

# N. Fry & Windstone Manor

# Pre-Leasing



## Location:

NEC N. Fry Road and  
Windstone Manor  
Boulevard  
Katy, Texas 77449

## Property Information:

- Fall 2018 Delivery
- Drive Thru
- 12,000 SF Center
- Located on the “going home side”



Traffic Counts	CPD
Fry Road north of Clay Road	32,000
Fry Road south of Clay Road	30,000
Clay east of Fry Road	20,000
Clay west of Fry Road	24,000

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,992	87,681	234,516
Avg. HH Income	\$115,463	\$105,433	\$87,475
Daytime Population	4,125	24,161	83,514
Households	4,605	31,762	84,886

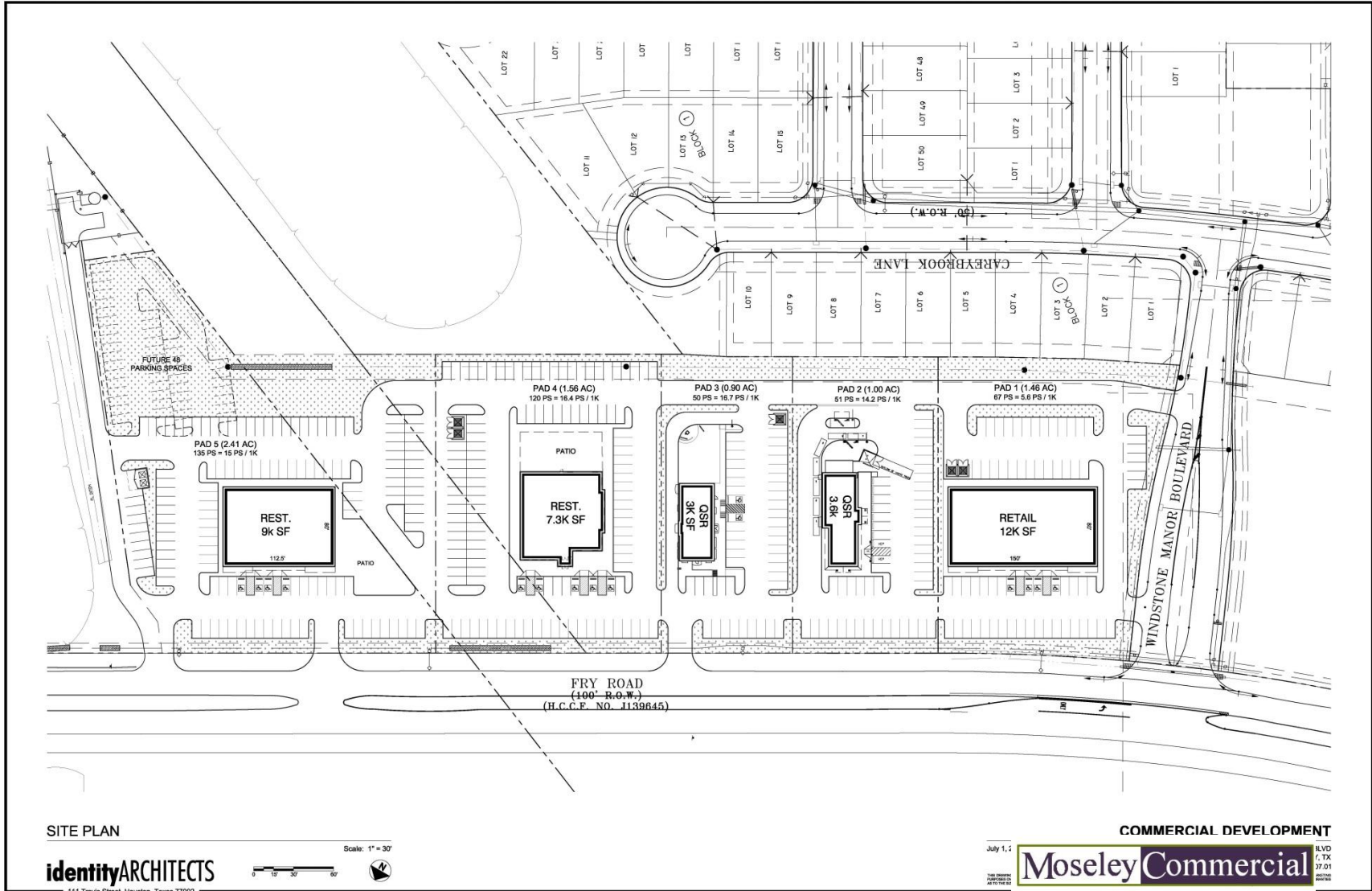
Bea Naranjo  
Telephone: 713.522.4646  
bnaranjo@moseleycommercial.com  
www.moseleycommercial.com

**Moseley Commercial**

REAL ESTATE

4309 Center Street, Houston, Texas 77007

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SITE PLAN

**identity**ARCHITECTS

111 Travis Street, Houston, Texas 77002  
www.identityarchitects.com 713.996.2160



COMMERCIAL DEVELOPMENT

July 1, 2011

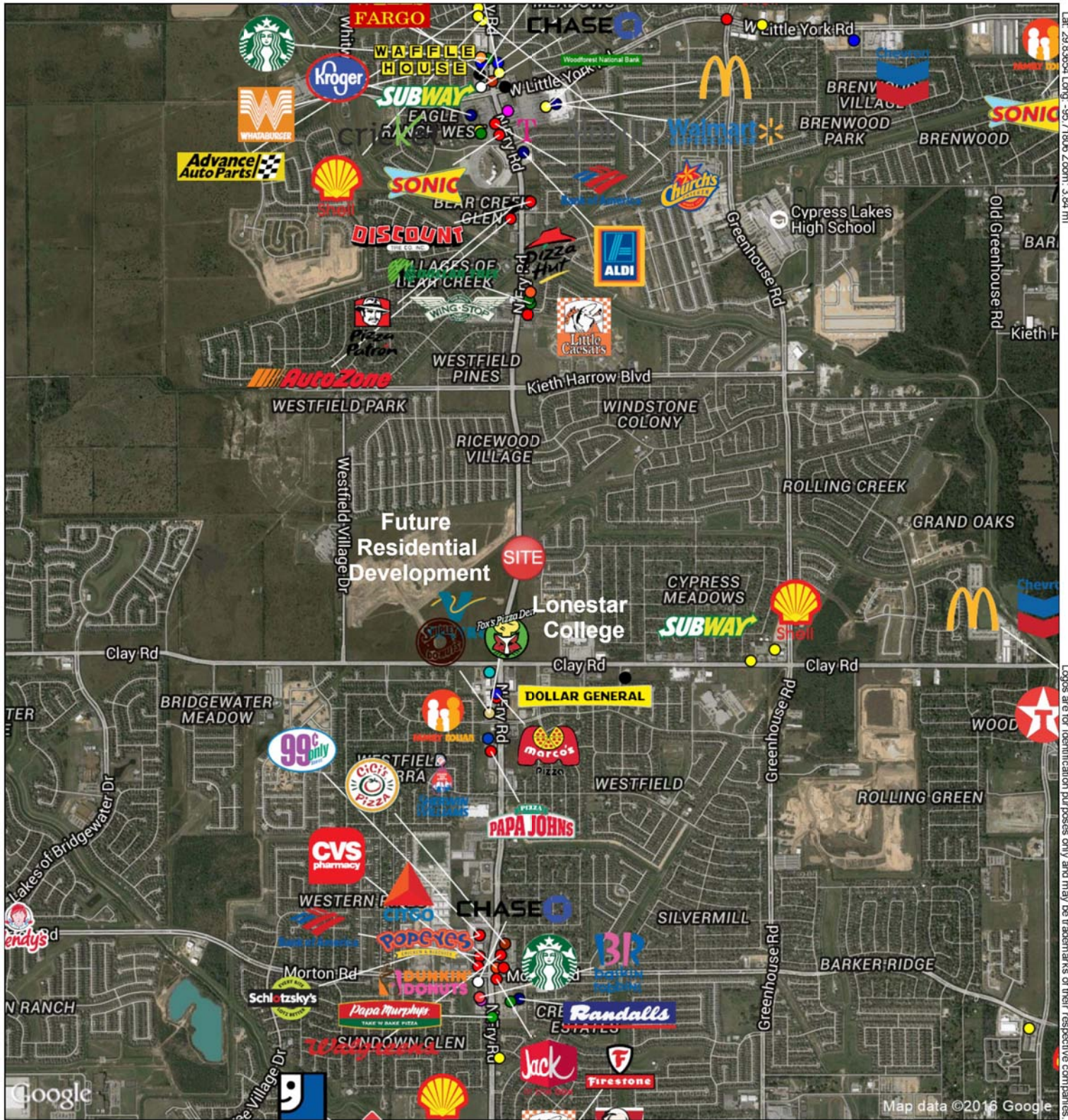
**Moseley Commercial**

REAL ESTATE

THIS OFFERING IS FOR INFORMATION ONLY

BLVD  
7, TX  
37.01  
HOUSTON  
TX 77002

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Lat: 29.83654 Long: -95.71806 Zoom: 3.84 m

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## N Fry Rd & Windstone Manor Blvd.

Katy, TX 77449



June 2016

Moseley Commercial Real Estate, Inc.

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty

# FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Moseley Commercial Real Estate, Inc.

Lat/Lon: 29.8368/-95.7184

RF1

## Windstone

### Katy, TX 77449

1 mi radius    3 mi radius    5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2016 Estimated Population	18,020	121,652	264,208
	2021 Projected Population	20,044	135,063	293,257
	2010 Census Population	16,673	109,044	234,923
	2000 Census Population	5,807	46,634	121,134
	Projected Annual Growth 2016 to 2021	2.2%	2.2%	2.2%
	Historical Annual Growth 2000 to 2016	13.1%	10.1%	7.4%
<b>HOUSEHOLDS</b>	2016 Estimated Households	5,402	37,374	84,800
	2021 Projected Households	5,857	40,536	92,008
	2010 Census Households	4,689	32,315	73,574
	2000 Census Households	1,778	14,973	39,642
	Projected Annual Growth 2016 to 2021	1.7%	1.7%	1.7%
	Historical Annual Growth 2000 to 2016	12.7%	9.4%	7.1%
<b>AGE</b>	2016 Est. Population Under 10 Years	17.3%	17.2%	16.8%
	2016 Est. Population 10 to 19 Years	17.4%	17.1%	16.6%
	2016 Est. Population 20 to 29 Years	12.3%	12.6%	13.0%
	2016 Est. Population 30 to 44 Years	24.9%	24.9%	24.3%
	2016 Est. Population 45 to 59 Years	17.2%	17.6%	18.2%
	2016 Est. Population 60 to 74 Years	8.2%	8.2%	8.7%
	2016 Est. Population 75 Years or Over	2.7%	2.3%	2.4%
	2016 Est. Median Age	30.9	31.0	31.7
<b>MARITAL STATUS &amp; GENDER</b>	2016 Est. Male Population	48.7%	48.7%	48.9%
	2016 Est. Female Population	51.3%	51.3%	51.1%
	2016 Est. Never Married	30.0%	30.3%	29.7%
	2016 Est. Now Married	54.3%	51.4%	50.9%
	2016 Est. Separated or Divorced	13.1%	14.8%	16.0%
	2016 Est. Widowed	2.5%	3.5%	3.5%
<b>INCOME</b>	2016 Est. HH Income \$200,000 or More	6.3%	5.9%	7.8%
	2016 Est. HH Income \$150,000 to \$199,999	8.2%	6.3%	7.0%
	2016 Est. HH Income \$100,000 to \$149,999	24.8%	19.4%	17.5%
	2016 Est. HH Income \$75,000 to \$99,999	18.0%	16.9%	15.0%
	2016 Est. HH Income \$50,000 to \$74,999	18.0%	17.7%	18.7%
	2016 Est. HH Income \$35,000 to \$49,999	9.5%	12.6%	12.7%
	2016 Est. HH Income \$25,000 to \$34,999	4.6%	7.9%	8.2%
	2016 Est. HH Income \$15,000 to \$24,999	6.9%	7.8%	7.4%
	2016 Est. HH Income Under \$15,000	3.8%	5.6%	5.6%
	2016 Est. Average Household Income	\$91,100	\$83,334	\$89,209
	2016 Est. Median Household Income	\$84,102	\$72,830	\$76,126
	2016 Est. Per Capita Income	\$27,310	\$25,603	\$28,637
	2016 Est. Total Businesses	260	2,018	6,180
2016 Est. Total Employees	1,626	16,220	54,672	

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RF1

Windstone		1 mi radius	3 mi radius	5 mi radius
Katy, TX 77449				
RACE	2016 Est. White	56.3%	55.6%	57.7%
	2016 Est. Black	16.1%	17.2%	15.6%
	2016 Est. Asian or Pacific Islander	7.3%	7.6%	8.4%
	2016 Est. American Indian or Alaska Native	0.6%	0.7%	0.6%
	2016 Est. Other Races	19.7%	18.9%	17.7%
HISPANIC	2016 Est. Hispanic Population	8,171	53,553	109,554
	2016 Est. Hispanic Population	45.3%	44.0%	41.5%
	2021 Proj. Hispanic Population	46.8%	45.4%	42.9%
	2010 Hispanic Population	48.4%	44.7%	41.3%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	10,760	72,725	160,153
	2016 Est. Elementary (Grade Level 0 to 8)	5.2%	6.6%	6.2%
	2016 Est. Some High School (Grade Level 9 to 11)	8.6%	7.7%	7.2%
	2016 Est. High School Graduate	24.9%	25.0%	24.0%
	2016 Est. Some College	25.9%	25.5%	24.4%
	2016 Est. Associate Degree Only	9.1%	8.4%	7.8%
	2016 Est. Bachelor Degree Only	18.5%	19.6%	21.4%
	2016 Est. Graduate Degree	7.8%	7.1%	8.9%
HOUSING	2016 Est. Total Housing Units	5,592	38,741	87,859
	2016 Est. Owner-Occupied	83.2%	77.5%	71.1%
	2016 Est. Renter-Occupied	13.4%	19.0%	25.4%
	2016 Est. Vacant Housing	3.4%	3.5%	3.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	24.9%	22.7%	20.7%
	2010 Homes Built 2000 to 2004	29.8%	23.6%	19.4%
	2010 Homes Built 1990 to 1999	12.7%	19.6%	18.2%
	2010 Homes Built 1980 to 1989	19.4%	18.5%	20.6%
	2010 Homes Built 1970 to 1979	6.2%	8.0%	13.2%
	2010 Homes Built 1960 to 1969	2.6%	2.8%	2.9%
	2010 Homes Built 1950 to 1959	2.3%	2.5%	2.6%
	2010 Homes Built Before 1949	2.2%	2.2%	2.4%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.3%	0.3%
	2010 Home Value \$500,000 to \$999,999	0.4%	0.5%	0.9%
	2010 Home Value \$400,000 to \$499,999	0.3%	0.9%	1.5%
	2010 Home Value \$300,000 to \$399,999	0.8%	1.2%	2.7%
	2010 Home Value \$200,000 to \$299,999	2.8%	5.6%	8.7%
	2010 Home Value \$150,000 to \$199,999	21.5%	21.1%	21.3%
	2010 Home Value \$100,000 to \$149,999	58.1%	49.2%	43.8%
	2010 Home Value \$50,000 to \$99,999	12.2%	17.3%	17.5%
	2010 Home Value \$25,000 to \$49,999	2.1%	2.0%	1.6%
	2010 Home Value Under \$25,000	1.5%	2.0%	1.6%
	2010 Median Home Value	\$130,922	\$130,142	\$140,646
	2010 Median Rent	\$992	\$943	\$889

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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>LABOR FORCE</b>	2016 Est. Labor Population Age 16 Years or Over	12,887	87,382	191,935
	2016 Est. Civilian Employed	73.4%	70.0%	69.2%
	2016 Est. Civilian Unemployed	2.9%	2.9%	2.7%
	2016 Est. in Armed Forces	0.1%	0.1%	0.1%
	2016 Est. not in Labor Force	23.6%	26.9%	28.0%
	2016 Labor Force Males	47.6%	47.8%	48.0%
	2016 Labor Force Females	52.4%	52.2%	52.0%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	7,840	50,326	110,770
	2010 Mgmt, Business, & Financial Operations	15.0%	16.1%	16.6%
	2010 Professional, Related	18.6%	19.8%	20.1%
	2010 Service	13.9%	15.3%	16.0%
	2010 Sales, Office	26.4%	27.0%	26.1%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	11.8%	10.4%	10.3%
	2010 Production, Transport, Material Moving	14.3%	11.3%	10.9%
	2010 White Collar Workers	60.0%	62.9%	62.8%
	2010 Blue Collar Workers	40.0%	37.1%	37.2%
	<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	83.9%	81.4%
2010 Drive to Work in Carpool		9.3%	11.6%	10.2%
2010 Travel to Work by Public Transportation		1.0%	1.3%	1.6%
2010 Drive to Work on Motorcycle		0.4%	0.3%	0.2%
2010 Walk or Bicycle to Work		1.5%	0.9%	1.2%
2010 Other Means		0.6%	0.6%	0.6%
2010 Work at Home		3.4%	4.0%	3.7%
<b>TRAVEL TIME</b>		2010 Travel to Work in 14 Minutes or Less	13.5%	13.4%
	2010 Travel to Work in 15 to 29 Minutes	27.0%	26.9%	27.7%
	2010 Travel to Work in 30 to 59 Minutes	42.1%	44.7%	43.6%
	2010 Travel to Work in 60 Minutes or More	17.4%	15.0%	14.1%
	2010 Average Travel Time to Work	32.0	31.3	30.5
<b>CONSUMER EXPENDITURE</b>	2016 Est. Total Household Expenditure	\$360 M	\$2.32 B	\$5.52 B
	2016 Est. Apparel	\$12.7 M	\$81.7 M	\$195 M
	2016 Est. Contributions, Gifts	\$25.1 M	\$159 M	\$390 M
	2016 Est. Education, Reading	\$14.7 M	\$92.1 M	\$225 M
	2016 Est. Entertainment	\$20.5 M	\$131 M	\$312 M
	2016 Est. Food, Beverages, Tobacco	\$54.4 M	\$354 M	\$834 M
	2016 Est. Furnishings, Equipment	\$12.7 M	\$80.9 M	\$193 M
	2016 Est. Health Care, Insurance	\$30.3 M	\$198 M	\$468 M
	2016 Est. Household Operations, Shelter, Utilities	\$111 M	\$718 M	\$1.70 B
	2016 Est. Miscellaneous Expenses	\$5.21 M	\$33.7 M	\$79.6 M
	2016 Est. Personal Care	\$4.65 M	\$30.1 M	\$71.4 M
	2016 Est. Transportation	\$68.7 M	\$444 M	\$1.04 B

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