

# For Lease | Katy Ranch Crossing

SEC I-10 West & Katy Fort Bend Rd, Katy, TX 77494



## Property Highlights

### Property Size:

- 20,000 SF for lease

### Property Features:

- SEC I-10 & Katy Fort Bend Rd
- Adjacent to Cinco Ranch, one of the fastest growing master planned communities in the nation
- Ideal for retail, restaurant, entertainment, service, medical or flex space users
- Communal grease trap in place

### Traffic Count:

- I-10 (Westbound & Eastbound): 289K VPD

Lease Rate: \$22 PSF plus \$6 NNN's

### Market Summary (5-mile):



285,255

2025 Population



150,698

2025 Total Employees



\$144,170

2025 Avg. Income



289K VPD

I-10 (Westbound & Eastbound)

### Area Traffic Generators:

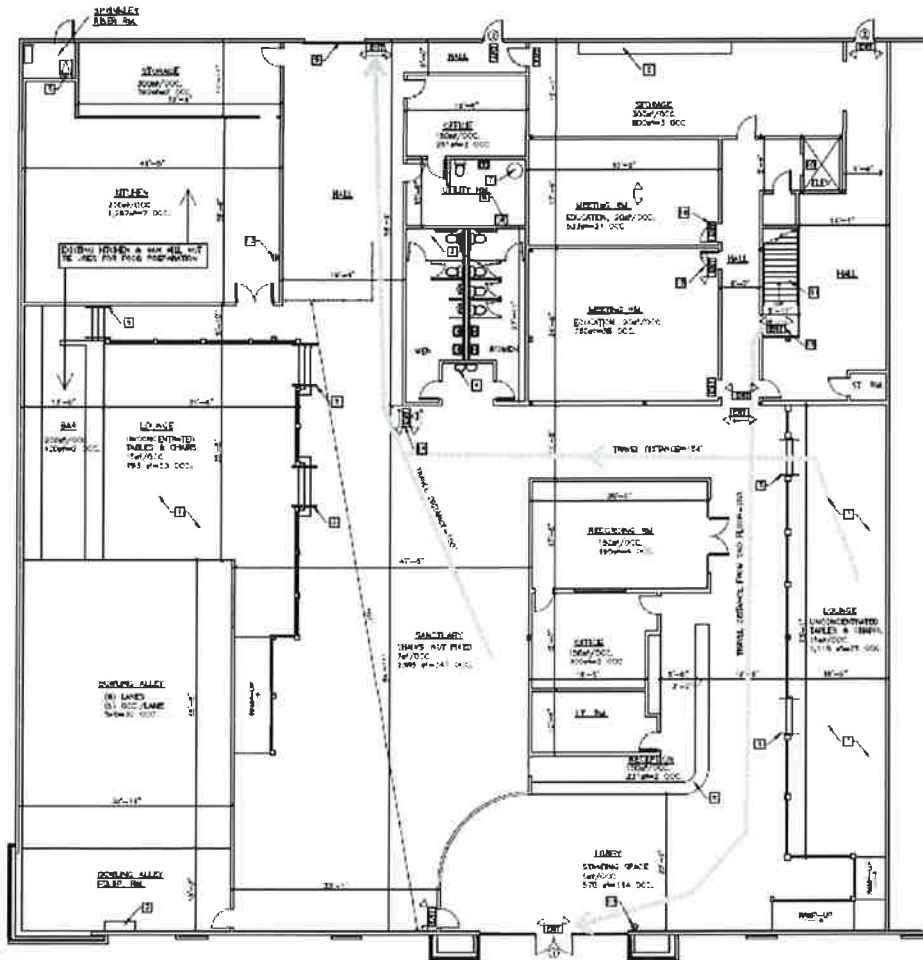


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Property Manager

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FLOOR PLAN  
SEE 10-102

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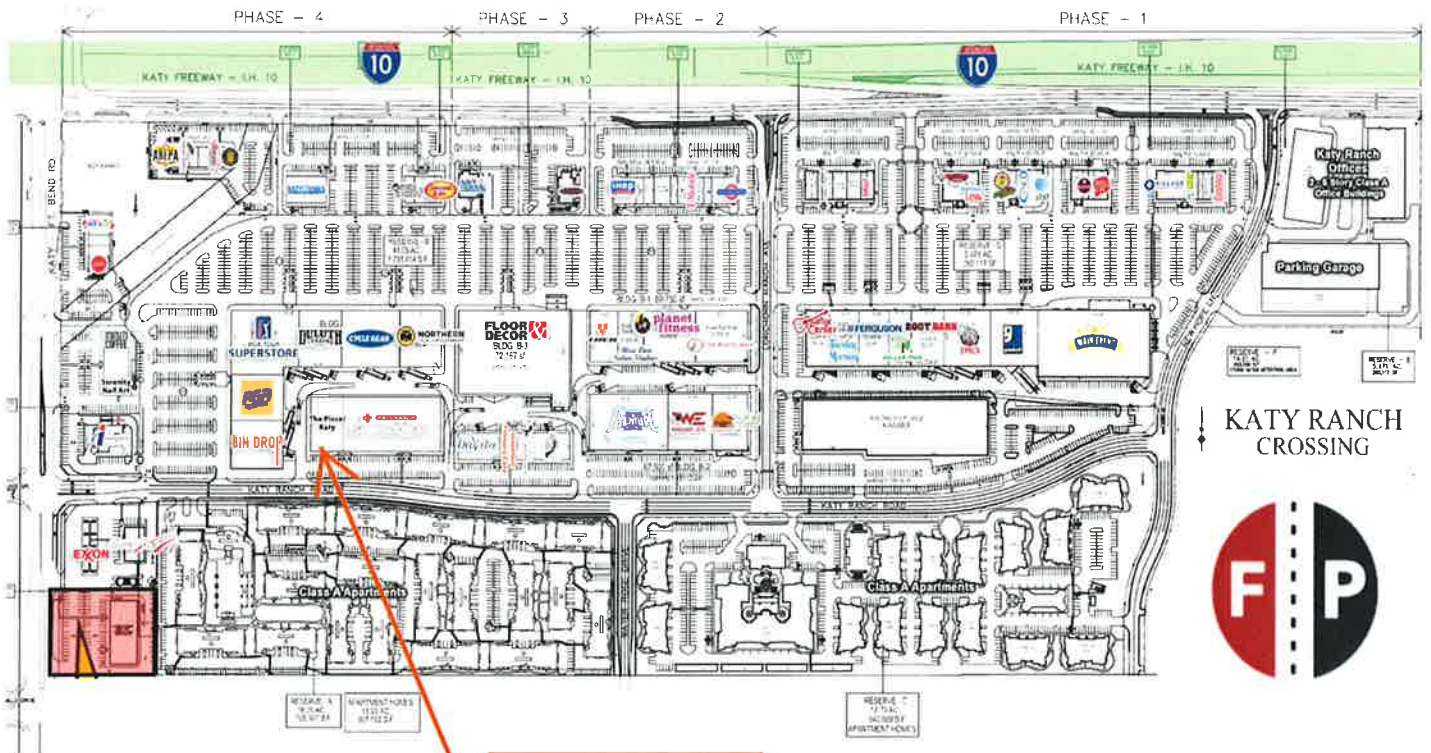
- Directly across from major traffic generators like Walmart Supercenter and Typhoon Texas Waterpark, drawing over 1 million visitors annually to the immediate area.
- Over 3,000 multifamily units within 3 miles, including luxury communities like Olympus Grand Crossing and Katy Ranch Apartments, supporting a dense, affluent residential base.
- Adjacent to Cinco Ranch, a master-planned community with ~19,000 residents and a median household income of \$158,000+, ranked among the best places to live in Texas for families and professionals.
- Strategic location near the Energy Corridor and Houston's westward expansion, with I-10 traffic at 289K VPD and Texas ranked #1 for growth in 2025 by U-Haul Index, ensuring sustained demand for retail and services.

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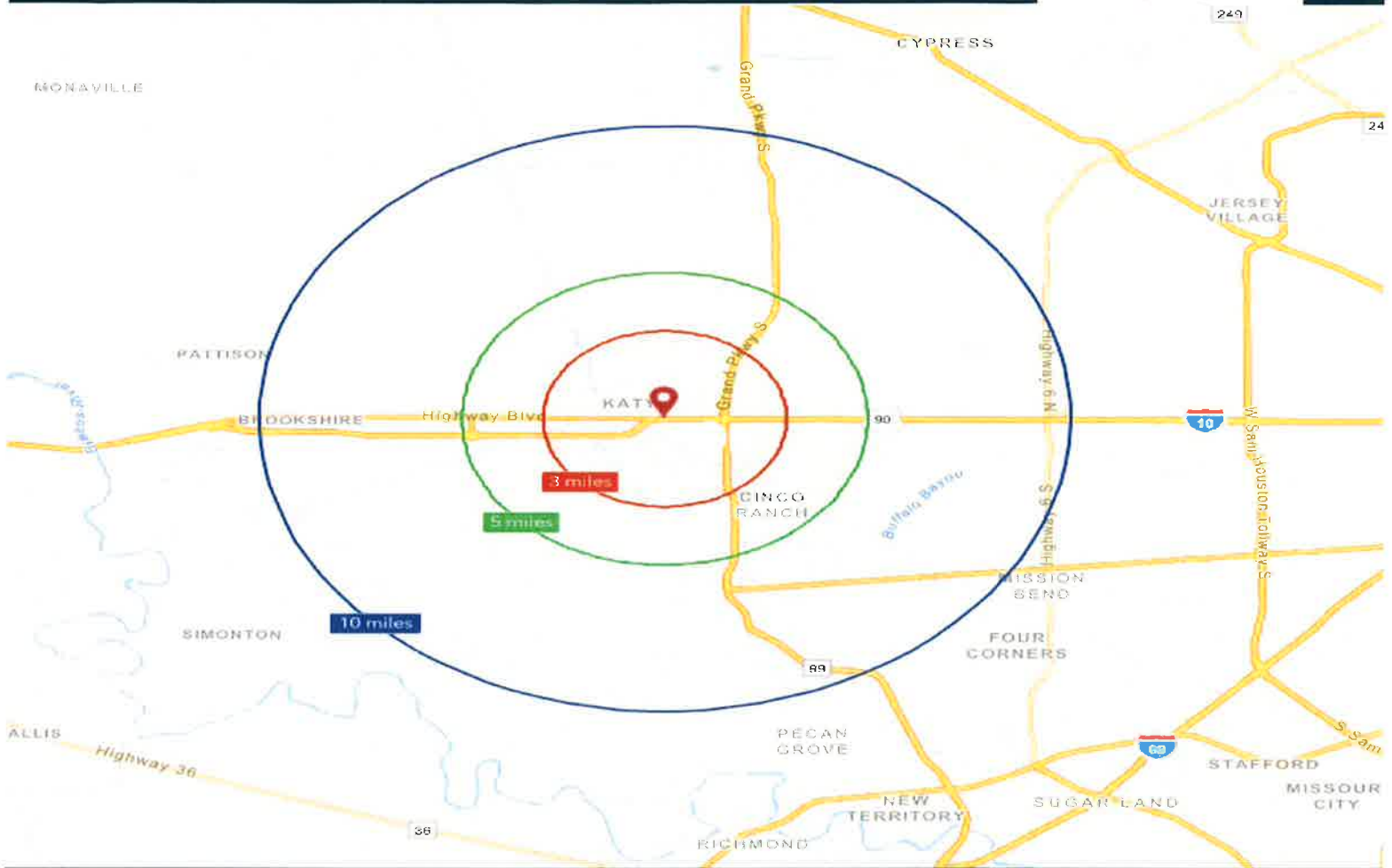
24984 Katy Ranch Road. For Lease

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	3 MILES	5 MILES	10 MILES
<b>Population</b>			
Estimated Population (2025)	105,205	285,255	774,094
<b>Households</b>			
Households (2025)	37,328	95,515	251,752
<b>Household Income</b>			
Estimated Average Household Income (2025)	\$146,284	\$153,772	\$139,231
<b>Daytime Employment</b>			
Total Workers	43,907	99,040	217,355
Total Residents	49,370	143,077	386,270

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