

# FOR LEASE

## 1,411 SF Restaurant Space

### Gardens @ Westgreen Shopping Center

20940 Katy Frwy #F, Katy TX 77449

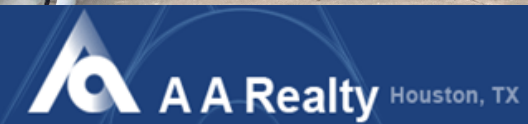


ANDY HSU

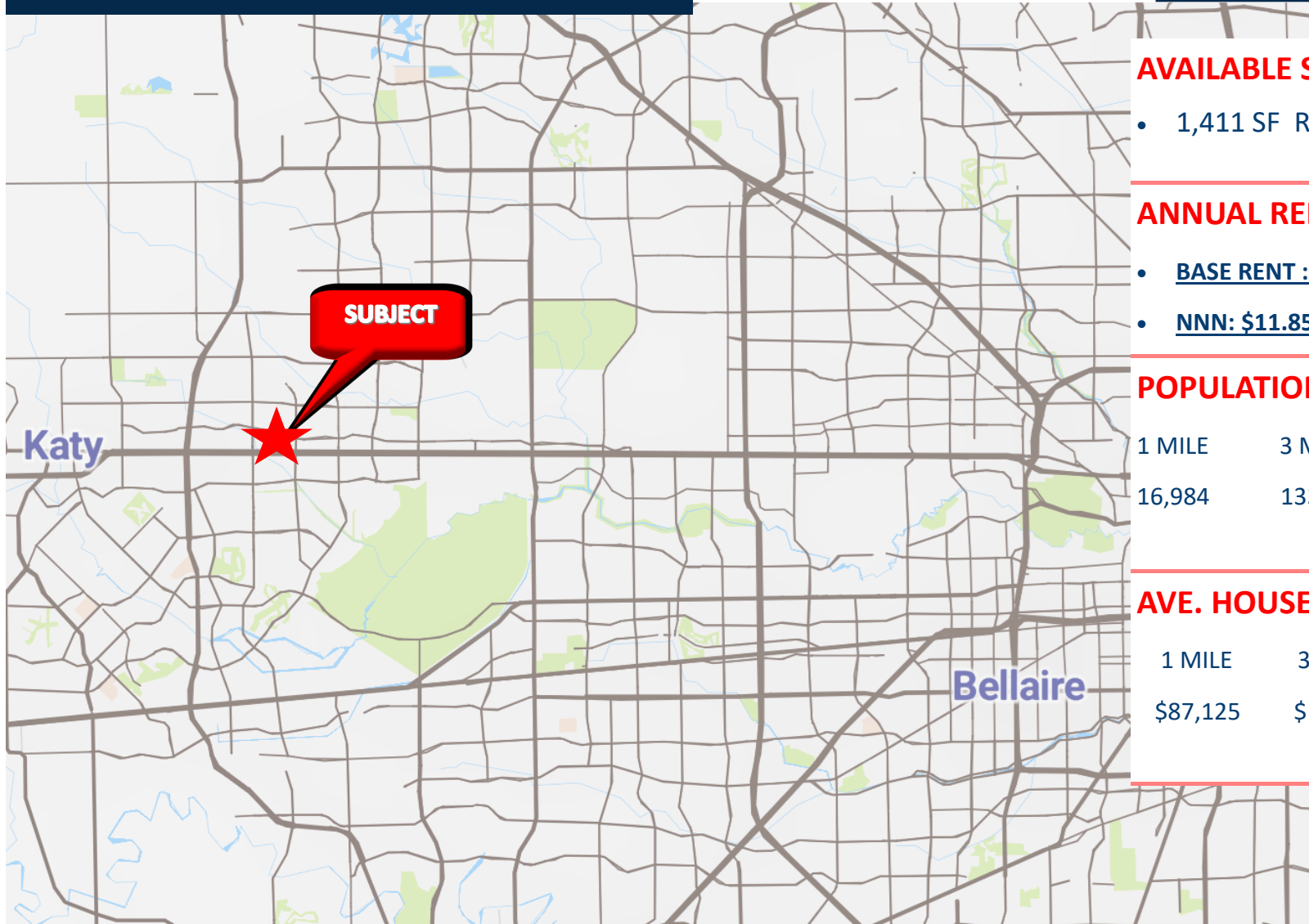
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# EXECUTIVE SUMMARY



## AVAILABLE SPACE

- 1,411 SF Restaurant Space

## ANNUAL RENT RATE:

- BASE RENT : \$24.00/SF
- NNN: \$11.85/SF

## POPULATION

1 MILE	3 MILE	5 MILE
16,984	133,887	233,497

## AVE. HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$87,125	\$128,742	\$133,713

## TRAFFIC COUNT 2018

- I-45: 224,815
- Westgreen: 26,959

## AIRPORT

- IAH: 38.5 MI
- WILLIAM P. HOBBY: 34.1 MI

## CONSUMER SPENDING

1 MILE	3 MILE	5 MILE
\$383 MM	\$3.43 B	\$6.08B

# AREA MAP



# LOCATION

LOCATION



# SITE PLAN

SITE PLAN



Site Summary - 68,120 SF		
1	Ploy Thai Restaurant	3,269 SF
2	Firehouse Subs	1,720 SF
3	Slick Willie's	7,825 SF
4	101 Poker	5,400 SF
5	Nagoya Japanese	3,286 SF
6	Chang's Chinese	2,588 SF
7	New York Pizzeria	2,639 SF
8	Cigar Time	7,592 SF
9	Brewski's	4,663 SF
10	<b>Available</b>	4,004 SF
11	Orleans Seafood Kitchen	5,481 SF
12	Hair Salon/Mike Tea	3,063 SF
13	Korean Restaurant	3,463 SF
14	Steak House	7,012 SF
15	King's Lounge	1,348 SF
16	Gear Up Fan Shop	1,479 SF
17	Steak 'n Shake	3,288 SF
Site Details		
12.085 Acres		
871 Parking Spaces		
11.14 Spaces per 1,000 SF		



# DEMOGRAPHICS

## DEMOGRAPHICS

Description	1 Miles	3 Miles	5 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	6,537	50,021	63,564
Population (4/1/2000)	8,256	79,711	114,005
Population (4/1/2010)	14,805	116,567	197,127
Population (1/1/2019)	16,984	133,887	233,496
Population (1/1/2024)	17,842	140,702	246,632
Percent Growth (2019/2010)	14.72	14.86	18.45
Percent Forecast (2024/2019)	5.05	5.09	5.63
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	2,176	16,262	20,820
Households (4/1/2000)	2,729	25,730	36,926
Households (4/1/2010)	5,231	38,514	64,464
Households (1/1/2019)	6,004	44,195	76,385
Households (1/1/2024)	6,304	46,403	80,750
Percent Growth (2019/2010)	14.78	14.75	18.49
Percent Forecast (2024/2019)	5	5	5.71
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	31.1	34.8	34
Male	8,271	65,661	114,741
Female	8,713	68,226	118,755
Density	4,838.90	4,536.50	2,376.90
Urban	16,984	133,824	231,312
Rural	0	63	2,184

Description	1 Miles	3 Miles	5 Miles
<b>POPULATION BY RACE</b>			
White Alone	10,650	89,949	155,610
Black Alone	2,266	14,101	25,604
Asian Alone	985	12,667	22,651
American Indian and Alaska Native Alone	132	1,003	1,591
Other Race Alone	2,077	10,837	18,819
Two or More Races	874	5,330	9,221
<b>POPULATION BY ETHNICITY</b>			
Hispanic	7,400	41,608	72,707
White Non-Hispanic	5,815	61,853	106,455
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Household Income (\$)	523,100,960	5,689,769,462	10,213,694,504
Median Household Income (\$)	66,548	99,998	106,717
Average Household Income (\$)	87,125	128,742	133,713
Per Capita Income (\$)	31,009	42,525	43,789
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	375,840	3,086,582	4,785,755
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	383,196.70	3,431,315.40	6,076,200.20
<b>EMPLOYMENT</b>			
Employees, Total (by Place of Work)	2,922	36,219	58,621
Establishments, Total (by Place of Work)	231	2,164	3,722



# Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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 and 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 coincidental 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

### Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Data

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