

# Demographic Detail Report

## Green Tree Shopping Center

231-515 S Fry Rd, Katy, TX 77450

Building Type: **General Retail**

Secondary: -

GLA: **146,918 SF**

Year Built: **1998**

Total Available: **1,200 SF**

% Leased: **100%**

Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2022 Projection	14,004		121,568		259,035	
2017 Estimate	12,779		111,211		232,342	
2010 Census	11,126		98,499		193,471	
Growth 2017 - 2022	9.59%		9.31%		11.49%	
Growth 2010 - 2017	14.86%		12.91%		20.09%	
<b>2017 Population by Age</b>						
	<b>12,779</b>		<b>111,211</b>		<b>232,342</b>	
Age 0 - 4	815	6.38%	7,742	6.96%	16,310	7.02%
Age 5 - 9	804	6.29%	7,817	7.03%	17,001	7.32%
Age 10 - 14	849	6.64%	8,182	7.36%	17,994	7.74%
Age 15 - 19	901	7.05%	8,346	7.50%	17,842	7.68%
Age 20 - 24	935	7.32%	8,406	7.56%	17,008	7.32%
Age 25 - 29	924	7.23%	8,257	7.42%	16,350	7.04%
Age 30 - 34	824	6.45%	7,621	6.85%	15,732	6.77%
Age 35 - 39	740	5.79%	7,209	6.48%	15,591	6.71%
Age 40 - 44	767	6.00%	7,472	6.72%	16,407	7.06%
Age 45 - 49	851	6.66%	7,682	6.91%	16,474	7.09%
Age 50 - 54	983	7.69%	7,940	7.14%	16,442	7.08%
Age 55 - 59	1,047	8.19%	7,708	6.93%	15,585	6.71%
Age 60 - 64	889	6.96%	6,287	5.65%	12,464	5.36%
Age 65 - 69	629	4.92%	4,450	4.00%	8,774	3.78%
Age 70 - 74	378	2.96%	2,716	2.44%	5,388	2.32%
Age 75 - 79	211	1.65%	1,552	1.40%	3,141	1.35%
Age 80 - 84	120	0.94%	930	0.84%	1,928	0.83%
Age 85+	113	0.88%	896	0.81%	1,913	0.82%
Age 65+	1,451	11.35%	10,544	9.48%	21,144	9.10%
<b>Median Age</b>	<b>37.30</b>		<b>34.50</b>		<b>34.30</b>	
<b>Average Age</b>	<b>37.30</b>		<b>35.30</b>		<b>34.90</b>	

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231-515 S Fry Rd, Katy, TX 77450

Radius	1 Mile	3 Mile	5 Mile
<b>2017 Population By Race</b>	<b>12,779</b>	<b>111,211</b>	<b>232,342</b>
White	9,744 76.25%	83,518 75.10%	174,052 74.91%
Black	953 7.46%	11,989 10.78%	25,860 11.13%
Am. Indian & Alaskan	86 0.67%	1,047 0.94%	2,026 0.87%
Asian	1,698 13.29%	12,002 10.79%	24,820 10.68%
Hawaiian & Pacific Island	11 0.09%	107 0.10%	285 0.12%
Other	286 2.24%	2,547 2.29%	5,299 2.28%
<b>Population by Hispanic Origin</b>	<b>12,779</b>	<b>111,211</b>	<b>232,342</b>
Non-Hispanic Origin	9,933 77.73%	75,767 68.13%	157,630 67.84%
Hispanic Origin	2,845 22.26%	35,443 31.87%	74,712 32.16%
<b>2017 Median Age, Male</b>	<b>35.70</b>	<b>33.10</b>	<b>33.10</b>
<b>2017 Average Age, Male</b>	<b>36.50</b>	<b>34.40</b>	<b>34.10</b>
<b>2017 Median Age, Female</b>	<b>38.70</b>	<b>35.90</b>	<b>35.50</b>
<b>2017 Average Age, Female</b>	<b>38.00</b>	<b>36.10</b>	<b>35.60</b>
<b>2017 Population by Occupation Classification</b>	<b>10,130</b>	<b>85,800</b>	<b>177,469</b>
Civilian Employed	6,838 67.50%	59,242 69.05%	122,863 69.23%
Civilian Unemployed	273 2.69%	2,689 3.13%	5,267 2.97%
Civilian Non-Labor Force	3,019 29.80%	23,812 27.75%	49,216 27.73%
Armed Forces	0 0.00%	57 0.07%	123 0.07%
<b>Households by Marital Status</b>			
Married	2,895	22,612	48,339
Married No Children	1,478	10,370	21,195
Married w/Children	1,417	12,242	27,144
<b>2017 Population by Education</b>	<b>8,926</b>	<b>75,700</b>	<b>155,801</b>
Some High School, No Diploma	507 5.68%	6,524 8.62%	13,207 8.48%
High School Grad (Incl Equivalency)	1,293 14.49%	13,942 18.42%	27,226 17.47%
Some College, No Degree	2,407 26.97%	22,543 29.78%	46,577 29.90%
Associate Degree	452 5.06%	4,982 6.58%	9,613 6.17%
Bachelor Degree	2,908 32.58%	19,611 25.91%	40,667 26.10%
Advanced Degree	1,359 15.23%	8,098 10.70%	18,511 11.88%

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231-515 S Fry Rd, Katy, TX 77450

Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	<b>13,197</b>		<b>112,163</b>		<b>233,041</b>	
Real Estate & Finance	431	3.27%	3,823	3.41%	8,849	3.80%
Professional & Management	4,949	37.50%	35,310	31.48%	73,651	31.60%
Public Administration	174	1.32%	1,628	1.45%	3,039	1.30%
Education & Health	1,373	10.40%	11,424	10.19%	23,675	10.16%
Services	772	5.85%	8,452	7.54%	16,430	7.05%
Information	86	0.65%	960	0.86%	1,888	0.81%
Sales	1,722	13.05%	16,506	14.72%	33,137	14.22%
Transportation	199	1.51%	1,251	1.12%	3,017	1.29%
Retail	848	6.43%	7,926	7.07%	14,874	6.38%
Wholesale	300	2.27%	2,183	1.95%	5,813	2.49%
Manufacturing	703	5.33%	5,609	5.00%	12,389	5.32%
Production	362	2.74%	4,262	3.80%	9,398	4.03%
Construction	354	2.68%	3,598	3.21%	7,496	3.22%
Utilities	154	1.17%	2,809	2.50%	6,147	2.64%
Agriculture & Mining	518	3.93%	3,040	2.71%	6,968	2.99%
Farming, Fishing, Forestry	0	0.00%	88	0.08%	103	0.04%
Other Services	252	1.91%	3,294	2.94%	6,167	2.65%
<b>2017 Worker Travel Time to Job</b>	<b>6,629</b>		<b>56,943</b>		<b>117,794</b>	
<30 Minutes	3,523	53.15%	26,515	46.56%	52,523	44.59%
30-60 Minutes	2,465	37.19%	23,768	41.74%	50,693	43.04%
60+ Minutes	641	9.67%	6,660	11.70%	14,578	12.38%
<b>2010 Households by HH Size</b>	<b>4,058</b>		<b>33,253</b>		<b>64,208</b>	
1-Person Households	796	19.62%	6,115	18.39%	11,054	17.22%
2-Person Households	1,311	32.31%	9,363	28.16%	17,863	27.82%
3-Person Households	804	19.81%	6,425	19.32%	12,300	19.16%
4-Person Households	706	17.40%	6,118	18.40%	12,540	19.53%
5-Person Households	288	7.10%	3,126	9.40%	6,286	9.79%
6-Person Households	99	2.44%	1,269	3.82%	2,541	3.96%
7 or more Person Households	54	1.33%	837	2.52%	1,624	2.53%
<b>2017 Average Household Size</b>	<b>2.70</b>		<b>2.90</b>		<b>3.00</b>	
<b>Households</b>						
2022 Projection	5,144		41,602		86,788	
2017 Estimate	4,689		37,978		77,762	
2010 Census	4,059		33,254		64,209	
Growth 2017 - 2022	9.70%		9.54%		11.61%	
Growth 2010 - 2017	15.52%		14.21%		21.11%	

# Demographic Detail Report

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231-515 S Fry Rd, Katy, TX 77450

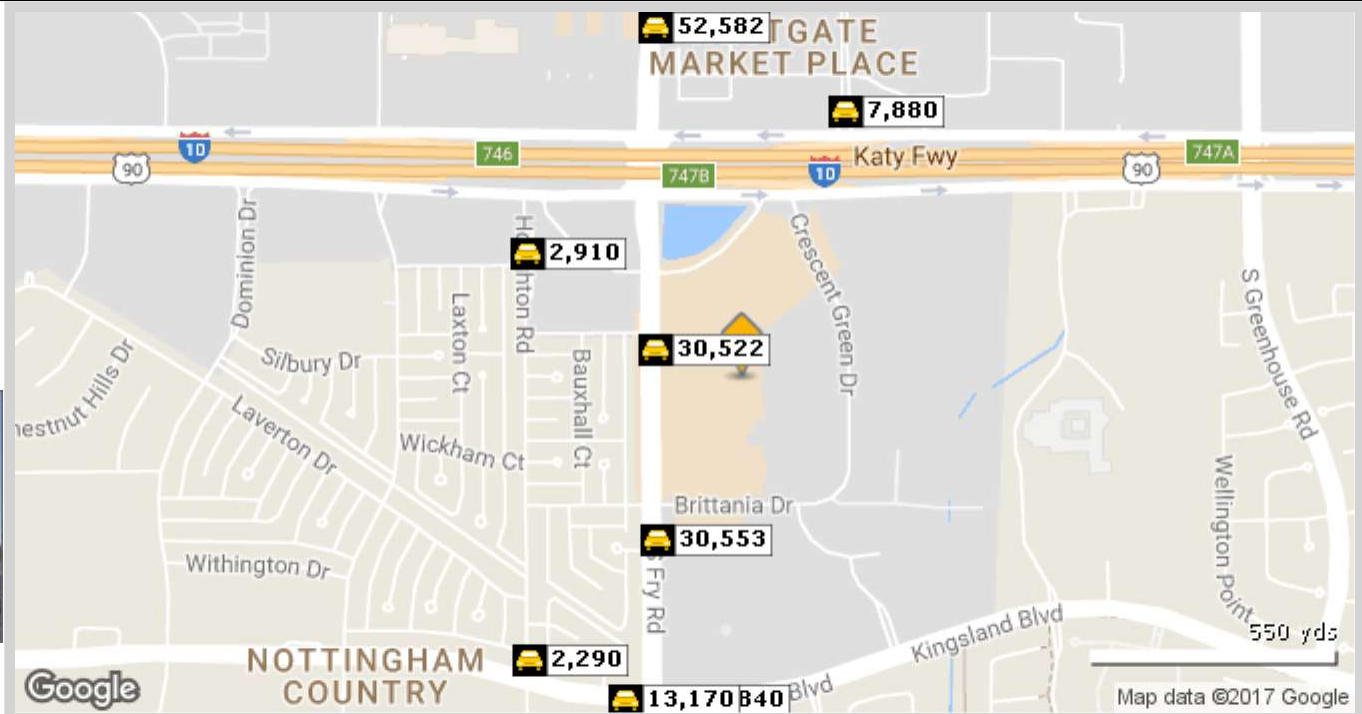
Radius	1 Mile	3 Mile	5 Mile
<b>2017 Households by HH Income</b>	<b>4,689</b>	<b>37,977</b>	<b>77,761</b>
<\$25,000	494 10.54%	3,867 10.18%	7,139 9.18%
\$25,000 - \$50,000	797 17.00%	7,346 19.34%	12,753 16.40%
\$50,000 - \$75,000	654 13.95%	6,236 16.42%	12,571 16.17%
\$75,000 - \$100,000	516 11.00%	5,685 14.97%	11,365 14.62%
\$100,000 - \$125,000	489 10.43%	4,460 11.74%	10,051 12.93%
\$125,000 - \$150,000	229 4.88%	2,461 6.48%	6,053 7.78%
\$150,000 - \$200,000	461 9.83%	3,147 8.29%	7,643 9.83%
\$200,000+	1,049 22.37%	4,775 12.57%	10,186 13.10%
<b>2017 Avg Household Income</b>	<b>\$131,289</b>	<b>\$107,912</b>	<b>\$113,653</b>
<b>2017 Med Household Income</b>	<b>\$94,355</b>	<b>\$81,770</b>	<b>\$89,116</b>
<b>2017 Occupied Housing</b>	<b>4,689</b>	<b>37,978</b>	<b>77,762</b>
Owner Occupied	3,057 65.20%	26,004 68.47%	56,515 72.68%
Renter Occupied	1,632 34.80%	11,974 31.53%	21,247 27.32%
<b>2010 Housing Units</b>	<b>4,830</b>	<b>38,999</b>	<b>79,202</b>
1 Unit	3,330 68.94%	30,060 77.08%	63,611 80.31%
2 - 4 Units	76 1.57%	636 1.63%	1,002 1.27%
5 - 19 Units	724 14.99%	4,327 11.10%	7,282 9.19%
20+ Units	700 14.49%	3,976 10.20%	7,307 9.23%
<b>2017 Housing Value</b>	<b>3,057</b>	<b>26,006</b>	<b>56,513</b>
<\$100,000	229 7.49%	2,955 11.36%	5,361 9.49%
\$100,000 - \$200,000	656 21.46%	13,785 53.01%	28,152 49.82%
\$200,000 - \$300,000	987 32.29%	4,672 17.97%	11,013 19.49%
\$300,000 - \$400,000	535 17.50%	1,917 7.37%	5,745 10.17%
\$400,000 - \$500,000	304 9.94%	866 3.33%	2,817 4.98%
\$500,000 - \$1,000,000	242 7.92%	1,179 4.53%	2,499 4.42%
\$1,000,000+	104 3.40%	632 2.43%	926 1.64%
<b>2017 Median Home Value</b>	<b>\$265,197</b>	<b>\$172,890</b>	<b>\$181,327</b>
<b>2017 Housing Units by Yr Built</b>	<b>4,839</b>	<b>39,329</b>	<b>80,252</b>
Built 2010+	562 11.61%	4,304 10.94%	12,752 15.89%
Built 2000 - 2010	1,069 22.09%	11,875 30.19%	27,816 34.66%
Built 1990 - 1999	1,261 26.06%	8,433 21.44%	17,421 21.71%
Built 1980 - 1989	1,190 24.59%	8,998 22.88%	14,022 17.47%
Built 1970 - 1979	714 14.76%	5,356 13.62%	7,611 9.48%
Built 1960 - 1969	27 0.56%	295 0.75%	443 0.55%
Built 1950 - 1959	4 0.08%	14 0.04%	94 0.12%
Built <1949	12 0.25%	54 0.14%	93 0.12%
<b>2017 Median Year Built</b>	<b>1993</b>	<b>1995</b>	<b>1999</b>

# Traffic Count Report

## Green Tree Shopping Center

231-515 S Fry Rd, Katy, TX 77450

Building Type: **General Retail**  
 Secondary: -  
 GLA: **146,918 SF**  
 Year Built: **1998**  
 Total Available: **1,200 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Fry Rd	Yorkway Dr	0.02 N	2016	30,522	MPSI	.12
2	S Fry Rd	Sorney Ct	0.01 S	2016	30,553	MPSI	.23
3	Houghton Rd	Braidwood Dr	0.02 S	2016	2,910	MPSI	.32
4	Fox Lake Dr	Katy Fwy	0.05 S	2014	4,652	MPSI	.37
5	Foxlake Dr		0.00	2016	7,880	MPSI	.37
6	Kingsland Blvd	S Fry Rd	0.02 W	2016	11,840	MPSI	.42
7	Kingsland Blvd	S Fry Rd	0.03 E	2016	13,170	MPSI	.44
8	Houghton Rd	Kingsland Blvd	0.03 S	2016	2,290	MPSI	.45
9	Fry Rd	N Fry Rd	0.14 S	2010	32,384	MPSI	.47
10	Fry Rd	Park Row	0.16 N	2016	52,582	MPSI	.47