
PROPERTY

Marcel Plaza of Katy

A first class retail center located behind the Katy Mills Outlet Mall in an up and coming area with lots of traffic

ABOUT

- Location:
Westheimer Pkwy &
Saddlespur Ln,
Katy, TX 77494
- 81,886 SF
- 458 Parking Spaces



THE MARCEL GROUP

CONTACT US

broker

email leasing@themarcelgroup.com

office 281.363.1336

web themarcelgroup.com

The Marcel Group is an integrated commercial real estate firm specializing in development, construction, and property management.



DEMOGRAPHICS*

- Income
 - » Average Household Income = \$133,107
 - » Median Household Income = \$116,553
- Median Age = 34
- Traffic = 18,983 cars a day
- Population
 - » Number of Households = 69,705 in a 5 Mile Radius
 - » Population within a 5 Mile Radius = 214,668
 - » Percent Change Since 2000 = 448.8%
 - » Percent Change Since 2010 = 9.2%
 - » Population with Bachelors Degree = 15,405
 - » 20% Civilian Employment Industry is in Education/Health
 - » Percent of Population Employed = 67%

*Sources

<http://www.movoto.com/conroe-tx/77384/demographics/>
<http://www.point2homes.com/US/Neighborhood/TX/Fort-Bend-County/77494-Demographics.html>

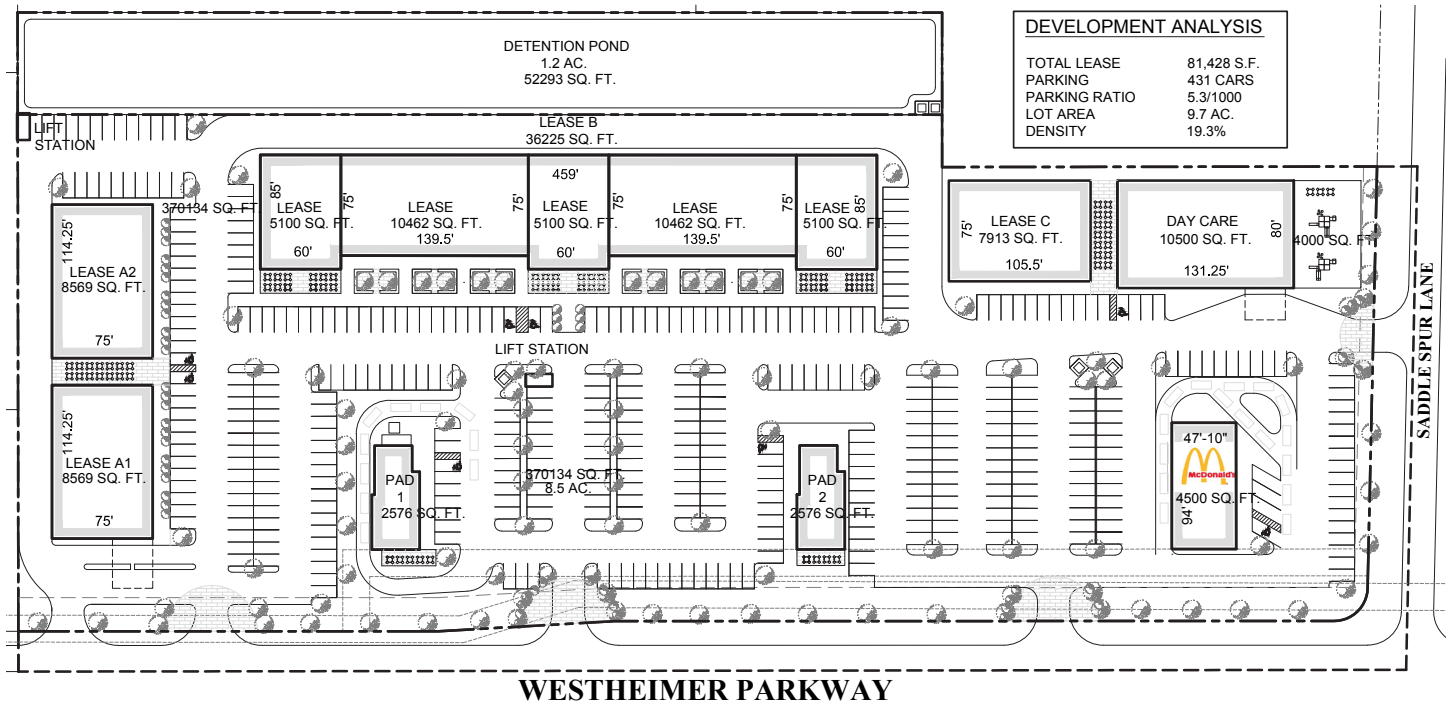


THE MARCEL GROUP

CONTACT US

broker
 email leasing@themarcelgroup.com
 office 281.363.1336
 web themarcelgroup.com

The Marcel Group is an integrated commercial real estate firm specializing in development, construction, and property management.



ADDITIONAL DETAILS

- Rental rates starting at \$25.80 PSF with aggressive Tenant Improvement Allowances and early sign-up incentives
- Highly sought area near Cinco Ranch
- Multiple pad sites
- Pedestrian friendly development



THE MARCEL GROUP

CONTACT US

broker

email leasing@themarcelgroup.com

office 281.363.1336

web themarcelgroup.com

The Marcel Group is an integrated commercial real estate firm specializing in development, construction, and property management.