

For Lease

Grand Parkway Crossing

Highway 99 at Bayhill /Highland Knolls
Katy, Texas



Demographics

	<i>1-mile Radius</i>	<i>3-Mile Radius</i>	<i>5-Mile Radius</i>
<u>Population</u>			
2024	15,911	117,586	310,435
<u>Average HH</u>			
Income 2024	\$181,843	\$158,746	\$162,333

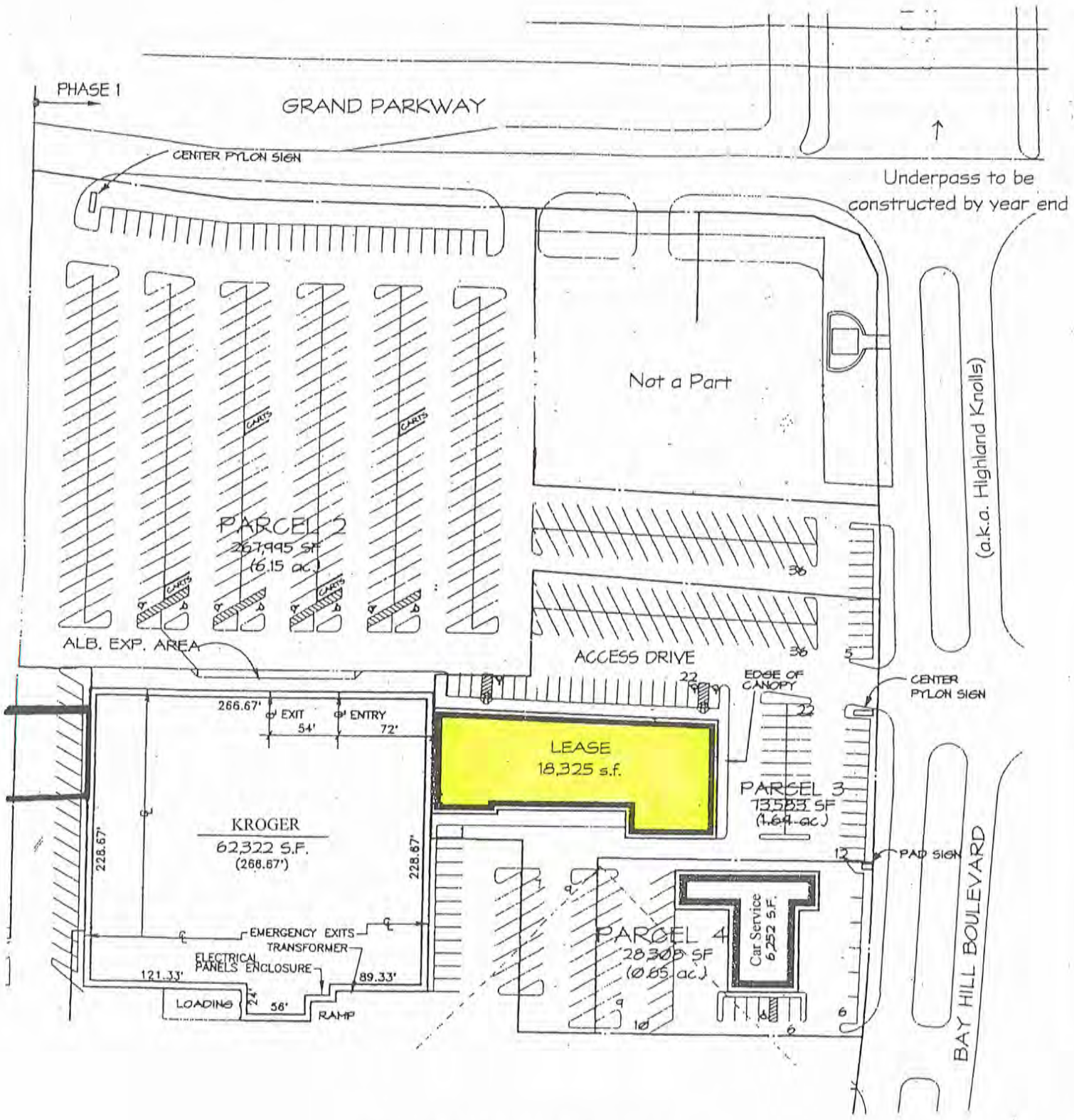
The Retail Properties Group

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GRAND PARKWAY CROSSING
SITE PLAN



AQUA-TOTS SWIM SCHOOLS

Floor Today

GRAND VISION

Polartex Polartec DENTAL

SUBWAY

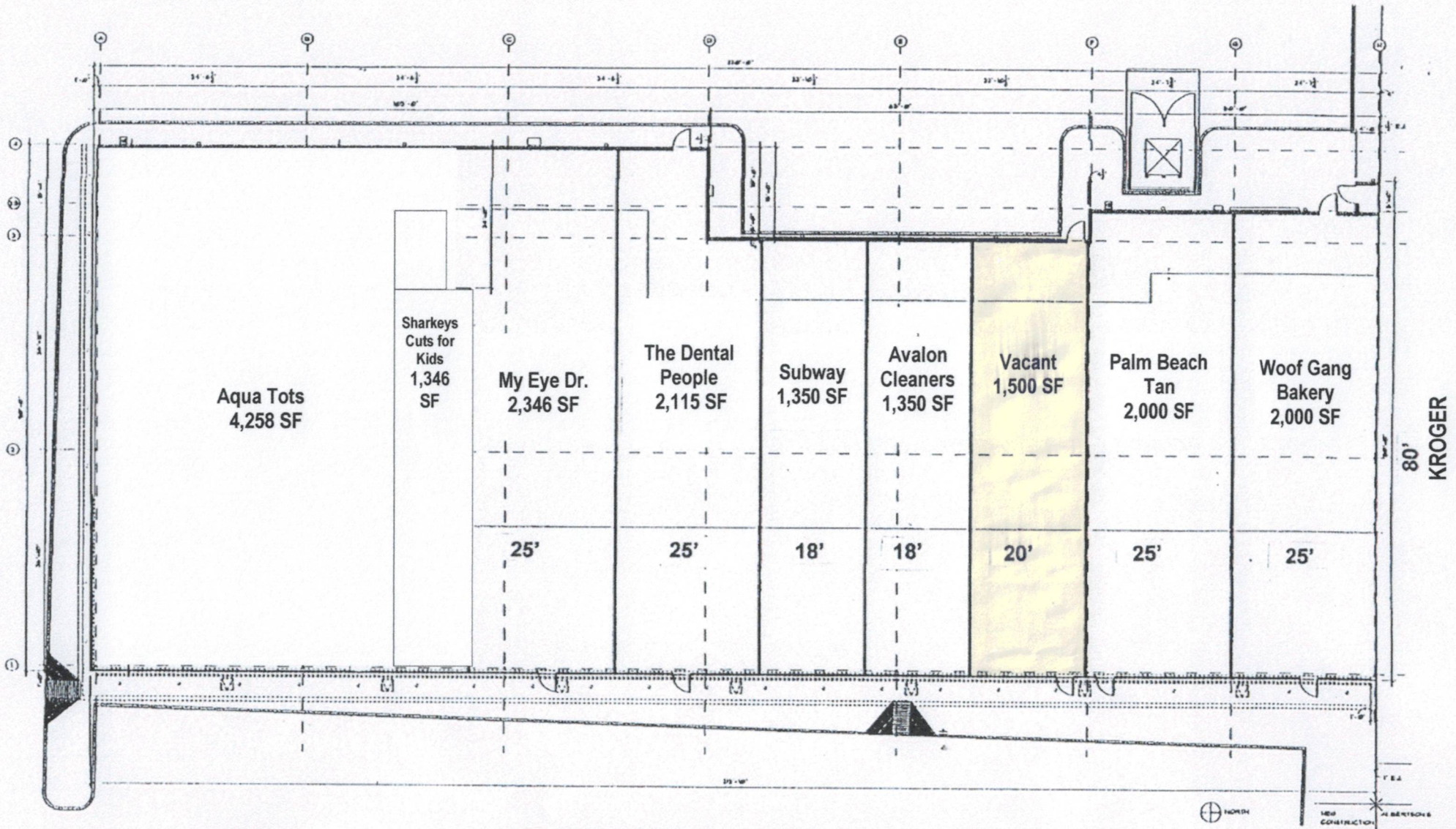
CENTRAL CLEANERS

CREATIVE CUTS

ADDICTED TO TAN

WAX & POLISH

KIMBERLY



GRAND PARKWAY RETAIL TENANT LEASE SPACE PLAN



KATY, TEXAS
SCALE 1/8"=1'-0"
04/29/99

A PROJECT OF
BDS REALTY, INC.
HOUSTON, TEXAS

AQUA-TOTS SWIM SCHOOLS

Floor Today

GRAND VISION

Home Depot

SUBWAY

CENTRAL CLEANERS

CREATING US

ALBERT HEIN

WALGREENS





KROGER
Signature

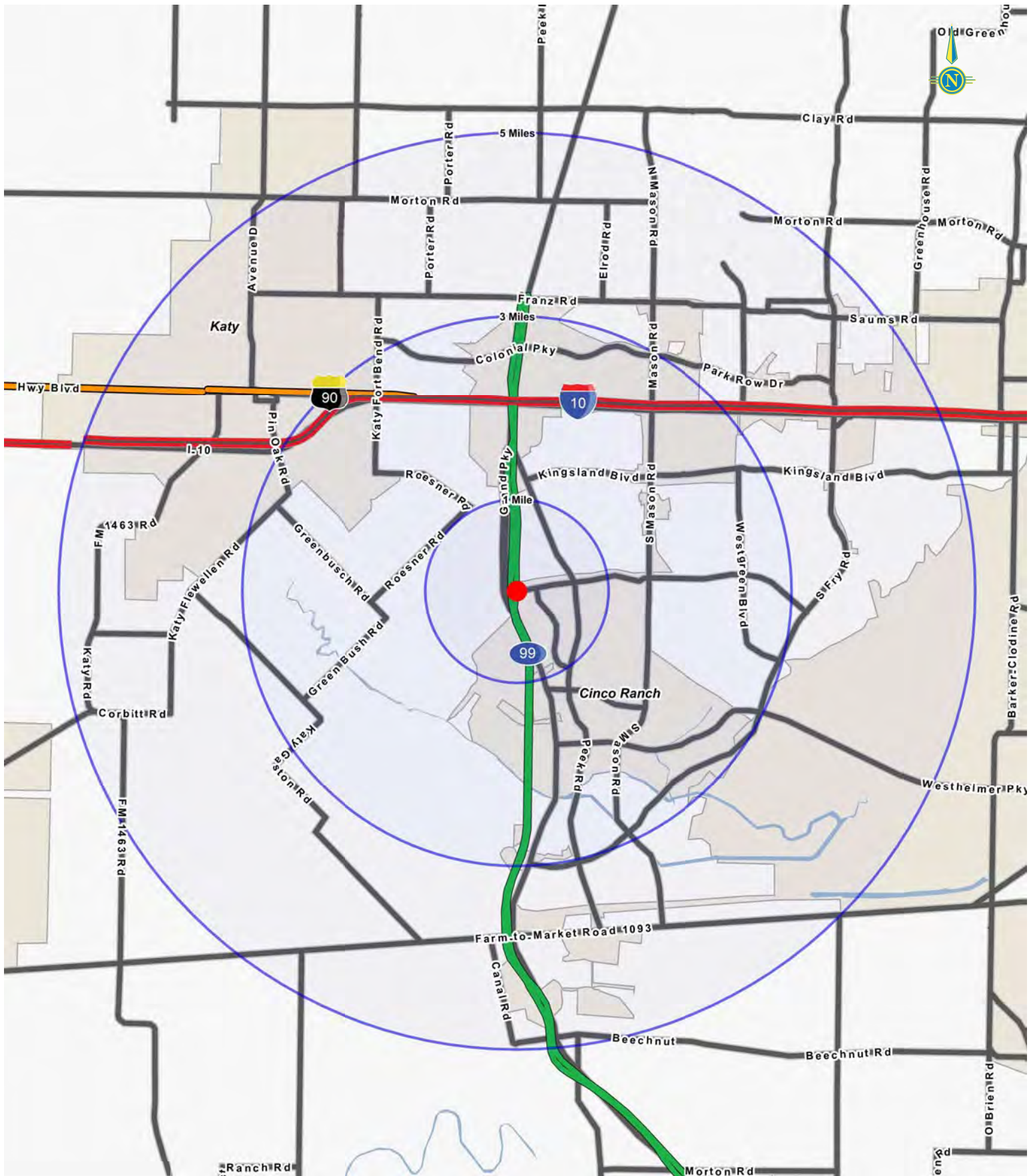
WOOF GANG BANERY
& GROOMING

CWP-824

TEXAS
FHK-4105

Grand Parkway & Highland Knolls

Katy, Texas



Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7573/-95.7783

1538 W Grand Pkwy S Katy, TX 77494	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2024)	15,911	117,586	310,435
Projected Population (2029)	17,309	128,433	351,901
Census Population (2020)	15,668	117,835	297,828
Census Population (2010)	11,554	89,349	194,460
Projected Annual Growth (2024-2029)	1,398 1.8%	10,847 1.8%	41,466 2.7%
Historical Annual Growth (2020-2024)	243 -	-249 -	12,607 1.1%
Historical Annual Growth (2010-2020)	4,114 3.6%	28,485 3.2%	103,368 5.3%
Estimated Population Density (2024)	5,067 <i>psm</i>	4,159 <i>psm</i>	3,955 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2024)	5,537	41,606	103,190
Projected Households (2029)	6,218	45,843	117,918
Census Households (2020)	5,287	39,935	95,742
Census Households (2010)	3,658	29,759	63,414
Projected Annual Growth (2024-2029)	681 2.5%	4,237 2.0%	14,728 2.9%
Historical Annual Change (2010-2024)	1,879 3.7%	11,846 2.8%	39,775 4.5%
Average Household Income			
Estimated Average Household Income (2024)	\$181,843	\$158,746	\$162,333
Projected Average Household Income (2029)	\$187,602	\$167,814	\$170,387
Census Average Household Income (2010)	\$113,470	\$112,147	\$106,456
Census Average Household Income (2000)	\$102,012	\$91,792	\$89,089
Projected Annual Change (2024-2029)	\$5,760 0.6%	\$9,068 1.1%	\$8,054 1.0%
Historical Annual Change (2000-2024)	\$79,831 3.3%	\$66,954 3.0%	\$73,244 3.4%
Median Household Income			
Estimated Median Household Income (2024)	\$126,778	\$120,269	\$123,562
Projected Median Household Income (2029)	\$131,176	\$125,777	\$128,067
Census Median Household Income (2010)	\$100,931	\$95,976	\$91,080
Census Median Household Income (2000)	\$95,081	\$82,673	\$78,572
Projected Annual Change (2024-2029)	\$4,398 0.7%	\$5,509 0.9%	\$4,505 0.7%
Historical Annual Change (2000-2024)	\$31,697 1.4%	\$37,596 1.9%	\$44,990 2.4%
Per Capita Income			
Estimated Per Capita Income (2024)	\$63,295	\$56,200	\$53,979
Projected Per Capita Income (2029)	\$67,403	\$59,927	\$57,111
Census Per Capita Income (2010)	\$35,915	\$37,365	\$34,724
Census Per Capita Income (2000)	\$30,886	\$29,221	\$28,470
Projected Annual Change (2024-2029)	\$4,108 1.3%	\$3,727 1.3%	\$3,132 1.2%
Historical Annual Change (2000-2024)	\$32,409 4.4%	\$26,978 3.8%	\$25,509 3.7%
Estimated Average Household Net Worth (2024)	\$1.31 M	\$1.22 M	\$1.24 M

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Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7573/-95.7783

1538 W Grand Pkwy S Katy, TX 77494	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2024)	15,911		117,586		310,435	
White (2024)	8,218	51.7%	58,462	49.7%	141,305	45.5%
Black or African American (2024)	1,466	9.2%	12,302	10.5%	40,293	13.0%
American Indian or Alaska Native (2024)	67	0.4%	531	0.5%	1,697	0.5%
Asian (2024)	2,024	12.7%	18,082	15.4%	52,264	16.8%
Hawaiian or Pacific Islander (2024)	7	-	63	-	152	-
Other Race (2024)	1,256	7.9%	8,774	7.5%	25,491	8.2%
Two or More Races (2024)	2,874	18.1%	19,373	16.5%	49,235	15.9%
Population < 18 (2024)	4,613 29.0%		31,604 26.9%		89,083 28.7%	
White Not Hispanic	1,747	37.9%	11,749	37.2%	30,583	34.3%
Black or African American	396	8.6%	3,356	10.6%	11,985	13.5%
Asian	509	11.0%	5,062	16.0%	15,628	17.5%
Other Race Not Hispanic	324	7.0%	1,404	4.4%	3,460	3.9%
Hispanic	1,637	35.5%	10,033	31.7%	27,427	30.8%
Not Hispanic or Latino Population (2024)	11,227 70.6%		84,234 71.6%		220,669 71.1%	
Not Hispanic White	7,191	64.1%	50,955	60.5%	121,243	54.9%
Not Hispanic Black or African American	1,458	13.0%	12,169	14.4%	39,850	18.1%
Not Hispanic American Indian or Alaska Native	32	0.3%	129	0.2%	316	0.1%
Not Hispanic Asian	2,003	17.8%	18,017	21.4%	52,115	23.6%
Not Hispanic Hawaiian or Pacific Islander	5	-	33	-	74	-
Not Hispanic Other Race	70	0.6%	332	0.4%	797	0.4%
Not Hispanic Two or More Races	467	4.2%	2,598	3.1%	6,274	2.8%
Hispanic or Latino Population (2024)	4,684 29.4%		33,352 28.4%		89,767 28.9%	
Hispanic White	1,027	21.9%	7,507	22.5%	20,062	22.3%
Hispanic Black or African American	8	0.2%	134	0.4%	443	0.5%
Hispanic American Indian or Alaska Native	34	0.7%	402	1.2%	1,381	1.5%
Hispanic Asian	21	0.4%	64	0.2%	149	0.2%
Hispanic Hawaiian or Pacific Islander	2	-	29	-	78	-
Hispanic Other Race	1,185	25.3%	8,442	25.3%	24,694	27.5%
Hispanic Two or More Races	2,407	51.4%	16,774	50.3%	42,960	47.9%
Not Hispanic or Latino Population (2020)	11,855 75.7%		88,816 75.4%		217,992 73.2%	
Hispanic or Latino Population (2020)	3,813 24.3%		29,018 24.6%		79,836 26.8%	
Not Hispanic or Latino Population (2010)	9,400 81.4%		71,628 80.2%		148,419 76.3%	
Hispanic or Latino Population (2010)	2,154 18.6%		17,721 19.8%		46,041 23.7%	
Not Hispanic or Latino Population (2029)	12,147 70.2%		90,185 70.2%		245,583 69.8%	
Hispanic or Latino Population (2029)	5,162 29.8%		38,248 29.8%		106,319 30.2%	
Projected Annual Growth (2024-2029)	478 2.0%		4,896 2.9%		16,552 3.7%	
Historical Annual Growth (2010-2020)	1,659 7.7%		11,297 6.4%		33,795 7.3%	

Complete Profile

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Total Age Distribution (2024)						
Total Population	15,911		117,586		310,435	
Age Under 5 Years	1,040	6.5%	6,539	5.6%	19,341	6.2%
Age 5 to 9 Years	1,302	8.2%	8,888	7.6%	25,741	8.3%
Age 10 to 14 Years	1,381	8.7%	9,900	8.4%	27,511	8.9%
Age 15 to 19 Years	1,334	8.4%	9,395	8.0%	24,758	8.0%
Age 20 to 24 Years	894	5.6%	6,608	5.6%	16,746	5.4%
Age 25 to 29 Years	758	4.8%	5,834	5.0%	14,673	4.7%
Age 30 to 34 Years	906	5.7%	6,648	5.7%	18,462	5.9%
Age 35 to 39 Years	1,089	6.8%	8,270	7.0%	24,605	7.9%
Age 40 to 44 Years	1,150	7.2%	9,130	7.8%	26,821	8.6%
Age 45 to 49 Years	1,174	7.4%	8,920	7.6%	24,646	7.9%
Age 50 to 54 Years	1,171	7.4%	8,355	7.1%	21,124	6.8%
Age 55 to 59 Years	960	6.0%	6,684	5.7%	16,412	5.3%
Age 60 to 64 Years	925	5.8%	6,493	5.5%	14,950	4.8%
Age 65 to 69 Years	698	4.4%	5,446	4.6%	12,466	4.0%
Age 70 to 74 Years	481	3.0%	4,195	3.6%	9,450	3.0%
Age 75 to 79 Years	311	2.0%	3,044	2.6%	6,473	2.1%
Age 80 to 84 Years	179	1.1%	1,737	1.5%	3,424	1.1%
Age 85 Years or Over	156	1.0%	1,501	1.3%	2,833	0.9%
Median Age	36.1		37.6		36.1	
Age 19 Years or Less	5,057	31.8%	34,723	29.5%	97,351	31.4%
Age 20 to 64 Years	9,029	56.7%	66,940	56.9%	178,439	57.5%
Age 65 Years or Over	1,825	11.5%	15,923	13.5%	34,646	11.2%
Female Age Distribution (2024)						
Female Population	8,137	51.1%	60,011	51.0%	158,277	51.0%
Age Under 5 Years	493	6.1%	3,146	5.2%	9,412	5.9%
Age 5 to 9 Years	637	7.8%	4,319	7.2%	12,781	8.1%
Age 10 to 14 Years	700	8.6%	4,891	8.1%	13,347	8.4%
Age 15 to 19 Years	661	8.1%	4,559	7.6%	11,943	7.5%
Age 20 to 24 Years	455	5.6%	3,327	5.5%	8,408	5.3%
Age 25 to 29 Years	402	4.9%	2,982	5.0%	7,558	4.8%
Age 30 to 34 Years	489	6.0%	3,555	5.9%	10,074	6.4%
Age 35 to 39 Years	587	7.2%	4,425	7.4%	13,238	8.4%
Age 40 to 44 Years	615	7.6%	4,752	7.9%	13,846	8.7%
Age 45 to 49 Years	588	7.2%	4,645	7.7%	12,609	8.0%
Age 50 to 54 Years	603	7.4%	4,163	6.9%	10,443	6.6%
Age 55 to 59 Years	480	5.9%	3,350	5.6%	8,202	5.2%
Age 60 to 64 Years	463	5.7%	3,276	5.5%	7,582	4.8%
Age 65 to 69 Years	351	4.3%	2,828	4.7%	6,490	4.1%
Age 70 to 74 Years	265	3.3%	2,311	3.9%	5,179	3.3%
Age 75 to 79 Years	168	2.1%	1,694	2.8%	3,610	2.3%
Age 80 to 84 Years	98	1.2%	936	1.6%	1,878	1.2%
Age 85 Years or Over	82	1.0%	853	1.4%	1,678	1.1%
Female Median Age	36.5		38.4		36.8	
Age 19 Years or Less	2,490	30.6%	16,915	28.2%	47,483	30.0%
Age 20 to 64 Years	4,683	57.6%	34,475	57.4%	91,961	58.1%
Age 65 Years or Over	964	11.8%	8,620	14.4%	18,833	11.9%

Complete Profile

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Male Age Distribution (2024)						
Male Population	7,774	48.9%	57,575	49.0%	152,158	49.0%
Age Under 5 Years	548	7.0%	3,393	5.9%	9,929	6.5%
Age 5 to 9 Years	665	8.6%	4,569	7.9%	12,960	8.5%
Age 10 to 14 Years	681	8.8%	5,009	8.7%	14,164	9.3%
Age 15 to 19 Years	674	8.7%	4,836	8.4%	12,815	8.4%
Age 20 to 24 Years	439	5.7%	3,281	5.7%	8,338	5.5%
Age 25 to 29 Years	356	4.6%	2,852	5.0%	7,115	4.7%
Age 30 to 34 Years	417	5.4%	3,093	5.4%	8,388	5.5%
Age 35 to 39 Years	502	6.5%	3,844	6.7%	11,367	7.5%
Age 40 to 44 Years	534	6.9%	4,378	7.6%	12,975	8.5%
Age 45 to 49 Years	587	7.5%	4,275	7.4%	12,037	7.9%
Age 50 to 54 Years	568	7.3%	4,192	7.3%	10,681	7.0%
Age 55 to 59 Years	480	6.2%	3,334	5.8%	8,211	5.4%
Age 60 to 64 Years	462	5.9%	3,216	5.6%	7,367	4.8%
Age 65 to 69 Years	347	4.5%	2,619	4.5%	5,976	3.9%
Age 70 to 74 Years	216	2.8%	1,884	3.3%	4,271	2.8%
Age 75 to 79 Years	143	1.8%	1,350	2.3%	2,864	1.9%
Age 80 to 84 Years	81	1.0%	802	1.4%	1,546	1.0%
Age 85 Years or Over	74	1.0%	648	1.1%	1,155	0.8%
Male Median Age	35.6		36.8		35.5	
Age 19 Years or Less	2,567	33.0%	17,807	30.9%	49,868	32.8%
Age 20 to 64 Years	4,345	55.9%	32,465	56.4%	86,478	56.8%
Age 65 Years or Over	861	11.1%	7,303	12.7%	15,812	10.4%
Males per 100 Females (2024)						
Overall Comparison	96		96		96	
Age Under 5 Years	111	52.7%	108	51.9%	105	51.3%
Age 5 to 9 Years	104	51.1%	106	51.4%	101	50.3%
Age 10 to 14 Years	97	49.3%	102	50.6%	106	51.5%
Age 15 to 19 Years	102	50.5%	106	51.5%	107	51.8%
Age 20 to 24 Years	97	49.1%	99	49.6%	99	49.8%
Age 25 to 29 Years	88	46.9%	96	48.9%	94	48.5%
Age 30 to 34 Years	85	46.0%	87	46.5%	83	45.4%
Age 35 to 39 Years	85	46.1%	87	46.5%	86	46.2%
Age 40 to 44 Years	87	46.5%	92	48.0%	94	48.4%
Age 45 to 49 Years	100	49.9%	92	47.9%	95	48.8%
Age 50 to 54 Years	94	48.5%	101	50.2%	102	50.6%
Age 55 to 59 Years	100	50.0%	100	49.9%	100	50.0%
Age 60 to 64 Years	100	49.9%	98	49.5%	97	49.3%
Age 65 to 69 Years	99	49.7%	93	48.1%	92	47.9%
Age 70 to 74 Years	81	44.9%	82	44.9%	82	45.2%
Age 75 to 79 Years	85	46.1%	80	44.4%	79	44.2%
Age 80 to 84 Years	82	45.0%	86	46.1%	82	45.2%
Age 85 Years or Over	91	47.6%	76	43.2%	69	40.8%
Age 19 Years or Less	103	50.8%	105	51.3%	105	51.2%
Age 20 to 39 Years	89	47.0%	91	47.8%	90	47.3%
Age 40 to 64 Years	96	48.9%	96	49.0%	97	49.3%
Age 65 Years or Over	89	47.2%	85	45.9%	84	45.6%

Complete Profile

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1538 W Grand Pkwy S Katy, TX 77494	1 mi radius	3 mi radius	5 mi radius
Household Type (2024)			
Total Households	5,537	41,606	103,190
Households with Children	2,234 40.3%	16,072 38.6%	46,740 45.3%
Average Household Size	2.9	2.8	3.0
Household Density per Square Mile	1,763	1,472	1,315
Population Family	13,910 87.4%	99,368 84.5%	276,249 89.0%
Population Non-Family	1,970 12.4%	17,700 15.1%	33,305 10.7%
Population Group Quarters	31 0.2%	517 0.4%	882 0.3%
Family Households	4,011 72.4%	28,570 68.7%	79,104 76.7%
Married Couple Households	3,241 80.8%	22,482 78.7%	62,860 79.5%
Other Family Households with Children	770 19.2%	6,088 21.3%	16,244 20.5%
Family Households with Children	2,234 55.7%	16,062 56.2%	46,711 59.1%
Married Couple with Children	1,796 80.4%	12,707 79.1%	37,587 80.5%
Other Family Households with Children	438 19.6%	3,355 20.9%	9,124 19.5%
Family Households No Children	1,777 44.3%	12,508 43.8%	32,393 40.9%
Married Couple No Children	1,445 81.3%	9,776 78.2%	25,273 78.0%
Other Family Households No Children	332 18.7%	2,733 21.8%	7,119 22.0%
Non-Family Households	1,527 27.6%	13,036 31.3%	24,086 23.3%
Non-Family Households with Children	- -	10 -	29 0.1%
Non-Family Households No Children	1,527 #####	13,026 99.9%	24,057 99.9%
Average Family Household Size	3.5	3.5	3.5
Average Family Income	\$211,939	\$187,404	\$181,354
Median Family Income	\$146,677	\$141,178	\$138,339
Average Non-Family Household Size	1.3	1.4	1.4
Marital Status (2024)			
Population Age 15 Years or Over	12,188	92,258	237,843
Never Married	3,286 27.0%	24,040 26.1%	61,633 25.9%
Currently Married	7,608 62.4%	55,419 60.1%	144,600 60.8%
Previously Married	1,293 10.6%	12,798 13.9%	31,610 13.3%
Separated	117 9.1%	2,750 21.5%	7,648 24.2%
Widowed	278 21.5%	3,447 26.9%	7,331 23.2%
Divorced	898 69.4%	6,601 51.6%	16,631 52.6%
Educational Attainment (2024)			
Adult Population Age 25 Years or Over	9,959	76,255	196,338
Elementary (Grade Level 0 to 8)	192 1.9%	2,652 3.5%	7,646 3.9%
Some High School (Grade Level 9 to 11)	377 3.8%	2,185 2.9%	6,633 3.4%
High School Graduate	996 10.0%	10,891 14.3%	30,070 15.3%
Some College	1,695 17.0%	12,782 16.8%	32,999 16.8%
Associate Degree Only	620 6.2%	5,594 7.3%	13,839 7.0%
Bachelor Degree Only	3,913 39.3%	27,088 35.5%	64,066 32.6%
Graduate Degree	2,166 21.8%	15,063 19.8%	41,086 20.9%
Any College (Some College or Higher)	8,394 84.3%	60,527 79.4%	151,990 77.4%
College Degree + (Bachelor Degree or Higher)	6,080 61.0%	42,151 55.3%	105,152 53.6%

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Housing			
Total Housing Units (2024)	6,066	45,300	111,920
Total Housing Units (2020)	5,585	41,435	99,988
Historical Annual Growth (2020-2024)	481	-	11,932
Housing Units Occupied (2024)	5,537 91.3%	41,606 91.8%	103,190 92.2%
Housing Units Owner-Occupied	3,361 60.1%	24,598 59.1%	69,356 67.2%
Housing Units Renter-Occupied	2,176 39.3%	17,008 40.9%	33,833 32.8%
Housing Units Vacant (2024)	529 8.7%	3,694 8.2%	8,730 7.8%
Household Size (2024)			
Total Households	5,537	41,606	103,190
1 Person Households	1,347 24.3%	11,595 27.9%	21,322 20.7%
2 Person Households	1,841 33.3%	12,761 30.7%	34,809 33.7%
3 Person Households	968 17.5%	6,802 16.3%	19,204 18.6%
4 Person Households	835 15.1%	6,407 15.4%	17,298 16.8%
5 Person Households	366 6.6%	2,651 6.4%	6,752 6.5%
6 Person Households	121 2.2%	953 2.3%	2,617 2.5%
7 or More Person Households	59 1.1%	437 1.1%	1,186 1.1%
Household Income Distribution (2024)			
HH Income \$200,000 or More	1,371 24.8%	9,154 22.0%	22,243 21.6%
HH Income \$150,000 to \$199,999	960 17.3%	4,908 11.8%	15,224 14.8%
HH Income \$125,000 to \$149,999	438 7.9%	3,647 8.8%	10,059 9.7%
HH Income \$100,000 to \$124,999	606 10.9%	4,359 10.5%	10,692 10.4%
HH Income \$75,000 to \$99,999	402 7.3%	4,371 10.5%	10,971 10.6%
HH Income \$50,000 to \$74,999	746 13.5%	5,926 14.2%	12,913 12.5%
HH Income \$35,000 to \$49,999	321 5.8%	3,153 7.6%	7,273 7.0%
HH Income \$25,000 to \$34,999	311 5.6%	2,080 5.0%	4,708 4.6%
HH Income \$15,000 to \$24,999	122 2.2%	1,630 3.9%	3,644 3.5%
HH Income \$10,000 to \$14,999	51 0.9%	640 1.5%	1,511 1.5%
HH Income Under \$10,000	210 3.8%	1,738 4.2%	3,950 3.8%
Household Vehicles (2024)			
Households 0 Vehicles Available	318 5.7%	1,910 4.6%	4,273 4.1%
Households 1 Vehicle Available	1,382 25.0%	12,770 30.7%	26,848 26.0%
Households 2 Vehicles Available	2,171 39.2%	17,939 43.1%	48,131 46.6%
Households 3 or More Vehicles Available	1,667 30.1%	8,987 21.6%	23,937 23.2%
Total Vehicles Available	11,411	78,646	203,449
Average Vehicles per Household	2.1	1.9	2.0
Owner-Occupied Household Vehicles	8,350 73.2%	54,504 69.3%	152,613 75.0%
Average Vehicles per Owner-Occupied Household	2.5	2.2	2.2
Renter-Occupied Household Vehicles	3,061 26.8%	24,142 30.7%	50,836 25.0%
Average Vehicles per Renter-Occupied Household	1.4	1.4	1.5
Travel Time (2024)			
Worker Base Age 16 years or Over	8,550	59,828	161,179
Travel to Work in 14 Minutes or Less	1,168 13.7%	8,390 14.0%	20,112 12.5%
Travel to Work in 15 to 29 Minutes	1,726 20.2%	12,777 21.4%	35,568 22.1%
Travel to Work in 30 to 59 Minutes	2,732 32.0%	21,234 35.5%	56,293 34.9%
Travel to Work in 60 Minutes or More	846 9.9%	5,932 9.9%	18,486 11.5%
Work at Home	2,077 24.3%	11,494 19.2%	30,719 19.1%
Average Minutes Travel to Work	29.8	30.5	31.5

Complete Profile

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Lat/Lon: 29.7573/-95.7783

1538 W Grand Pkwy S Katy, TX 77494	1 mi radius	3 mi radius	5 mi radius
Transportation To Work (2024)			
Worker Base Age 16 years or Over	8,550	59,828	161,179
Drive to Work Alone	5,328 62.3%	39,631 66.2%	106,680 66.2%
Drive to Work in Carpool	916 10.7%	5,829 9.7%	16,460 10.2%
Travel to Work by Public Transportation	50 0.6%	927 1.5%	2,606 1.6%
Drive to Work on Motorcycle	18 0.2%	89 0.1%	146 -
Bicycle to Work	4 -	380 0.6%	767 0.5%
Walk to Work	91 1.1%	644 1.1%	1,520 0.9%
Other Means	65 0.8%	834 1.4%	2,281 1.4%
Work at Home	2,077 24.3%	11,494 19.2%	30,719 19.1%
Daytime Demographics (2024)			
Total Businesses	673	6,639	13,783
Total Employees	2,650	43,995	85,601
Company Headquarter Businesses	13 1.9%	151 2.3%	278 2.0%
Company Headquarter Employees	78 3.0%	3,314 7.5%	5,282 6.2%
Employee Population per Business	3.9 to 1	6.6 to 1	6.2 to 1
Residential Population per Business	23.6 to 1	17.7 to 1	22.5 to 1
Adj. Daytime Demographics Age 16 Years or Over	6,258	74,963	162,271
Labor Force			
Labor Population Age 16 Years or Over (2024)	11,897	90,216	232,307
Labor Force Total Males (2024)	5,727 48.1%	43,578 48.3%	112,285 48.3%
Male Civilian Employed	4,674 81.6%	32,634 74.9%	86,205 76.8%
Male Civilian Unemployed	88 1.5%	1,225 2.8%	3,117 2.8%
Males in Armed Forces	- -	15 -	36 -
Males Not in Labor Force	965 16.8%	9,703 22.3%	22,927 20.4%
Labor Force Total Females (2024)	6,170 51.9%	46,639 51.7%	120,022 51.7%
Female Civilian Employed	3,614 58.6%	26,599 57.0%	69,393 57.8%
Female Civilian Unemployed	82 1.3%	1,082 2.3%	2,925 2.4%
Females in Armed Forces	- -	- -	3 -
Females Not in Labor Force	2,474 40.1%	18,957 40.6%	47,701 39.7%
Unemployment Rate	170 1.4%	2,307 2.6%	6,042 2.6%
Occupation (2024)			
Occupation Population Age 16 Years or Over	8,550	59,828	161,179
Occupation Total Males	4,810 56.3%	32,953 55.1%	89,296 55.4%
Occupation Total Females	3,739 43.7%	26,875 44.9%	71,883 44.6%
Management, Business, Financial Operations	2,021 23.6%	14,372 24.0%	37,524 23.3%
Professional, Related	2,781 32.5%	18,701 31.3%	50,472 31.3%
Service	726 8.5%	6,407 10.7%	18,812 11.7%
Sales, Office	1,754 20.5%	11,937 20.0%	31,349 19.4%
Farming, Fishing, Forestry	6 -	76 0.1%	182 0.1%
Construction, Extraction, Maintenance	329 3.8%	3,179 5.3%	9,307 5.8%
Production, Transport, Material Moving	933 10.9%	5,156 8.6%	13,533 8.4%
White Collar Workers	6,557 76.7%	45,010 75.2%	119,345 74.0%
Blue Collar Workers	1,993 23.3%	14,818 24.8%	41,835 26.0%

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1538 W Grand Pkwy S Katy, TX 77494		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2024)							
Total Units		5,537		41,606		103,190	
1 Detached Unit		3,584	64.7%	27,924	67.1%	77,328	74.9%
1 Attached Unit		214	3.9%	774	1.9%	1,966	1.9%
2 Units		88	1.6%	363	0.9%	642	0.6%
3 to 4 Units		54	1.0%	898	2.2%	1,877	1.8%
5 to 9 Units		530	9.6%	2,256	5.4%	3,441	3.3%
10 to 19 Units		314	5.7%	2,208	5.3%	3,980	3.9%
20 to 49 Units		298	5.4%	2,214	5.3%	3,430	3.3%
50 or More Units		417	7.5%	4,657	11.2%	9,161	8.9%
Mobile Home or Trailer		37	0.7%	302	0.7%	1,320	1.3%
Other Structure		1	-	10	-	45	-
Homes Built By Year (2024)							
Homes Built 2020 or later		240	4.0%	1,763	3.9%	4,982	4.5%
Homes Built 2010 to 2019		1,404	23.1%	10,419	23.0%	33,522	30.0%
Homes Built 2000 to 2009		1,345	22.2%	11,815	26.1%	26,370	23.6%
Homes Built 1990 to 1999		1,483	24.4%	6,797	15.0%	14,733	13.2%
Homes Built 1980 to 1989		513	8.4%	4,836	10.7%	11,269	10.1%
Homes Built 1970 to 1979		403	6.6%	4,617	10.2%	8,856	7.9%
Homes Built 1960 to 1969		93	1.5%	598	1.3%	1,574	1.4%
Homes Built 1950 to 1959		29	0.5%	312	0.7%	1,056	0.9%
Homes Built 1940 to 1949		6	-	224	0.5%	360	0.3%
Homes Built Before 1939		22	0.4%	226	0.5%	468	0.4%
Median Age of Homes		24.7 yrs		25.7 yrs		23.7 yrs	
Home Values (2024)							
Owner Specified Housing Units		3,361		24,598		69,356	
Home Values \$1,000,000 or More		18	0.5%	505	2.1%	1,536	2.2%
Home Values \$750,000 to \$999,999		101	3.0%	946	3.8%	2,147	3.1%
Home Values \$500,000 to \$749,999		357	10.6%	4,230	17.2%	12,532	18.1%
Home Values \$400,000 to \$499,999		551	16.4%	3,888	15.8%	12,044	17.4%
Home Values \$300,000 to \$399,999		1,287	38.3%	6,101	24.8%	16,402	23.6%
Home Values \$250,000 to \$299,999		615	18.3%	3,649	14.8%	9,429	13.6%
Home Values \$200,000 to \$249,999		149	4.4%	3,078	12.5%	7,562	10.9%
Home Values \$175,000 to \$199,999		46	1.4%	682	2.8%	2,137	3.1%
Home Values \$150,000 to \$174,999		24	0.7%	455	1.8%	1,882	2.7%
Home Values \$125,000 to \$149,999		15	0.5%	163	0.7%	632	0.9%
Home Values \$100,000 to \$124,999		65	1.9%	331	1.3%	732	1.1%
Home Values \$90,000 to \$99,999		3	-	33	0.1%	133	0.2%
Home Values \$80,000 to \$89,999		5	0.2%	103	0.4%	233	0.3%
Home Values \$70,000 to \$79,999		4	0.1%	28	0.1%	99	0.1%
Home Values \$60,000 to \$69,999		62	1.8%	82	0.3%	174	0.3%
Home Values \$50,000 to \$59,999		3	-	22	-	111	0.2%
Home Values \$35,000 to \$49,999		39	1.2%	78	0.3%	388	0.6%
Home Values \$25,000 to \$34,999		2	-	28	0.1%	247	0.4%
Home Values \$10,000 to \$24,999		5	0.1%	56	0.2%	261	0.4%
Home Values Under \$10,000		9	0.3%	140	0.6%	677	1.0%
Owner-Occupied Median Home Value		\$356,854		\$378,108		\$376,906	
Renter-Occupied Median Rent		\$1,449		\$1,417		\$1,416	

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1538 W Grand Pkwy S Katy, TX 77494	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2024)			
Total Household Expenditure	\$535.11 M	\$3.85 B	\$9.89 B
Total Non-Retail Expenditure	\$285.11 M	\$2.05 B	\$5.26 B
Total Retail Expenditure	\$250.01 M	\$1.8 B	\$4.63 B
Apparel	\$19.53 M	\$139.77 M	\$359.8 M
Contributions	\$19.26 M	\$136.23 M	\$350.97 M
Education	\$19.61 M	\$136 M	\$352.8 M
Entertainment	\$31.51 M	\$224.6 M	\$579.53 M
Food and Beverages	\$76.77 M	\$556.33 M	\$1.43 B
Furnishings and Equipment	\$19.4 M	\$138.56 M	\$357.58 M
Gifts	\$14.86 M	\$105.44 M	\$270.75 M
Health Care	\$42.45 M	\$309.35 M	\$792.03 M
Household Operations	\$21.69 M	\$155.25 M	\$399.53 M
Miscellaneous Expenses	\$10.24 M	\$73.53 M	\$188.84 M
Personal Care	\$7.15 M	\$51.6 M	\$132.52 M
Personal Insurance	\$4.16 M	\$29.26 M	\$76.08 M
Reading	\$1.18 M	\$8.48 M	\$21.76 M
Shelter	\$112.78 M	\$813.02 M	\$2.08 B
Tobacco	\$2.58 M	\$19.64 M	\$49.19 M
Transportation	\$96.02 M	\$692.99 M	\$1.78 B
Utilities	\$35.92 M	\$264.22 M	\$673.61 M
Monthly Household Consumer Expenditure (2024)			
Total Household Expenditure	\$8,053	\$7,720	\$7,990
Total Non-Retail Expenditure	\$4,291 53.3%	\$4,107 53.2%	\$4,248 53.2%
Total Retail Expenditures	\$3,763 46.7%	\$3,612 46.8%	\$3,742 46.8%
Apparel	\$294 3.6%	\$280 3.6%	\$291 3.6%
Contributions	\$290 3.6%	\$273 3.5%	\$283 3.5%
Education	\$295 3.7%	\$272 3.5%	\$285 3.6%
Entertainment	\$474 5.9%	\$450 5.8%	\$468 5.9%
Food and Beverages	\$1,155 14.3%	\$1,114 14.4%	\$1,151 14.4%
Furnishings and Equipment	\$292 3.6%	\$278 3.6%	\$289 3.6%
Gifts	\$224 2.8%	\$211 2.7%	\$219 2.7%
Health Care	\$639 7.9%	\$620 8.0%	\$640 8.0%
Household Operations	\$326 4.1%	\$311 4.0%	\$323 4.0%
Miscellaneous Expenses	\$154 1.9%	\$147 1.9%	\$153 1.9%
Personal Care	\$108 1.3%	\$103 1.3%	\$107 1.3%
Personal Insurance	\$63 0.8%	\$59 0.8%	\$61 0.8%
Reading	\$18 0.2%	\$17 0.2%	\$18 0.2%
Shelter	\$1,697 21.1%	\$1,628 21.1%	\$1,680 21.0%
Tobacco	\$39 0.5%	\$39 0.5%	\$40 0.5%
Transportation	\$1,445 17.9%	\$1,388 18.0%	\$1,439 18.0%
Utilities	\$541 6.7%	\$529 6.9%	\$544 6.8%

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date