

# WINDSTONE CROSSING ON FRY RD. KATY, TX



**DEBOBEN**  
**PROPERTIES**  
INVESTMENT BUILDERS

**FOR LEASE, BUILD TO SUIT  
OR SALE**

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

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# WINDSTONE CROSSING ON FRY RD



## Demographics

**Location:** N Fry Road & Windstone Manor Blvd, Katy, Tx 77449

### Population

- 1 Mile 4,996
- 3 Mile: 128,364
- 5 Mile: 278,626

(2020 Census)

### AVG HH Income

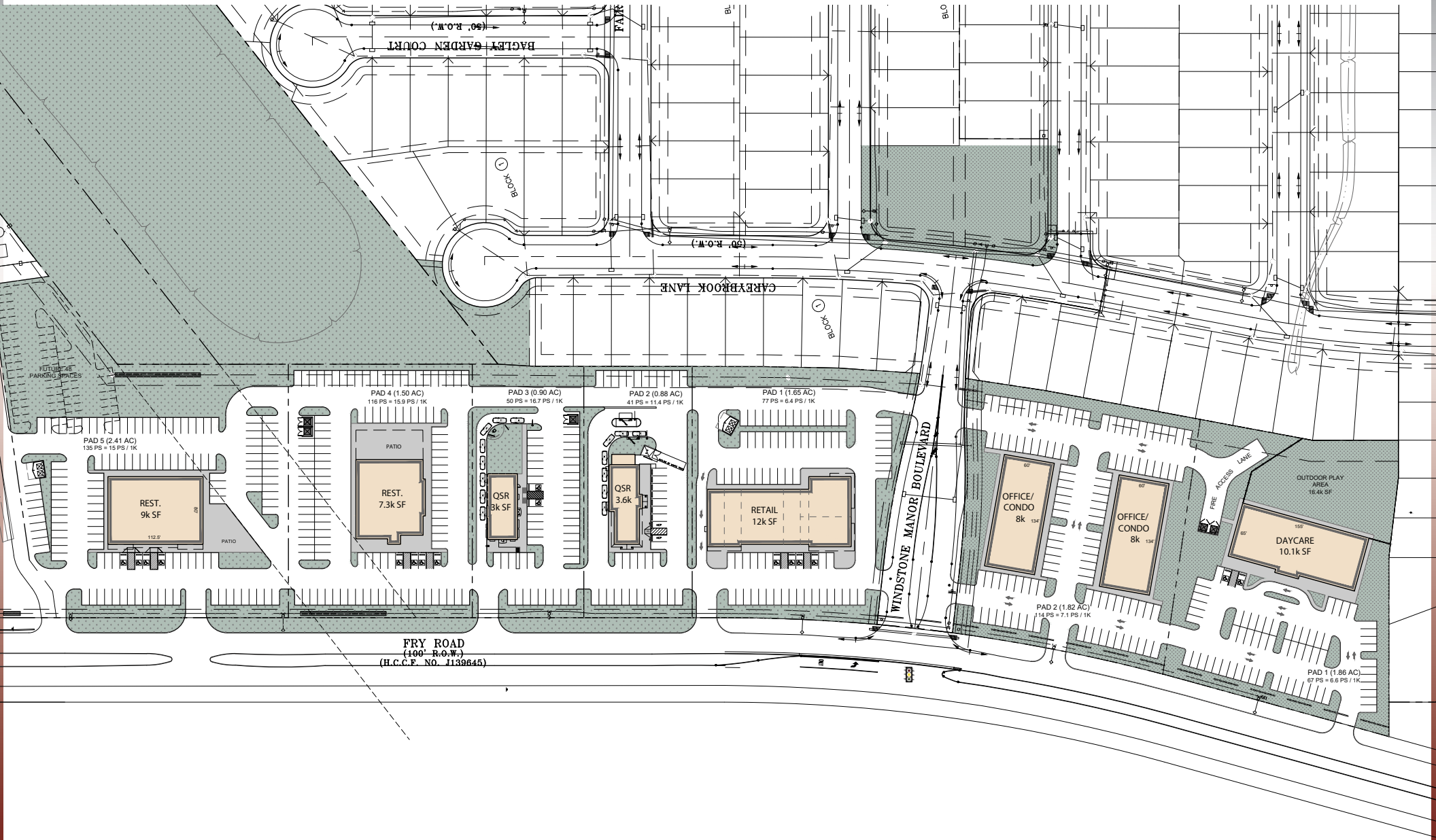
- 1 Mile: \$83,839
- 3 Mile: \$80,200
- 5 Mile: \$77,699

## Property Characters

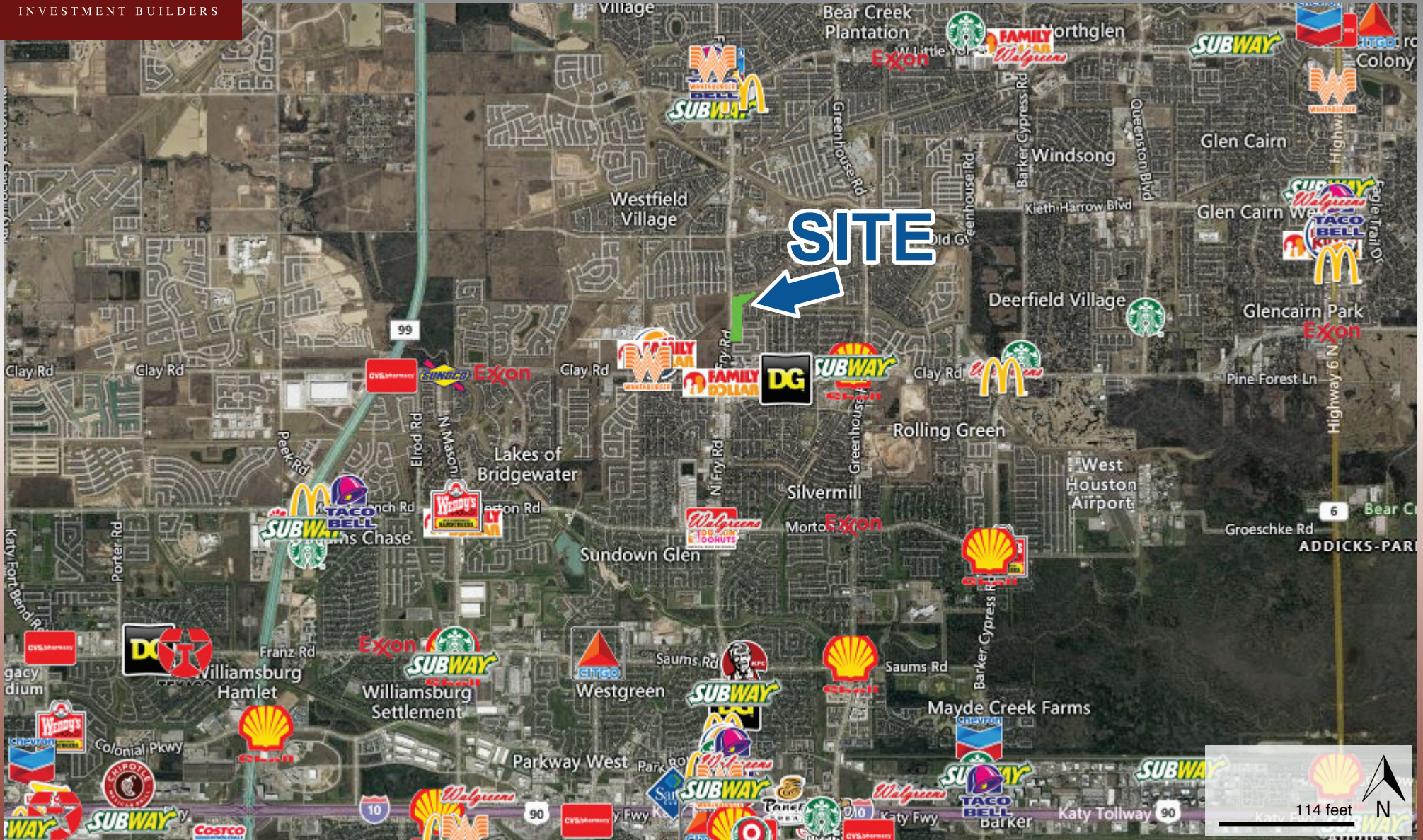
- Multiple tracts for lease, build to suit or sale located at the northeast and southeast corners of Fry Road and Windstone Manor Blvd.
- Phase I of development will include a +/- 12,000 s.f. retail building for lease with a drive through.
- Lighted intersection at the entrance of the Windstone Colony South subdivision.
- Utilities available from HC MUD 284.
- Potential uses include retail, restaurant, medical, office and day care.

## Contact

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# WINDSTONE CROSSING ON FRY RD



N Fry Road & Windstone Manor Blvd Katy, TX 77449

# Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.8367/-95.7184

<b>Windstone Crossing on Fry Rd</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Katy, TX 77449</b>				
<b>Population</b>				
2021 Estimated Population		20,554	147,908	322,234
2026 Projected Population		21,238	155,923	342,731
2020 Census Population		20,598	157,447	320,634
2010 Census Population		16,269	109,749	235,717
Projected Annual Growth 2021 to 2026		0.7%	1.1%	1.3%
Historical Annual Growth 2010 to 2021		2.4%	3.2%	3.3%
<b>Households</b>				
2021 Estimated Households		5,914	44,628	102,642
2026 Projected Households		6,266	48,385	111,986
2020 Census Households		5,894	47,659	101,793
2010 Census Households		4,578	32,528	73,823
Projected Annual Growth 2021 to 2026		1.2%	1.7%	1.8%
Historical Annual Growth 2010 to 2021		-	-0.6%	-
<b>Age</b>				
2021 Est. Population Under 10 Years		16.6%	16.2%	15.7%
2021 Est. Population 10 to 19 Years		17.0%	16.6%	16.0%
2021 Est. Population 20 to 29 Years		12.9%	13.1%	13.2%
2021 Est. Population 30 to 44 Years		25.2%	25.0%	24.4%
2021 Est. Population 45 to 59 Years		17.1%	17.2%	17.8%
2021 Est. Population 60 to 74 Years		9.0%	9.3%	10.1%
2021 Est. Population 75 Years or Over		2.2%	2.5%	2.9%
2021 Est. Median Age		31.2	31.6	32.5
<b>Marital Status &amp; Gender</b>				
2021 Est. Male Population		49.3%	48.8%	48.9%
2021 Est. Female Population		50.7%	51.2%	51.1%
2021 Est. Never Married		30.6%	31.5%	30.4%
2021 Est. Now Married		51.9%	49.0%	50.1%
2021 Est. Separated or Divorced		15.0%	15.5%	15.6%
2021 Est. Widowed		2.5%	4.0%	3.8%
<b>Income</b>				
2021 Est. HH Income \$200,000 or More		6.9%	6.7%	8.1%
2021 Est. HH Income \$150,000 to \$199,999		6.0%	5.8%	7.4%
2021 Est. HH Income \$100,000 to \$149,999		18.1%	21.3%	20.0%
2021 Est. HH Income \$75,000 to \$99,999		18.2%	18.4%	16.7%
2021 Est. HH Income \$50,000 to \$74,999		24.9%	20.7%	19.5%
2021 Est. HH Income \$35,000 to \$49,999		10.6%	11.0%	11.0%
2021 Est. HH Income \$25,000 to \$34,999		7.9%	7.0%	6.8%
2021 Est. HH Income \$15,000 to \$24,999		3.9%	4.4%	4.9%
2021 Est. HH Income Under \$15,000		3.5%	4.7%	5.8%
2021 Est. Average Household Income		\$86,750	\$90,055	\$92,059
2021 Est. Median Household Income		\$74,614	\$78,870	\$82,536
2021 Est. Per Capita Income		\$24,983	\$27,179	\$29,338
2021 Est. Total Businesses		483	2,839	9,266
2021 Est. Total Employees		3,073	18,082	80,932

