

# CINCO RANCH AT MARKET CENTER

KATY, TX



## SIZE

97,761 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	10,586	121,143	328,338
<b>Households</b>	3,296	39,399	105,468
<b>Median HH Income (\$)</b>	122,155	131,811	126,531

## MAJOR TENANT(S)

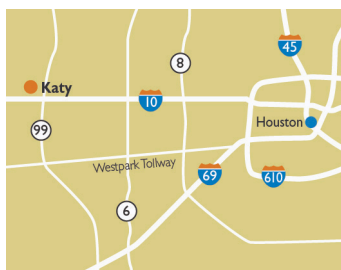
HomeGoods  
Michaels  
OfficeMax  
Daiso

## LEASING CONTACT

Josh O'Toole  
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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

23720 Westheimer Parkway | Katy, TX 77494

## PROPERTY HIGHLIGHTS

- Anchored by HomeGoods and shadow-anchored by Target, OfficeMax and HomeGoods
- Other national tenants include Daiso, Sally Beauty Supply, Marco's Pizza, Michaels, Crumbl Cookies, Chipotle, Floyd's 99 Barbershop and Handels
- Located at the intersection of Grand Parkway (49,200 VPD) and Westheimer Parkway (25,600 VPD)
- Average Income within one mile of Cinco Ranch is greater than \$185,900



**PHILLIPS EDISON & COMPANY®**

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Space	Tenant	SQ. FT.
0510	Mattress Firm	4,500
0514	Michaels	21,322
0518	HomeGoods	25,981
0610	OfficeMax	17,970
660A	Chipotle Mexican Grill	2,437
660B	Handel's Ice Cream	1,945
660C	Trophy Tea Cafe	1,256
660D	Floyd 99 Barbershop	1,395
702A	Waxed Sports Cards	2,500
702C	MyEyeDr	2,000
702E	Sally Beauty Supply	1,718
702I	Daiso	6,000
730A	Marco's Pizza	1,440
730C	Which Wich	1,600
730E	Priya's Salon	1,200
730H	Happy YouYou Asian	1,280
730K	Crumbl	1,450
730L	Massage Envy	3,000
730N	Urgent Care for Kids	1,800
730P	Warhammer	1,200
730T	Sweet Memory Nail Spa	2,800
SHAD	Target	N/A
SHAD1	Target	N/A
<b>Total SQ. FT.</b>		<b>104,794</b>

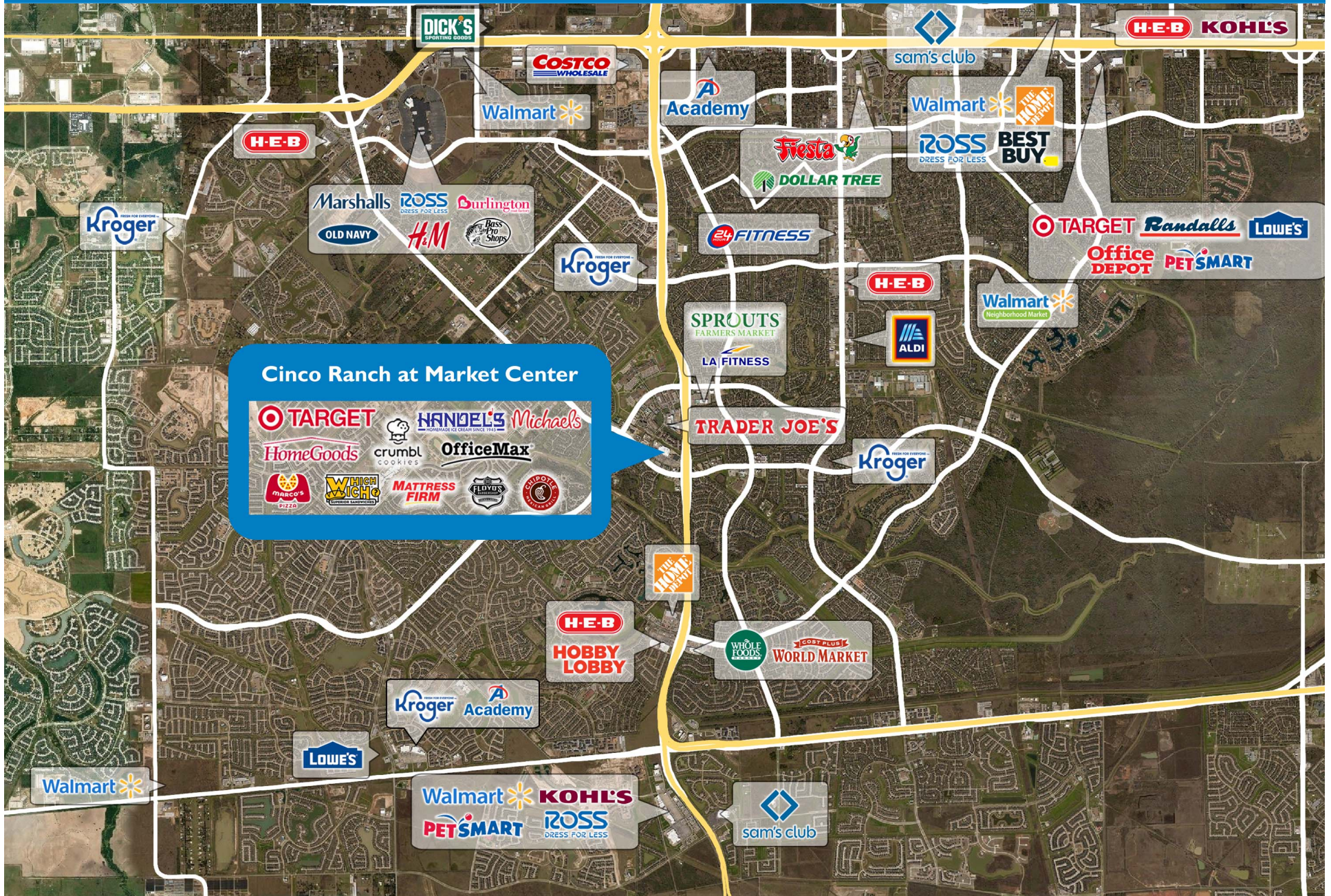


Available
  Occupied
  Coming Available
  Non-Owned
  Site Boundary

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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# Demographic Summary Report

1990 - 2000 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval Retrieval

Jun 2, 2025



Latitude: 29.735596

Longitude: -95.776342

Cinco Ranch at Market Center Katy, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2024 Estimated Population	11,665	132,389	314,088
	2029 Projected Population	12,317	139,091	350,038
	2010 Census Population	9,511	93,700	174,392
	2000 Census Population	2,993	39,522	79,674
	1990 Census Population	47	15,695	43,756
	Historical Annual Growth 1990 to 2000	51.45%	9.67%	6.18%
	Historical Annual Growth 2000 to 2010	12.25%	9.02%	8.15%
	Estimated Annual Growth 2010 to 2024	1.39%	2.37%	4.07%
	Projected Annual Growth 2024 to 2029	1.09%	0.99%	2.19%
	Median Age	43.4	39.0	37.7
Households	Q4 2024 Estimated Households	4,050	43,205	101,737
	2029 Projected Households	4,288	45,408	113,421
	2010 Census Households	3,069	29,962	57,256
	2000 Census Households	860	12,498	25,433
	1990 Census Households	13	5,016	13,778
	Historical Annual Growth 1990 to 2000	51.71%	9.56%	6.32%
	Historical Annual Growth 2000 to 2010	13.56%	9.14%	8.45%
	Estimated Annual Growth 2010 to 2024	1.90%	2.51%	3.97%
	Projected Annual Growth 2024 to 2029	1.15%	1.00%	2.20%
	Population per Household	2.88	3.06	3.08
Population by Race	White	52.1%	44.2%	40.0%
	Black or African American	3.8%	7.9%	11.7%
	Asian & Pacific Islander	16.1%	19.1%	18.8%
	Other Races	5.3%	4.9%	5.0%
	Hispanic Population	22.6%	23.9%	24.4%
Income	Average Household Income	\$175,964	\$155,182	\$147,941
	Median Household Income	\$152,520	\$128,792	\$121,566
	Per Capita Income	\$61,095	\$50,676	\$47,997
Education (Age 25+)	Elementary	1.0%	2.4%	2.6%
	Some High School	1.0%	2.2%	2.7%
	High School Graduate	8.7%	10.6%	12.5%
	Some College	12.9%	15.3%	16.6%
	Associates Degree Only	6.1%	7.2%	7.8%
	Bachelors Degree Only	41.1%	39.0%	35.6%
	Graduate Degree	29.3%	23.2%	22.3%
Business	Number of Businesses	529	3,010	6,939
	Total Number of Employees	5,412	29,529	68,671
	Employees per Business	10.22	9.81	9.90
	Residential Population per Business	22.03	43.98	45.27

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