



REALTY SERVICES

Katy Main Street Retail

HEB Shadow Anchored Retail for Lease

25621 Nelson Way, Suite 130 | Katy, Texas 77494



Available: 2,304 SF (2nd Generation Restaurant Space)

Pricing: Call for Pricing

Description: This 6,786 SF Retail Center part of the Katy Main Street Development, anchored by H-E-B, and located directly adjacent to Chick-Fil-A with excellent visibility from Pin Oak Rd. Katy Main Street project retailers include Walgreens, Chick-fil-a, Whataburger, Bank of America, Alicia's Mexican Food Restaurant, Katy ER, The Learning Experience, YMCA, and Verizon.

Traffic Counts: Pin Oak Rd: 25,922 VPD (TXDOT 2021)
I-10: 174,609 VPD east of Pin Oak & 156,714 VPD west of Pin Oak (TXDOT 2024)

Demographics:	1 mile	3 mile	5 mile
2025 Population	2,738	91,096	265,851
Daytime Population	9,190	84,890	227,036
Average HH Income	\$203,209	\$150,485	\$158,157



For More Information:

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BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | www.BPIRealty.com

The information contained herein has, we believe, been obtained from reasonably reliable sources. No warranty or guaranty, either expressed or implied, is made with respect to the accuracy thereof. All information contained herein should be verified to the satisfaction of the person relying thereon.

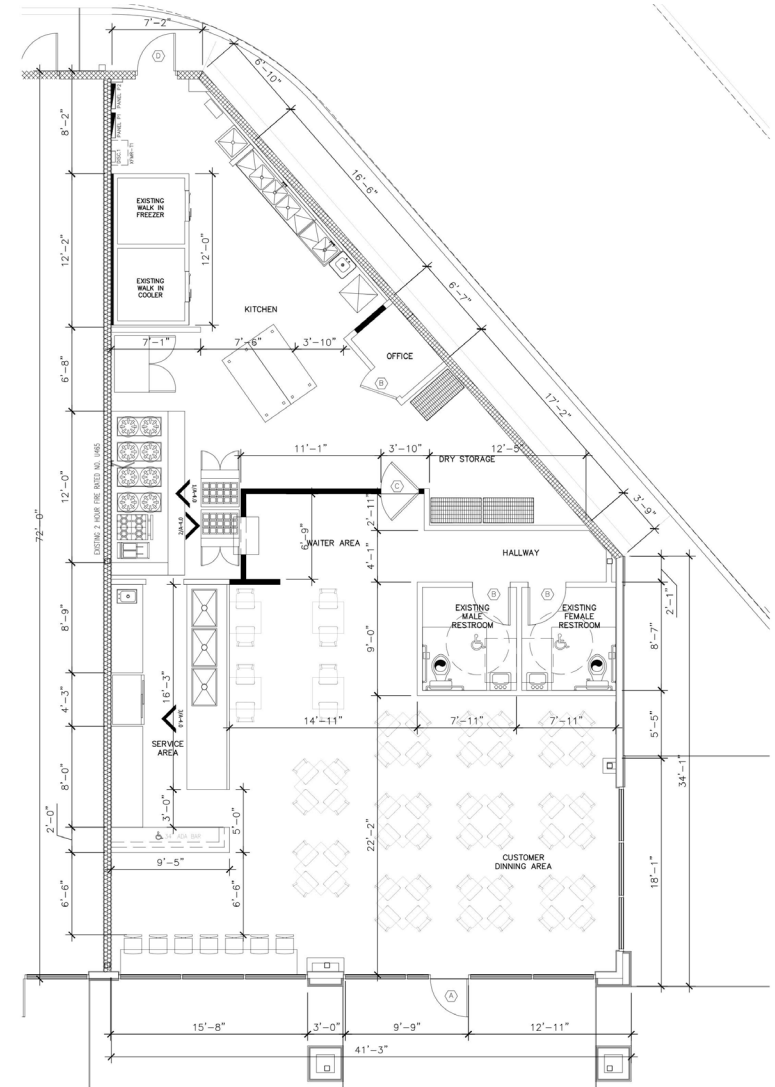
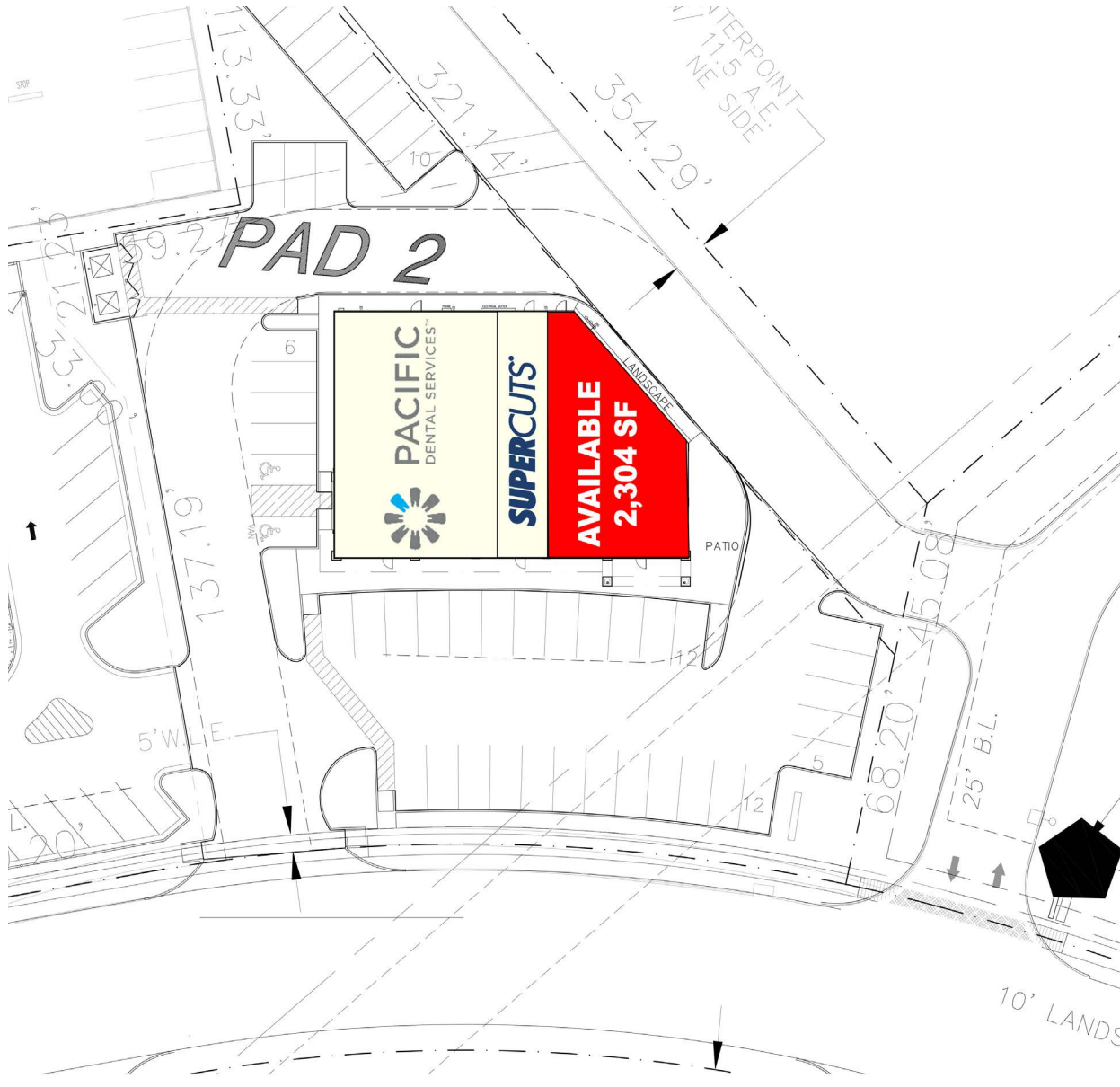


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AVAILABLE
2,304 SF
2nd Gen Restaurant

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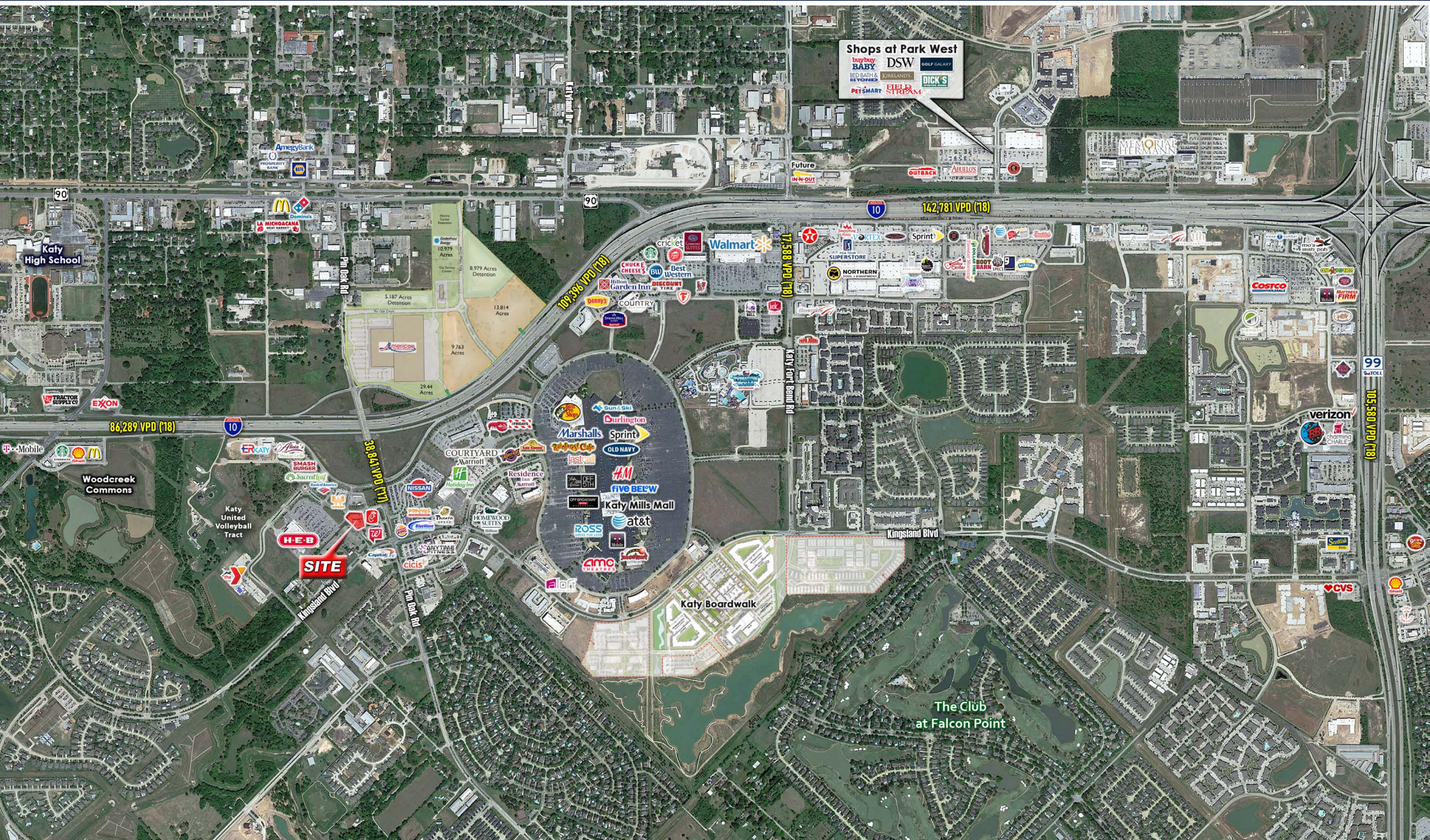


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2025 Population (3 mi Radius)

91,096

Households (3 mi Radius)

30,850

Daytime Population (3 mi Radius)

84,899

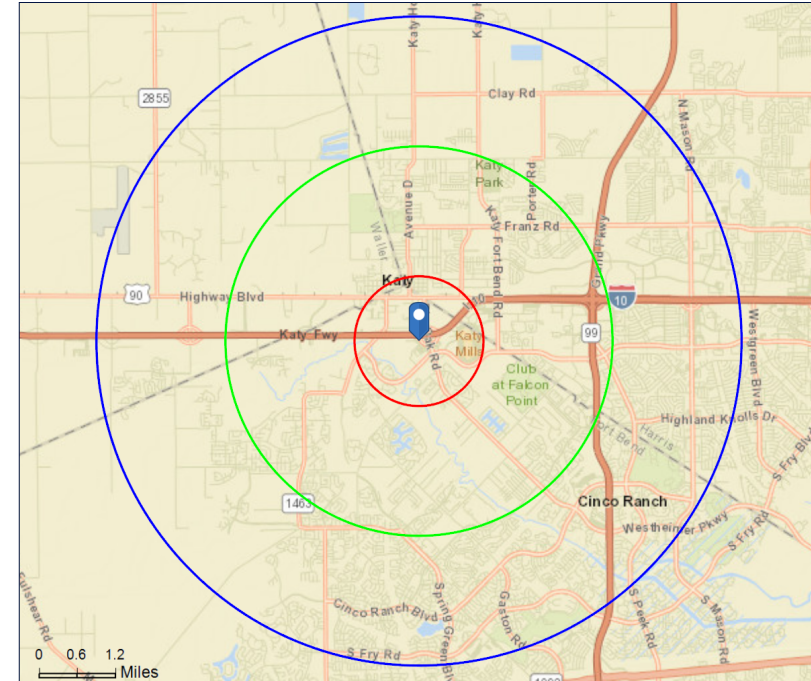
Average HH Income (3 mi Radius)

\$150,485

Median Home Value (3 mi Radius)

\$515,814

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,040	37,824	114,676
2020 Total Population	2,657	77,814	215,483
2020 Group Quarters	89	514	812
2025 Total Population	2,738	91,096	265,851
2025 Group Quarters	90	536	834
2030 Total Population	3,210	99,731	294,818
2025-2030 Annual Rate	3.23%	1.83%	2.09%
2025 Total Daytime Population	9,190	84,899	227,036
Workers	7,825	38,262	89,371
Residents	1,365	46,637	137,665
Household Summary			
2010 Households	774	12,291	37,895
2010 Average Household Size	2.47	3.05	3.01
2020 Total Households	946	25,456	69,327
2020 Average Household Size	2.71	3.04	3.10
2025 Households	967	30,850	87,861
2025 Average Household Size	2.74	2.94	3.02
2030 Households	1,142	34,434	98,916
2030 Average Household Size	2.73	2.88	2.97
2025-2030 Annual Rate	3.38%	2.22%	2.40%
2010 Families	544	9,992	30,894
2010 Average Family Size	2.97	3.39	3.36
2025 Families	688	23,889	70,517
2025 Average Family Size	3.34	3.41	3.40
2030 Families	822	26,503	79,185
2030 Average Family Size	3.31	3.36	3.35
2025-2030 Annual Rate	3.62%	2.10%	2.35%
Housing Unit Summary			
2020 Housing Units	1,031	27,239	73,254
Owner Occupied Housing Units	65.1%	60.1%	67.8%
Renter Occupied Housing Units	26.7%	33.4%	26.9%
Vacant Housing Units	6.8%	6.5%	5.4%
2025 Housing Units	1,039	32,763	93,363
Owner Occupied Housing Units	57.1%	56.6%	66.3%
Renter Occupied Housing Units	36.0%	37.5%	27.8%
Vacant Housing Units	6.9%	5.8%	5.9%
2030 Housing Units	1,221	35,726	103,985
Owner Occupied Housing Units	52.3%	56.5%	66.8%
Renter Occupied Housing Units	41.3%	39.9%	28.3%
Vacant Housing Units	6.5%	3.6%	4.9%
2025 Households by Income			
Household Income Base	967	30,850	87,861
<\$15,000	7.9%	5.1%	4.3%
\$15,000 - \$24,999	6.9%	3.2%	3.2%
\$25,000 - \$34,999	0.9%	3.1%	3.6%
\$35,000 - \$49,999	1.9%	6.8%	5.6%
\$50,000 - \$74,999	5.6%	14.3%	12.0%
\$75,000 - \$99,999	4.6%	10.3%	9.8%
\$100,000 - \$149,999	10.0%	19.4%	20.5%
\$150,000 - \$199,999	21.2%	14.8%	16.0%
\$200,000+	41.1%	23.1%	25.0%
Average Household Income	\$203,209	\$150,485	\$158,157



	1 mile	3 miles	5 miles
Median Household Income			
2025	\$174,278	\$116,440	\$126,579
2030	\$200,000	\$130,839	\$140,941
Median Home Value			
2025	\$471,315	\$431,688	\$430,938
2030	\$490,942	\$515,814	\$520,363
Median Age			
2010	43.2	33.5	34.5
2020	40.6	35.1	35.7
2025	40.8	35.9	36.1
2030	40.5	36.6	36.7
2025 Population 25+ by Educational Attainment			
Total	1,796	58,332	168,708
Less than 9th Grade	2.2%	2.8%	2.5%
9th - 12th Grade, No Diploma	0.4%	3.3%	2.2%
High School Graduate	4.6%	10.9%	11.5%
GED/Alternative Credential	5.6%	2.6%	2.2%
Some College, No Degree	11.3%	14.7%	14.7%
Associate Degree	9.5%	8.8%	8.7%
Bachelor's Degree	32.3%	36.3%	36.8%
Graduate/Professional Degree	34.1%	20.5%	21.4%



Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
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

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