

CINCO RANCH AT MARKET CENTER

KATY, TX



SIZE

97,761 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
11,565	130,400	303,372
Households		
4,021	42,561	98,283
Median HH Income (\$)		
155,094	123,436	120,704

MAJOR TENANT(S)

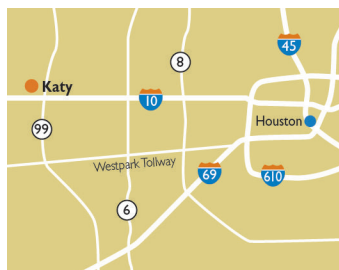
HomeGoods
Michaels
OfficeMax
Daiso
Target

LEASING CONTACT

Josh O'Toole
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MORE INFO

www.phillipsedison.com



LOCATION

23720 Westheimer Parkway | Katy, TX 77494

PROPERTY HIGHLIGHTS

- Anchored by HomeGoods and shadow-anchored by Target, OfficeMax and HomeGoods
- Other national tenants include Daiso, Sally Beauty Supply, Marco's Pizza, Michaels, Crumbl Cookies, Chipotle, Floyd's 99 Barbershop and Handels
- Located at the intersection of Grand Parkway (49,200 VPD) and Westheimer Parkway (25,600 VPD)
- Average Income within one mile of Cinco Ranch is greater than \$185,900



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
SHAD	Target	
0510	Mattress Firm	4,500 SF
0514	Michaels	21,322 SF
0518	HomeGoods	25,981 SF
0610	OfficeMax	17,970 SF
660A	Chipotle Mexican Grill	2,437 SF
660B	Handel's Ice Cream	1,945 SF
660C	Trophy Tea Cafe	1,256 SF
660D	Floyd 99 Barbershop	1,395 SF
702A	The Round Top Collections	2,500 SF
702C	MyEyeDr	2,000 SF
702E	Sally Beauty Supply	1,718 SF
702I	Daiso	6,000 SF
730A	Marco's Pizza	1,440 SF
730C	Which Wich	1,600 SF
730E	Priya's Salon	1,200 SF
730H	Happy YouYou Asian	1,280 SF
730K	Crumbl Cookies	1,450 SF
730L	Massage Envy	3,000 SF
730N	Urgent Care for Kids	1,800 SF
730P	Warhammer	1,200 SF
730T	Sweet Memory Nail Spa	2,800 SF
TOTAL SQ. FT.		97,761

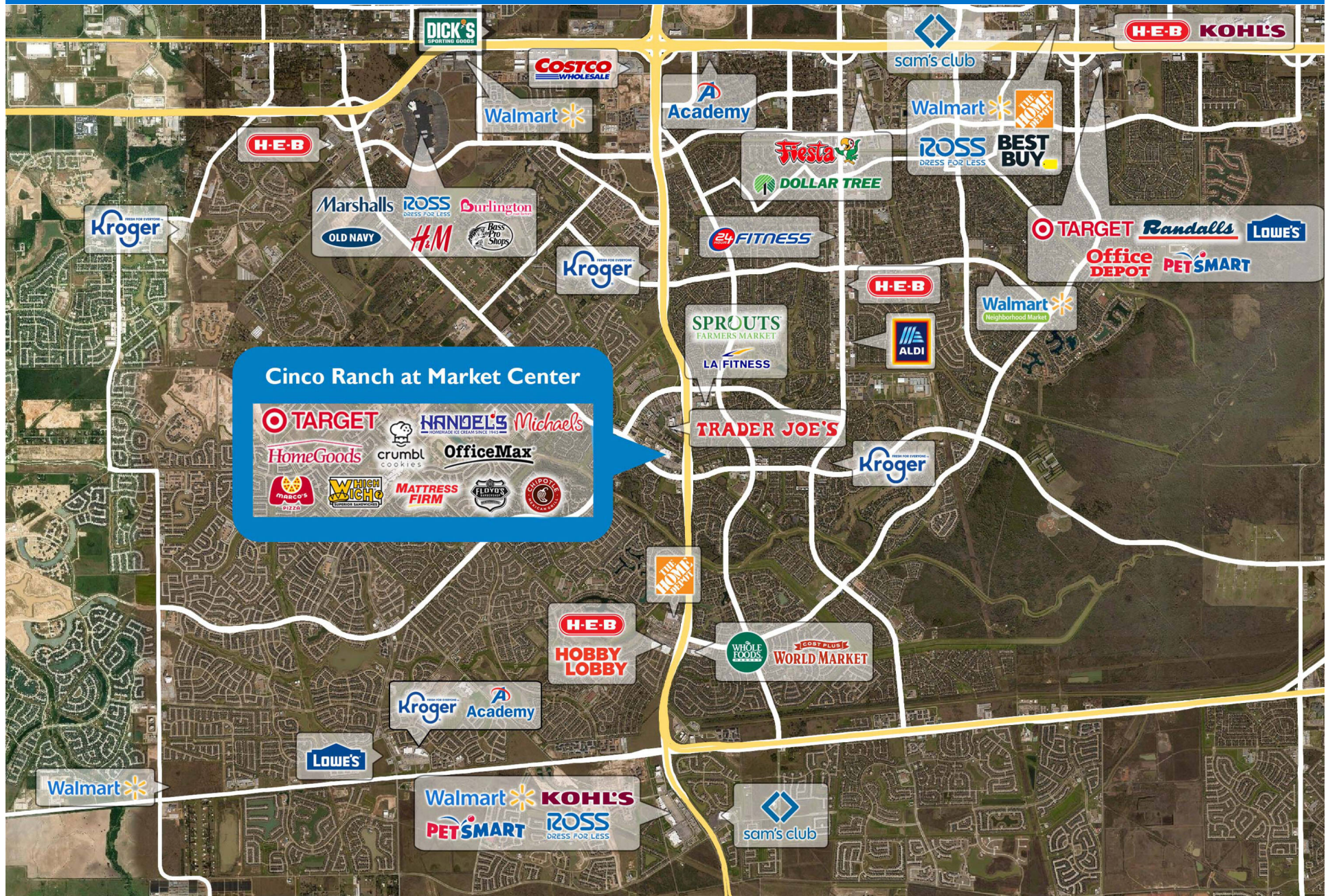
SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 29.735596

Longitude: -95.776342

Cinco Ranch at Market Center Katy, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	11,565	130,400	303,372
	2028 Projected Population	12,392	138,275	339,069
	2010 Census Population	9,514	93,670	174,082
	2000 Census Population	2,979	39,474	79,472
	1990 Census Population	46	15,674	43,719
	Historical Annual Growth 1990 to 2000	51.91%	9.68%	6.16%
	Historical Annual Growth 2000 to 2010	12.31%	9.03%	8.16%
	Estimated Annual Growth 2010 to 2023	1.43%	2.44%	4.12%
	Projected Annual Growth 2023 to 2028	1.39%	1.18%	2.25%
	Median Age	43.1	38.5	37.3
Households	Q4 2023 Estimated Households	4,021	42,561	98,283
	2028 Projected Households	4,319	45,141	109,904
	2010 Census Households	3,075	29,949	57,148
	2000 Census Households	856	12,483	25,368
	1990 Census Households	13	5,010	13,766
	Historical Annual Growth 1990 to 2000	52.15%	9.56%	6.30%
	Historical Annual Growth 2000 to 2010	13.65%	9.15%	8.46%
	Estimated Annual Growth 2010 to 2023	1.97%	2.59%	4.02%
	Projected Annual Growth 2023 to 2028	1.44%	1.18%	2.26%
	Population per Household	2.88	3.06	3.08
Population by Race	White	53.2%	45.7%	41.0%
	Black or African American	3.3%	7.0%	11.1%
	Asian & Pacific Islander	17.0%	19.2%	18.9%
	Other Races	5.5%	4.8%	4.7%
	Hispanic Population	21.0%	23.4%	24.3%
Income	Average Household Income	\$185,923	\$152,898	\$145,779
	Median Household Income	\$155,094	\$123,436	\$120,704
	Per Capita Income	\$64,647	\$49,937	\$47,308
Education (Age 25+)	Elementary	1.8%	2.2%	2.5%
	Some High School	0.2%	2.2%	2.7%
	High School Graduate	8.1%	11.0%	12.7%
	Some College	14.1%	16.2%	16.5%
	Associates Degree Only	4.7%	6.2%	7.2%
	Bachelors Degree Only	41.7%	38.7%	35.9%
	Graduate Degree	29.3%	23.6%	22.5%
Business	Number of Businesses	493	2,868	6,672
	Total Number of Employees	4,835	27,013	63,284
	Employees per Business	9.82	9.42	9.48
	Residential Population per Business	23.47	45.46	45.47

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