



Prepared By: Mark Zeidman
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FRANZ ROAD BUSINESS PARK

22522 FRANZ RD., KATY TX 77449

THE SPACE

Location	22522 Franz Rd. Katy, TX 77449
County	Harris
APN	1381630010003
Cross Street	Mason
Square Feet	5100
Annual Rent PSF	\$18.00
Lease Type	Gross



HIGHLIGHTS

- Warehouse/Office in the heart of Katy
- 5,100 SF Building
- 1,000 SF of office - Reception area, 2 Offices, Break Area, Bathrooms
- 25' Clear Height
- Ample Parking
- 2 Roll-Up Doors, 18'

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,260	137,916	319,225

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$101,632	\$107,338	\$124,981

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,327	47,200	106,181



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PROPERTY FEATURES

BUILDING SF	5,100
YEAR BUILT	2017
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	7+
NUMBER OF INGRESSES	5
NUMBER OF EGRESSES	5

MECHANICAL

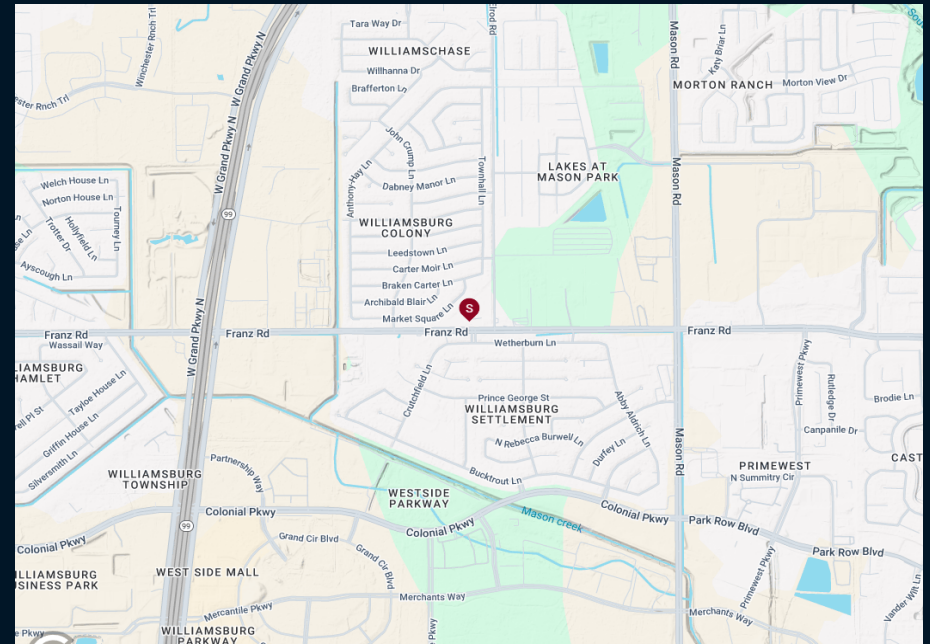
HVAC	In office only
ELECTRICAL / POWER	3P 480V



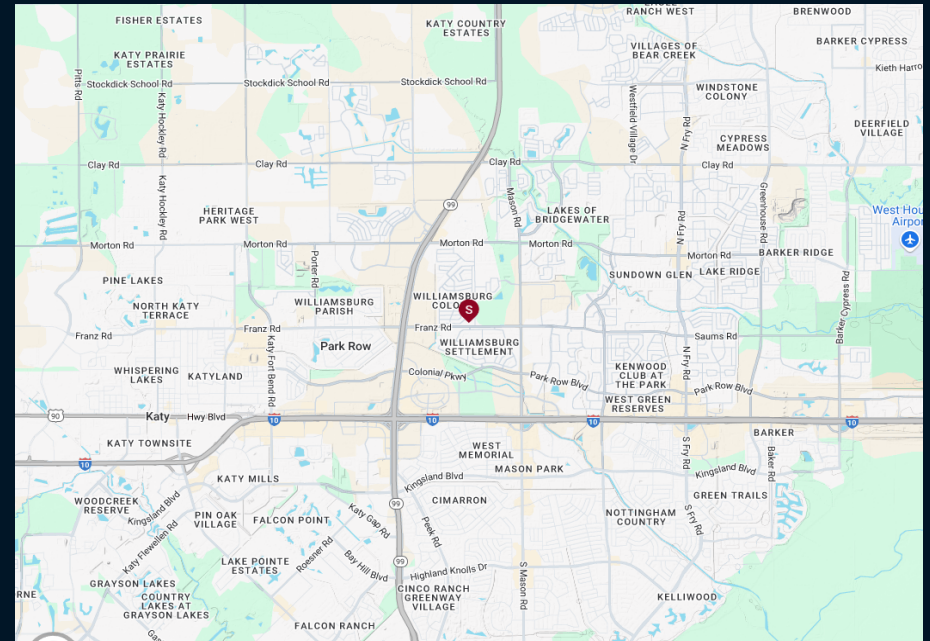
Katy TX

Local Map

- Located just a few blocks off I-10 in the heart of Katy on Franz Rd. near Mason Rd. I-10 and Mason is one of the busiest intersections in Katy. The building is tucked away in an industrial park on a quieter road, but surrounded by many major national retailers, including Home Depot, Sam's Club, Wal-Mart and Best Buy.



Regional Map



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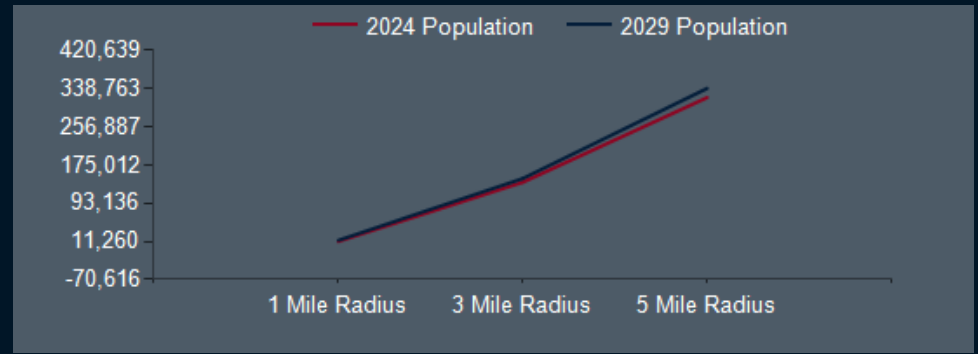


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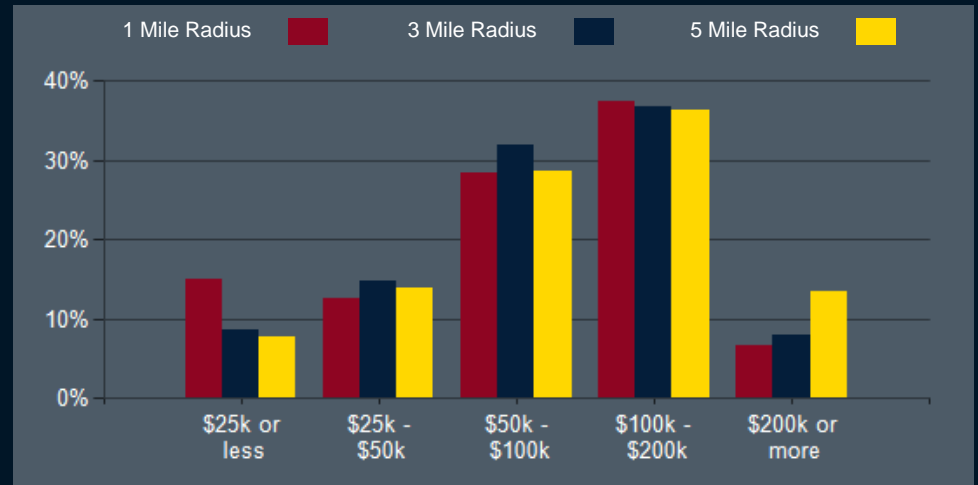
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,890	52,228	119,207
2010 Population	6,727	82,977	203,606
2024 Population	11,260	137,916	319,225
2029 Population	13,501	145,887	338,763
2024-2029: Population: Growth Rate	18.50%	5.65%	6.00%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	441	2,298	4,594
\$15,000-\$24,999	208	1,780	3,575
\$25,000-\$34,999	263	3,323	6,680
\$35,000-\$49,999	283	3,630	8,124
\$50,000-\$74,999	902	8,662	16,406
\$75,000-\$99,999	323	6,457	13,925
\$100,000-\$149,999	973	11,070	23,895
\$150,000-\$199,999	647	6,264	14,766
\$200,000 or greater	287	3,717	14,216
Median HH Income	\$79,293	\$88,432	\$99,505
Average HH Income	\$101,632	\$107,338	\$124,981

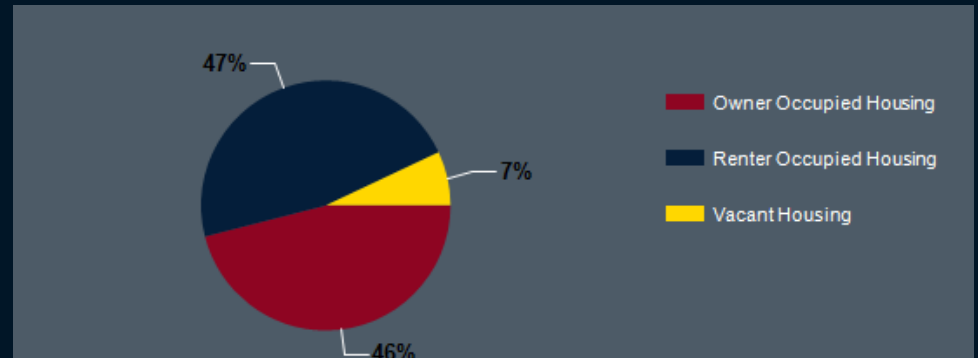
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,891	17,857	39,935
2010 Total Households	2,294	27,550	66,154
2024 Total Households	4,327	47,200	106,181
2029 Total Households	5,314	50,910	114,892
2024 Average Household Size	2.60	2.91	3.00
2024-2029: Households: Growth Rate	21.00%	7.60%	7.95%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



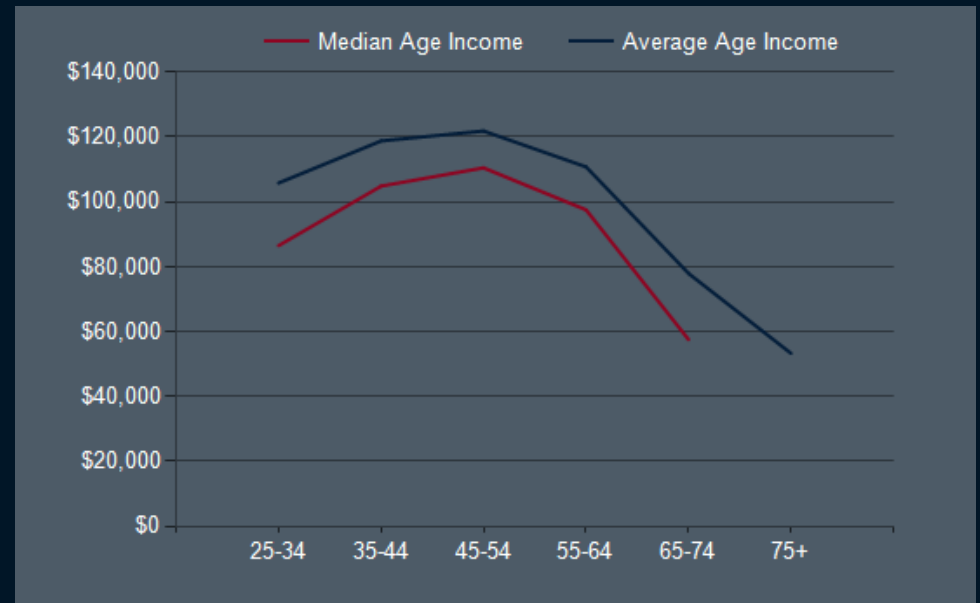
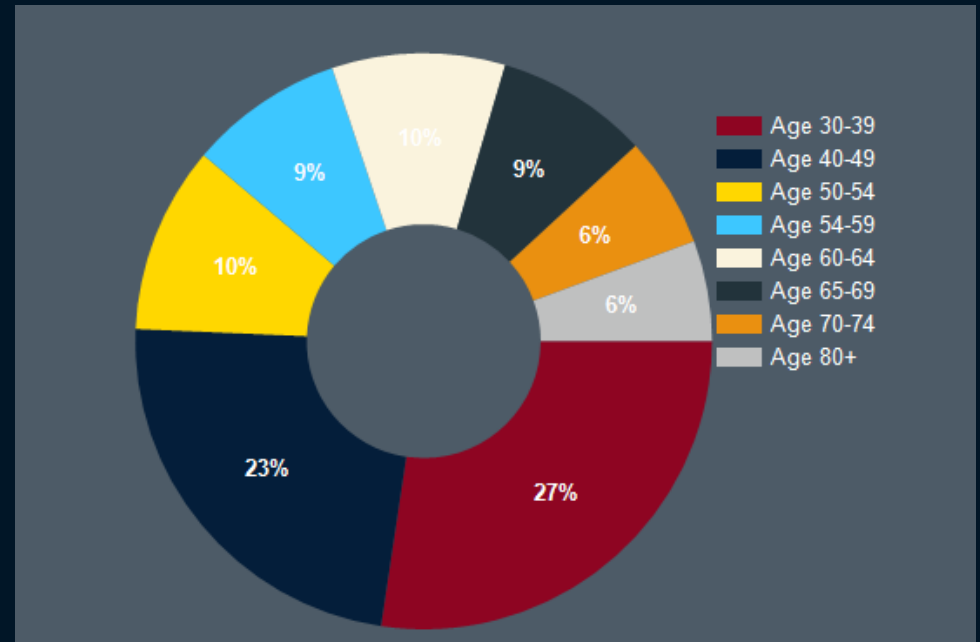
Source: esri



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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	921	11,220	23,952
2024 Population Age 35-39	870	11,266	24,650
2024 Population Age 40-44	771	10,659	24,758
2024 Population Age 45-49	754	9,002	21,398
2024 Population Age 50-54	687	8,607	20,792
2024 Population Age 55-59	568	7,069	17,251
2024 Population Age 60-64	635	6,626	16,062
2024 Population Age 65-69	561	5,477	13,432
2024 Population Age 70-74	407	3,870	9,465
2024 Population Age 75-79	369	2,821	6,299
2024 Population Age 80-84	198	1,598	3,456
2024 Population Age 85+	143	1,364	2,861
2024 Population Age 18+	8,803	103,322	237,111
2024 Median Age	37	35	35
2029 Median Age	38	36	36

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,510	\$83,797	\$88,578
Average Household Income 25-34	\$105,817	\$101,001	\$109,797
Median Household Income 35-44	\$104,859	\$103,889	\$109,343
Average Household Income 35-44	\$118,791	\$121,316	\$134,859
Median Household Income 45-54	\$110,491	\$105,211	\$113,710
Average Household Income 45-54	\$121,863	\$122,641	\$143,326
Median Household Income 55-64	\$97,557	\$97,151	\$109,077
Average Household Income 55-64	\$110,789	\$114,438	\$141,662
Median Household Income 65-74	\$57,557	\$64,649	\$76,517
Average Household Income 65-74	\$77,939	\$85,844	\$107,790
Average Household Income 75+	\$53,298	\$64,110	\$77,203



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