

# Former TGI Fridays

**Katy Mills Mall Outparcel**

5304 Bell Patina Drive | Katy, Texas 77494



**Available:** +/- 5,881 SF Freestanding Building

**Pricing:** Call for Pricing

**Description:** - 2nd Generation Restaurant with equipment, tables and chairs. Former TGI Fridays.

- Located on Bell Patina Drive off Interstate 10.

- Adjacent to Katy Mills Mall.

**Traffic Counts:** Interstate 10: 109,396 VPD (TXDOT 2018)  
Pin Oak Rd: 38,841 VPD (TXDOT 2017)

Demographics:	1 mile	3 mile	5 mile
2019 Population	4,704	82,905	224,324
Daytime Population	10,167	66,321	174,846
Average HH Income	\$132,240	\$125,125	\$131,703



For More Information:

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# BPI

REALTY SERVICES

## Former TGI Fridays

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5304 Bell Patina Drive | Katy, Texas 77494



BPI Realty Services Inc | 3800 SW Freeway Suite 304 | Houston, Texas 77027 | [www.BPIRealty.com](http://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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2019 Population  
(3 mi Radius)

82,905

Households  
(3 mi Radius)

26,660

Daytime Population  
(3 mi Radius)

66,231

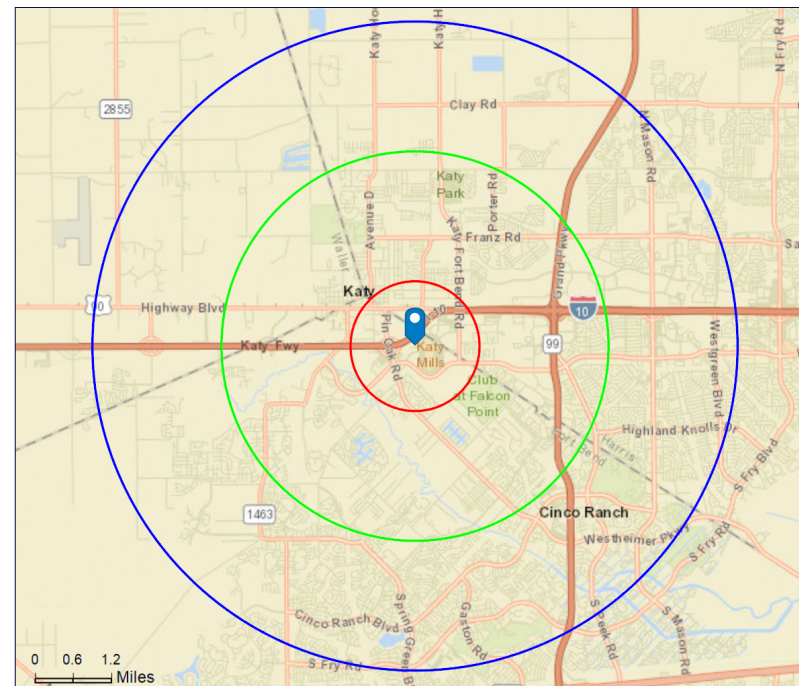
Average HH Income  
(3 mi Radius)

\$125,125

Median Home Value  
(3 mi Radius)

\$272,862

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
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	98,390	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
<b>Household Summary</b>			
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%
<b>Housing Unit Summary</b>			
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%
<b>Median Household Income</b>			
2019	\$101,909	\$102,190	\$104,372
2024	\$107,798	\$108,906	\$111,740
<b>Median Home Value</b>			
2019	\$335,677	\$272,862	\$289,490
2024	\$351,163	\$309,423	\$333,772
<b>Per Capita Income</b>			
2019	\$43,632	\$39,699	\$42,174
2024	\$47,076	\$43,824	\$46,007
<b>Median Age</b>			
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
<b>2019 Households by Income</b>			
Household Income Base	1,635	26,660	71,923
<\$15,000	4.0%	3.6%	3.8%
\$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%	24.9%	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
<b>2019 Population 25+ by Educational Attainment</b>			
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%



## 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.

**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 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](http://www.trec.texas.gov)

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