

RESTAURANT AVAILABLE

1025 S. MASON ROAD, KATY, TEXAS 77450

MOSELEY | COMMERCIAL
REAL ESTATE



www.mcrehouston.com
(713) 522-4646

4,900 SF
FOR LEASE

PROPERTY INFORMATION

MOSELEY

COMMERCIAL
REAL ESTATE

TRAFFIC COUNTS	CPD
MASON ROAD NORTH OF PARK TREE LANE	37,878
MASON ROAD SOUTH OF PARK TREE LANE	32,636
PARK TREE LANE	2,811

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	21,590	122,540	285,047
AVG. HH INCOME	\$95,583	\$123,604	\$121,371
DAYTIME POPULATION	7,085	42,975	80,115
HOUSEHOLD	7,882	43,284	94,715

LOCATION

1025 S. MASON ROAD
KATY, TEXAS 77450



PROPERTY NOTES

- 4,900 SF END CAP RESTAURANT SPACE
- 5 MINUTES TO (I-10) KATY FREEWAY
- LARGE PYLON ON S. MASON
- EXCELLENT INGRESS & EGRESS
- AFFLUENT MARKET

NEIGHBORS



MOSELEY

COMMERCIAL
REAL ESTATE

S. MASON ROAD

PARK TREE LANE

SAFFRON KABOB HOUSE

Bella Dental
Smile Makeover

4,900 SF

SUITE	TENANT	SF
120	NEW SAFFRON KABOB	2,015
110	BELLA DENTAL	6,759
105	PUSH FITNESS	2,300
101	AVAILABLE	4,900

EMAIL US

TODD MOSELEY

TODD@MCREHOUSTON.COM

KAYLA HOLLEY

KAYLA@MCREHOUSTON.COM

CALL US

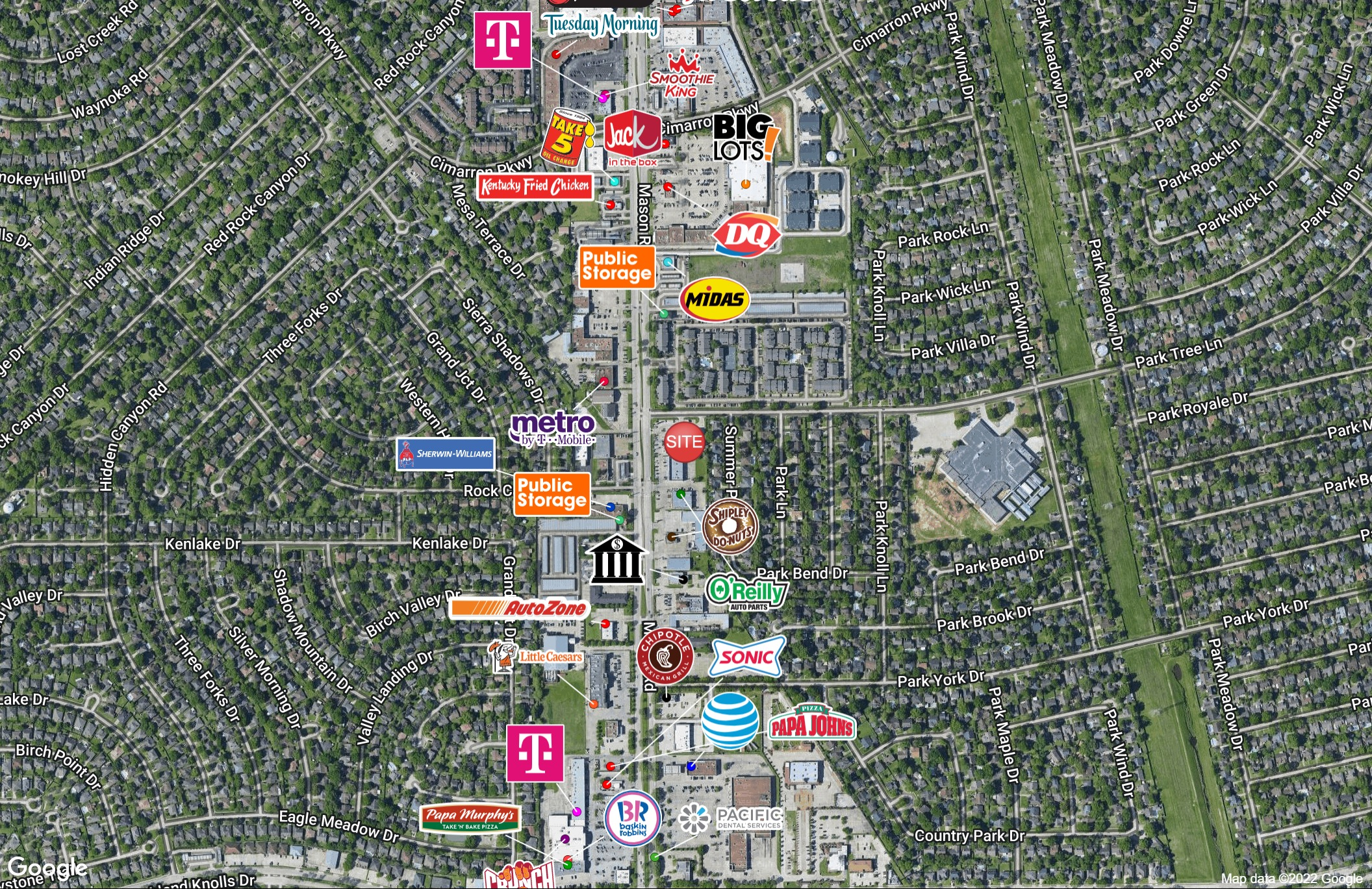
713-522-4646

VISIT US

WWW.MCREHOUSTON.COM

FOLLOW US





1025 Mason Rd

Katy, TX 77450

MOSELEY
COMMERCIAL REAL ESTATE

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7651/-95.7509

1025 Mason Rd Katy, TX 77450	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	21,590	122,540	285,047
2026 Projected Population	21,957	130,368	310,933
2020 Census Population	21,353	126,501	312,202
2010 Census Population	19,532	101,909	218,209
Projected Annual Growth 2021 to 2026	0.3%	1.3%	1.8%
Historical Annual Growth 2010 to 2021	1.0%	1.8%	2.8%
Households			
2021 Estimated Households	7,882	43,284	94,715
2026 Projected Households	8,195	46,693	104,200
2020 Census Households	7,712	43,961	102,693
2010 Census Households	6,922	34,493	70,974
Projected Annual Growth 2021 to 2026	0.8%	1.6%	2.0%
Historical Annual Growth 2010 to 2021	0.2%	-0.1%	-0.7%
Age			
2021 Est. Population Under 10 Years	12.6%	13.7%	14.8%
2021 Est. Population 10 to 19 Years	15.1%	16.1%	16.4%
2021 Est. Population 20 to 29 Years	12.4%	11.5%	11.3%
2021 Est. Population 30 to 44 Years	21.8%	21.8%	23.2%
2021 Est. Population 45 to 59 Years	19.9%	20.5%	19.3%
2021 Est. Population 60 to 74 Years	13.7%	12.4%	11.5%
2021 Est. Population 75 Years or Over	4.5%	4.1%	3.6%
2021 Est. Median Age	36.1	36.0	34.7
Marital Status & Gender			
2021 Est. Male Population	48.8%	48.6%	48.8%
2021 Est. Female Population	51.2%	51.4%	51.2%
2021 Est. Never Married	26.8%	27.2%	26.2%
2021 Est. Now Married	51.1%	55.7%	57.1%
2021 Est. Separated or Divorced	16.1%	13.0%	13.0%
2021 Est. Widowed	6.0%	4.2%	3.7%
Income			
2021 Est. HH Income \$200,000 or More	8.3%	16.9%	16.4%
2021 Est. HH Income \$150,000 to \$199,999	7.4%	9.1%	10.1%
2021 Est. HH Income \$100,000 to \$149,999	18.3%	18.5%	20.0%
2021 Est. HH Income \$75,000 to \$99,999	16.1%	14.8%	14.3%
2021 Est. HH Income \$50,000 to \$74,999	21.2%	16.6%	16.6%
2021 Est. HH Income \$35,000 to \$49,999	10.9%	8.9%	8.4%
2021 Est. HH Income \$25,000 to \$34,999	7.8%	5.7%	5.6%
2021 Est. HH Income \$15,000 to \$24,999	4.8%	4.2%	4.0%
2021 Est. HH Income Under \$15,000	5.2%	5.3%	4.6%
2021 Est. Average Household Income	\$95,583	\$123,604	\$121,371
2021 Est. Median Household Income	\$75,575	\$100,222	\$102,180
2021 Est. Per Capita Income	\$34,902	\$43,682	\$40,347
2021 Est. Total Businesses	1,171	5,645	10,573
2021 Est. Total Employees	7,085	42,975	80,115

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 29.7651/-95.7509

1025 Mason Rd Katy, TX 77450	1 mi radius	3 mi radius	5 mi radius
Race			
2021 Est. White	55.3%	51.5%	46.9%
2021 Est. Black	8.6%	9.7%	11.4%
2021 Est. Asian or Pacific Islander	8.4%	12.5%	13.7%
2021 Est. American Indian or Alaska Native	0.6%	0.6%	0.7%
2021 Est. Other Races	27.0%	25.6%	27.4%
Hispanic			
2021 Est. Hispanic Population	6,392	33,981	86,988
2021 Est. Hispanic Population	29.6%	27.7%	30.5%
2026 Proj. Hispanic Population	30.5%	28.2%	30.5%
2020 Hispanic Population	32.6%	35.6%	42.8%
Education (Adults 25 & Older)			
2021 Est. Adult Population (25 Years or Over)	14,299	79,208	180,685
2021 Est. Elementary (Grade Level 0 to 8)	4.8%	2.8%	3.2%
2021 Est. Some High School (Grade Level 9 to 11)	4.9%	3.1%	3.9%
2021 Est. High School Graduate	19.3%	15.7%	17.0%
2021 Est. Some College	24.0%	22.2%	21.1%
2021 Est. Associate Degree Only	7.6%	8.1%	8.9%
2021 Est. Bachelor Degree Only	25.1%	30.9%	28.8%
2021 Est. Graduate Degree	14.4%	17.2%	17.1%
Housing			
2021 Est. Total Housing Units	7,996	44,786	97,994
2021 Est. Owner-Occupied	62.9%	58.9%	66.1%
2021 Est. Renter-Occupied	35.7%	37.8%	30.6%
2021 Est. Vacant Housing	1.4%	3.4%	3.3%
Homes Built by Year			
2021 Homes Built 2010 or later	6.8%	17.5%	22.2%
2021 Homes Built 2000 to 2009	14.0%	21.9%	27.5%
2021 Homes Built 1990 to 1999	18.7%	22.8%	20.3%
2021 Homes Built 1980 to 1989	26.2%	18.1%	14.3%
2021 Homes Built 1970 to 1979	27.3%	12.4%	8.7%
2021 Homes Built 1960 to 1969	2.7%	2.0%	1.7%
2021 Homes Built 1950 to 1959	0.9%	0.8%	1.0%
2021 Homes Built Before 1949	2.0%	1.2%	1.0%
Home Values			
2021 Home Value \$1,000,000 or More	0.5%	1.0%	0.9%
2021 Home Value \$500,000 to \$999,999	3.1%	8.9%	8.5%
2021 Home Value \$400,000 to \$499,999	2.5%	9.5%	8.9%
2021 Home Value \$300,000 to \$399,999	7.1%	18.7%	17.1%
2021 Home Value \$200,000 to \$299,999	34.2%	34.4%	32.6%
2021 Home Value \$150,000 to \$199,999	33.7%	16.5%	19.4%
2021 Home Value \$100,000 to \$149,999	13.3%	7.6%	8.3%
2021 Home Value \$50,000 to \$99,999	2.7%	2.2%	2.3%
2021 Home Value \$25,000 to \$49,999	0.5%	0.4%	0.8%
2021 Home Value Under \$25,000	2.4%	0.9%	1.1%
2021 Median Home Value	\$205,671	\$281,613	\$270,322
2021 Median Rent	\$1,162	\$1,178	\$1,225

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

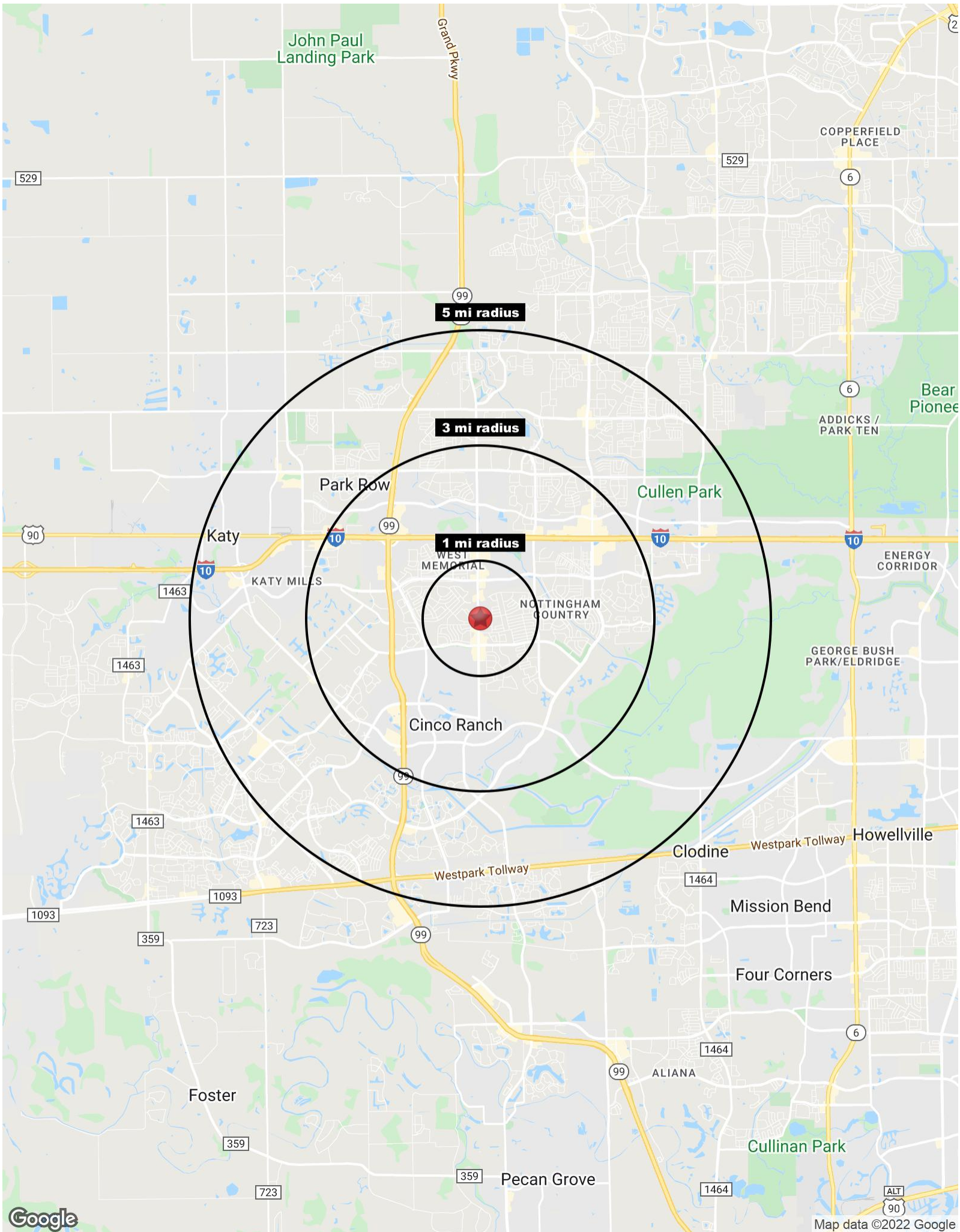


Lat/Lon: 29.7651/-95.7509

1025 Mason Rd Katy, TX 77450	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2021 Est. Labor Population Age 16 Years or Over	16,863	93,473	213,123
2021 Est. Civilian Employed	61.3%	61.7%	63.2%
2021 Est. Civilian Unemployed	5.4%	4.9%	5.0%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	33.3%	33.3%	31.8%
2021 Labor Force Males	47.9%	47.9%	48.1%
2021 Labor Force Females	52.1%	52.1%	51.9%
Occupation			
2021 Occupation: Population Age 16 Years or Over	10,338	57,662	134,589
2021 Mgmt, Business, & Financial Operations	16.8%	20.0%	20.2%
2021 Professional, Related	28.2%	30.4%	30.2%
2021 Service	14.7%	13.5%	13.8%
2021 Sales, Office	22.0%	20.8%	20.1%
2021 Farming, Fishing, Forestry	0.5%	0.1%	-
2021 Construction, Extraction, Maintenance	7.4%	5.9%	6.0%
2021 Production, Transport, Material Moving	10.4%	9.3%	9.7%
2021 White Collar Workers	67.0%	71.2%	70.5%
2021 Blue Collar Workers	33.0%	28.8%	29.5%
Transportation to Work			
2021 Drive to Work Alone	78.4%	80.8%	81.0%
2021 Drive to Work in Carpool	13.8%	9.0%	9.0%
2021 Travel to Work by Public Transportation	1.6%	1.8%	2.0%
2021 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
2021 Walk or Bicycle to Work	0.9%	1.0%	0.8%
2021 Other Means	0.6%	0.7%	0.6%
2021 Work at Home	4.5%	6.5%	6.5%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	25.2%	20.0%	16.7%
2021 Travel to Work in 15 to 29 Minutes	24.3%	25.4%	25.3%
2021 Travel to Work in 30 to 59 Minutes	37.1%	39.9%	41.8%
2021 Travel to Work in 60 Minutes or More	13.4%	14.7%	16.3%
2021 Average Travel Time to Work	28.0	30.1	31.8
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$536.91 M	\$3.54 B	\$7.64 B
2021 Est. Apparel	\$19.06 M	\$127.85 M	\$276.33 M
2021 Est. Contributions, Gifts	\$30.68 M	\$215.35 M	\$461.91 M
2021 Est. Education, Reading	\$17.34 M	\$126.78 M	\$272.74 M
2021 Est. Entertainment	\$30.48 M	\$204.54 M	\$442.35 M
2021 Est. Food, Beverages, Tobacco	\$82.36 M	\$534.22 M	\$1.15 B
2021 Est. Furnishings, Equipment	\$18.92 M	\$126.34 M	\$273.18 M
2021 Est. Health Care, Insurance	\$48.8 M	\$313.77 M	\$677.23 M
2021 Est. Household Operations, Shelter, Utilities	\$173.34 M	\$1.13 B	\$2.44 B
2021 Est. Miscellaneous Expenses	\$10.13 M	\$67.04 M	\$144.59 M
2021 Est. Personal Care	\$7.2 M	\$47.37 M	\$102.24 M
2021 Est. Transportation	\$98.58 M	\$641.88 M	\$1.39 B

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RF1

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





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Moseley Commercial Real Estate, Inc.	0534557	bea@mcrehouston.com	713-522-4646
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Beatrice Naranjo	445237	bea@mcrehouston.com	713-522-4646
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date