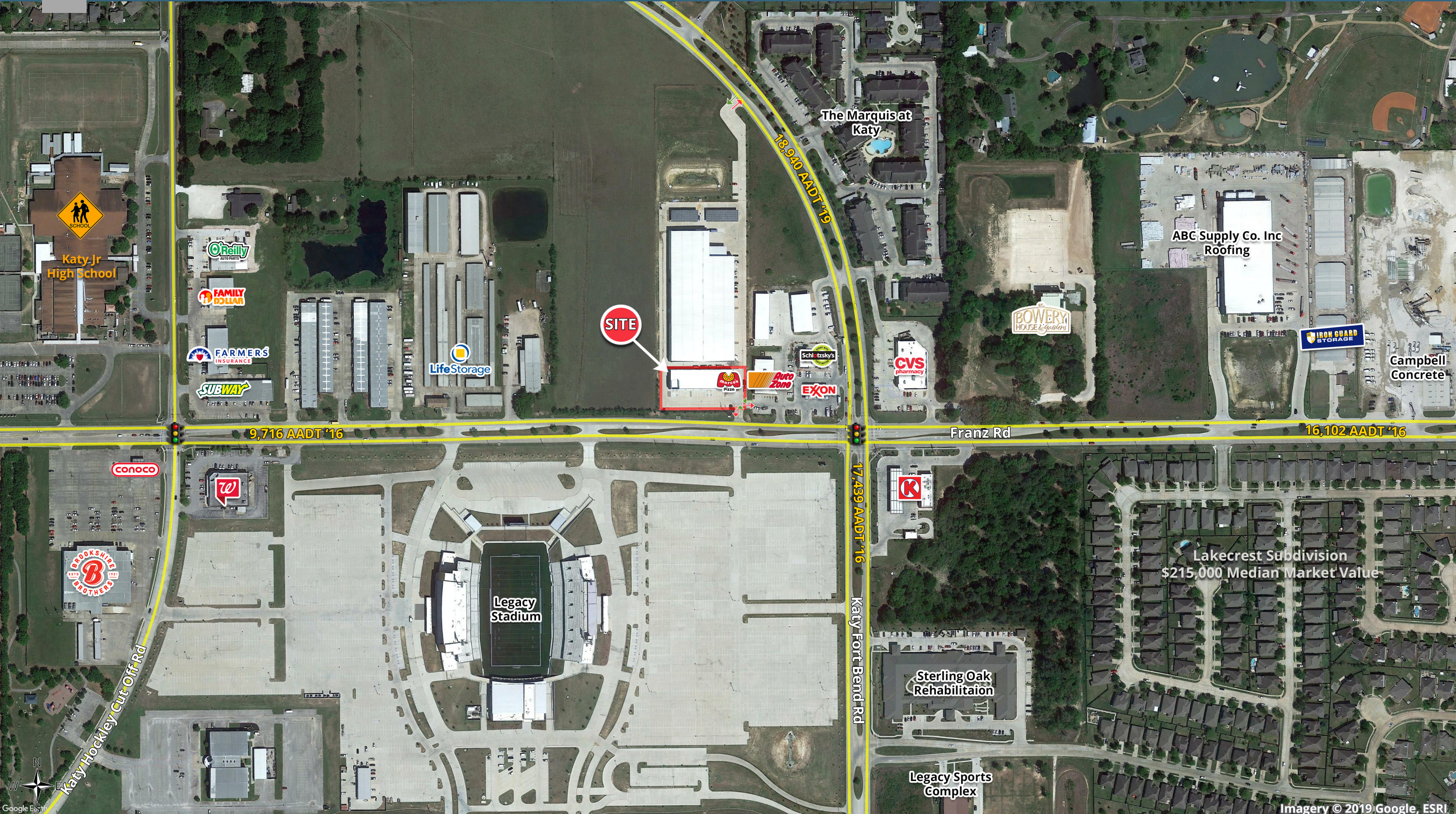
1,200 SF



1,400 SF



FRANZ ROAD



# Stadium Retail Center

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,189	26,120	72,342
2010 Population	8,981	39,623	124,920
2019 Population	12,002	69,862	199,553
2024 Population	14,129	89,441	239,327
2000-2010 Annual Rate	3.79%	4.26%	5.61%
2010-2017 Annual Rate	2.87%	5.69%	4.68%
2017-2022 Annual Rate	3.32%	5.07%	3.70%
2019 Male Population	49.6%	49.0%	48.9%
2019 Female Population	50.4%	51.0%	51.1%
2019 Median Age	33.3	34.3	33.7
<b>Households</b>			
2000 Households	1,893	8,245	23,358
2010 Households	2,808	13,226	41,124
2019 Total Households	3,659	23,906	64,382
2024 Total Households	4,277	30,425	76,627
2000-2010 Annual Rate	4.02%	4.84%	5.82%
2010-2017 Annual Rate	2.62%	5.95%	4.47%
2017-2022 Annual Rate	3.17%	4.94%	3.54%
2019 Average Household Size	3.27	2.92	3.09
<b>Housing Units</b>			
2019 Total Housing Units	3,812	25,389	67,111
2019 Owner Occupied Housing Units	3,012	16,654	46,741
2019 Renter Occupied Housing Units	647	7,251	17,640
2019 Vacant Housing Units	153	1,483	2,729
<b>Race and Ethnicity</b>			
2019 White Alone	67.4%	67.5%	64.7%
2019 Black Alone	9.2%	11.2%	11.0%
2019 American Indian/Alaska Native Alone	0.6%	0.5%	0.6%
2019 Asian Alone	3.5%	5.6%	9.1%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	43.8%	36.9%	35.1%
<b>Income</b>			
2019 Median Household Income	\$79,469	\$83,766	\$91,152
2019 Average Household Income	\$94,972	\$107,224	\$116,691
Per Capita Income	\$29,499	\$35,350	\$37,339
<b>2019 Population 25+ by Educational Attainment</b>			
Total	7,763	45,507	127,363
High School Graduate	21.6%	17.6%	16.4%
GED/Alternative Credential	4.2%	3.6%	2.9%
Some College, No Degree	23.0%	23.6%	21.5%
Associate Degree	8.6%	9.4%	8.7%
Bachelor's Degree	20.8%	25.8%	27.5%
Graduate/Professional Degree	11.1%	13.8%	15.9%
<b>Daytime Population</b>			
2019 Total Daytime Population	9,581	65,838	182,746
Workers	3,911	31,397	79,997
Residents	5,670	34,441	102,749

Source: Esri, U.S. Census

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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 or 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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