



REALTY SERVICES

Former TGI Fridays

Katy Mills Mall Outparcel

5304 Bell Patina Drive | Katy, Texas 77494

2019 Population
(3 mi Radius)

82,905

Households
(3 mi Radius)

26,660

Daytime Population
(3 mi Radius)

66,231

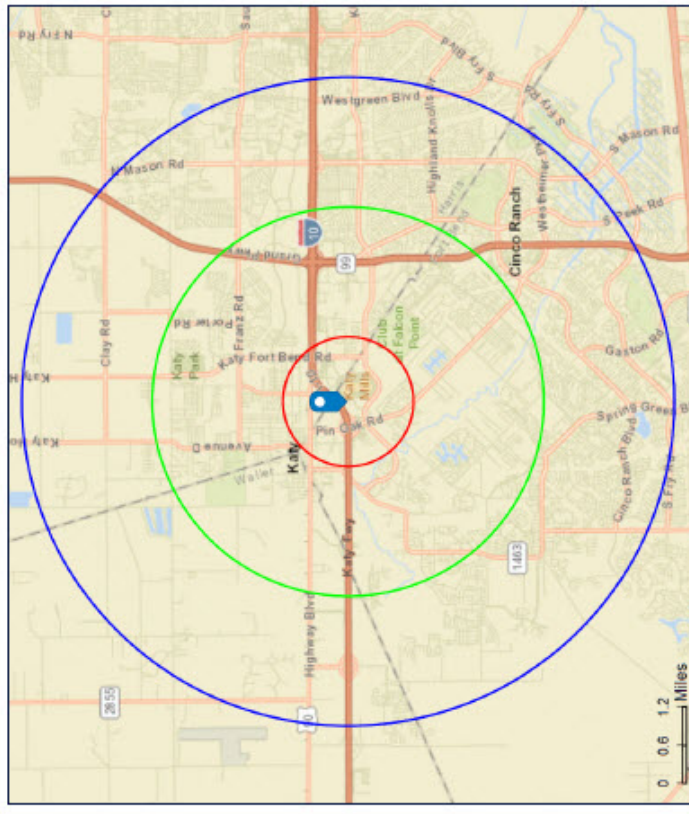
Average HH Income
(3 mi Radius)

\$125,125

Median Home Value
(3 mi Radius)

\$272,862

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,196	25,049	68,358
2010 Total Population	2,801	49,355	134,380
2019 Total Population	4,704	82,905	224,324
2019 Group Quarters	27	224	450
2024 Total Population	5,626	96,390	272,576
2019-2024 Annual Rate	3.64%	3.48%	3.97%
2019 Total Daytime Population	10,167	66,231	174,846
Workers	8,006	24,843	57,844
Residents	2,161	41,388	117,002
Household Summary			
2000 Households	394	7,900	21,904
2000 Average Household Size	3.01	3.16	3.11
2010 Households	1,020	15,951	43,996
2010 Average Household Size	2.72	3.08	3.04
2019 Households	1,635	26,660	71,923
2019 Average Household Size	2.86	3.10	3.11
2024 Households	1,957	31,518	86,856
2024 Average Household Size	2.86	3.11	3.13
2019-2024 Annual Rate	3.66%	3.40%	3.85%
2010 Families	857	13,351	35,963
2010 Average Family Size	2.97	3.37	3.39
2019 Families	1,267	21,721	58,608
2019 Average Family Size	3.26	3.46	3.48
2024 Families	1,509	25,628	70,856
2024 Average Family Size	3.27	3.48	3.50
2019-2024 Annual Rate	3.56%	3.36%	3.87%
Housing Unit Summary			
2000 Housing Units	411	8,177	23,049
Owner Occupied Housing Units	83.2%	81.2%	78.8%
Renter Occupied Housing Units	12.7%	15.5%	16.2%
Vacant Housing Units	4.1%	3.4%	5.0%
2010 Housing Units	1,066	16,659	46,111
Owner Occupied Housing Units	79.8%	78.2%	74.7%
Renter Occupied Housing Units	15.9%	17.5%	20.7%
Vacant Housing Units	4.3%	4.2%	4.6%
2019 Housing Units	1,693	27,616	74,536
Owner Occupied Housing Units	58.2%	70.3%	74.1%
Renter Occupied Housing Units	38.3%	26.2%	22.4%
Vacant Housing Units	3.4%	3.5%	3.5%
2024 Housing Units	2,024	32,535	89,275
Owner Occupied Housing Units	59.5%	71.3%	75.7%
Renter Occupied Housing Units	37.2%	25.5%	21.6%
Vacant Housing Units	3.3%	3.1%	2.7%
Median Household Income			
2019	\$101,909	\$102,190	\$104,372
2024	\$107,798	\$108,906	\$111,740
Median Home Value			
2019	\$335,677	\$272,862	\$289,490
2024	\$351,163	\$309,423	\$333,772
Per Capita Income			
2019	\$43,632	\$39,699	\$42,174
2024	\$47,076	\$43,624	\$46,007
Median Age			
2010	35.9	33.4	34.3
2019	36.0	34.0	34.7
2024	35.5	33.6	34.2



	1 mile	3 miles	5 miles
2019 Households by Income			
Household Income Base	1,635	26,660	71,923
<\$15,000	4.0%	3.6%	4.0%
\$15,000 - \$24,999	4.2%	3.9%	4.2%
\$25,000 - \$34,999	4.5%	4.2%	4.0%
\$35,000 - \$49,999	8.4%	7.2%	7.9%
\$50,000 - \$74,999	17.9%	17.7%	15.1%
\$75,000 - \$99,999	9.7%	11.7%	11.7%
\$100,000 - \$149,999	20.3%	23.3%	23.3%
\$150,000 - \$199,999	12.3%	11.9%	12.0%
\$200,000+	18.5%	15.0%	17.8%
Average Household Income	\$132,240	\$125,125	\$131,703
2019 Population 25+ by Educational Attainment			
Total	3,085	52,070	141,978
Less than 9th Grade	1.9%	3.1%	2.8%
9th - 12th Grade, No Diploma	3.2%	3.5%	3.2%
High School Graduate	13.5%	14.1%	13.9%
GED/Alternative Credential	1.3%	1.8%	1.9%
Some College, No Degree	23.6%	21.9%	20.2%
Associate Degree	8.2%	8.3%	8.2%
Bachelor's Degree	32.5%	30.0%	31.6%
Graduate/Professional Degree	15.7%	17.2%	18.1%