



FinialGroup

# ±1,900 SF - ±4,200 SF For Lease in Parks Plaza

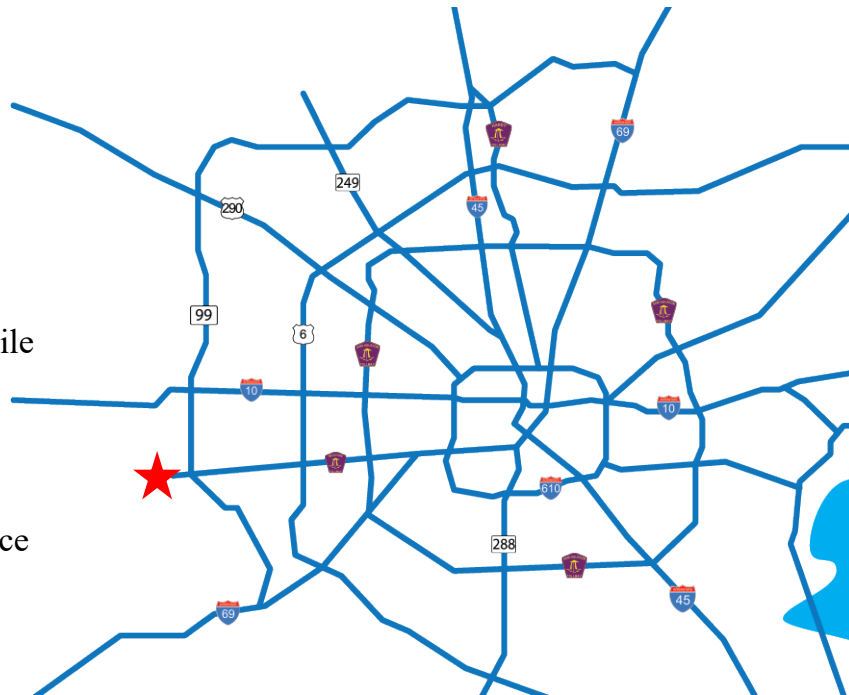
6734 Westheimer Lakes North Drive, Katy, Texas 77494



## Property Features:

- ±1,900 SF - ±4,200 SF For Lease
- Abundant Parking (5:1,000 SF)
- Direct Access to FM 1093
- Close proximity to Westpark Tollway, Grand Pkwy & FM 723
- Well Maintained Shopping Center
- Average Household Income of \$166,650 (5 Mile Radius)
- Projected Population Growth Rate of 22.99% from 2018-2023 (3 Mile Radius)
- Suite 105 is a 2<sup>nd</sup> Generation Medical/Vet Space
- **\$24/SF NNN**

## Location:



## Contact

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 (713) 422-2097  
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John Buckley  
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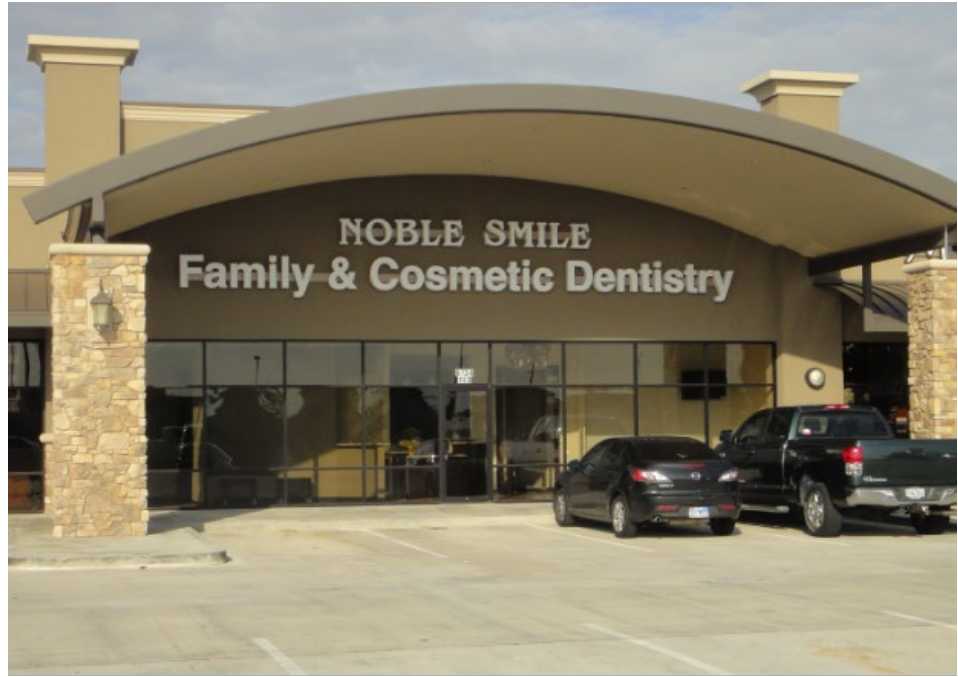
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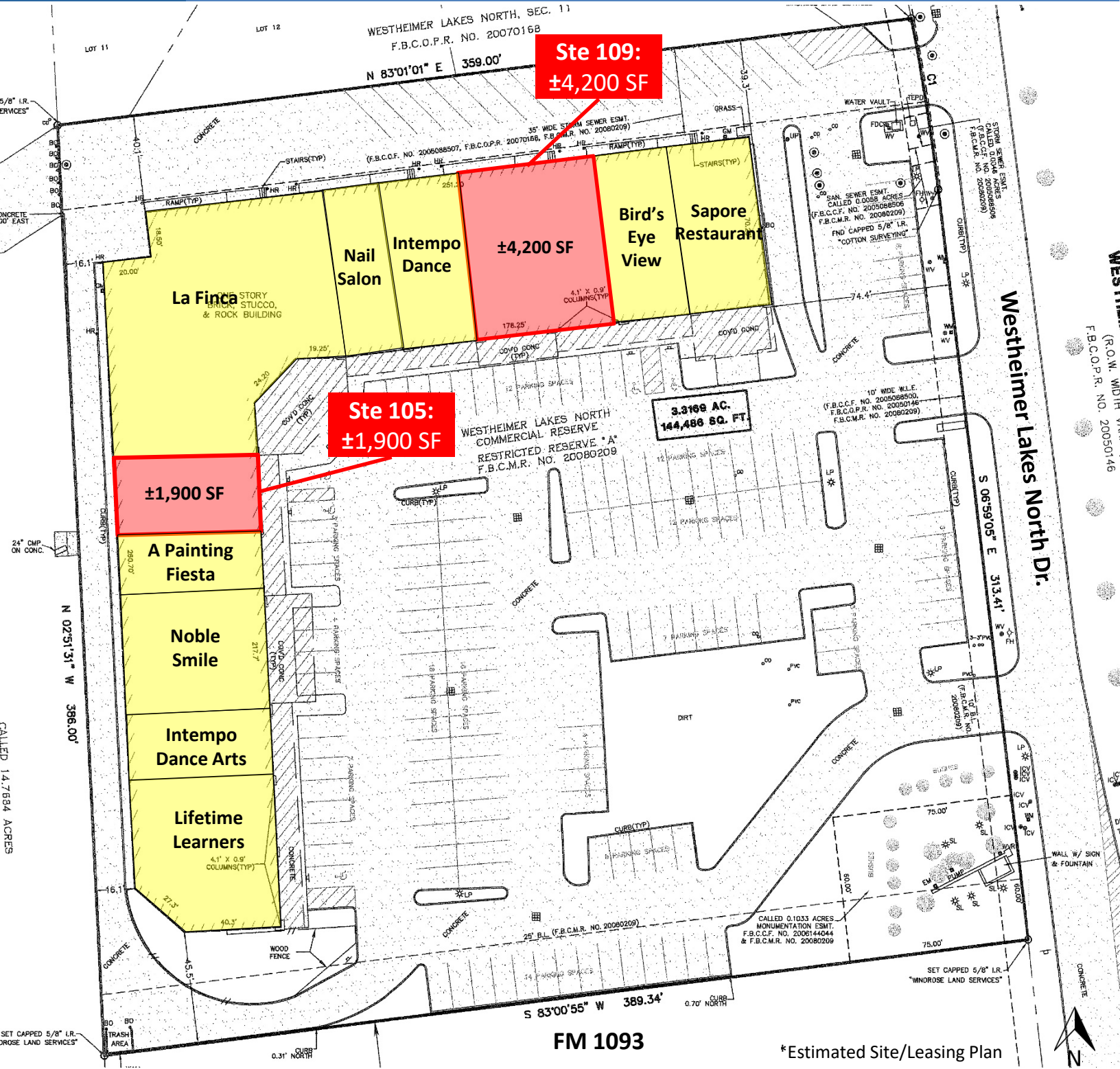
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\*Estimated Site/Leasing Plan

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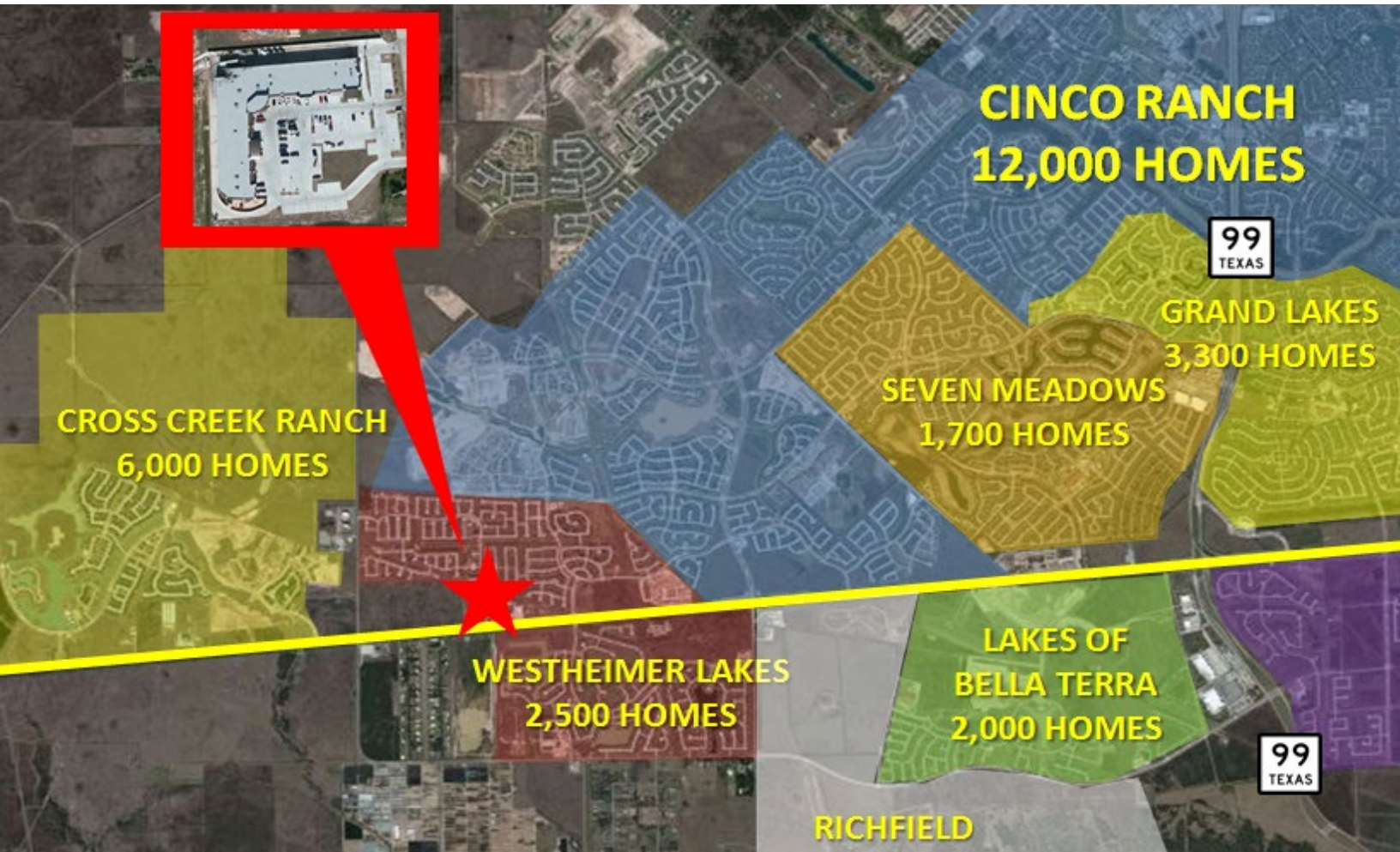
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**Suite 109**

**Suite 107**

Westheimer Lakes North Dr.

FM 1093

NOBLE SMILE FAMILY & COSMETIC DENTISTRY

Birds Eye View Optometry

Imperial Cleaners

La Finca

LIFETIME LEARNING CHILD DEVELOPMENT CENTER

GROOMING by Angelle

PIZZA PIT

STATE FARM INSURANCE

the I School

All Stars

Swampy's FAMILY CUTS

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Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2023 Projection	11,712		69,487		150,205	
2018 Estimate	9,522		56,497		123,250	
2010 Census	4,372		25,995		66,593	
<b>Growth 2018 - 2023</b>	<b>23.00%</b>		<b>22.99%</b>		<b>21.87%</b>	
Growth 2010 - 2018	117.80%		117.34%		85.08%	
<b>2018 Population by Hispanic Origin</b>						
2018 Population	9,522		56,497		123,250	
White	6,941	72.89%	41,855	74.08%	90,543	73.46%
Black	908	9.54%	4,609	8.16%	9,543	7.74%
Am. Indian & Alaskan	52	0.55%	297	0.53%	663	0.54%
Asian	1,400	14.70%	8,444	14.95%	19,760	16.03%
Hawaiian & Pacific Island	11	0.12%	83	0.15%	170	0.14%
Other	209	2.19%	1,209	2.14%	2,570	2.09%
U.S. Armed Forces	0		0		13	
<b>Households</b>						
2023 Projection	3,691		21,777		46,944	
2018 Estimate	3,005		17,727		38,553	
2010 Census	1,387		8,179		20,759	
Growth 2018 - 2023	22.83%		22.85%		21.76%	
Growth 2010 - 2018	116.65%		116.74%		85.72%	
Owner Occupied	2,684	89.32%	15,816	89.22%	34,616	89.79%
Renter Occupied	321	10.68%	1,911	10.78%	3,937	10.21%
<b>2018 Households by HH Income</b>						
Income: <\$25,000	65	2.16%	524	2.96%	1,463	3.79%
Income: \$25,000 - \$50,000	187	6.22%	1,001	5.65%	2,237	5.80%
Income: \$50,000 - \$75,000	242	8.05%	1,284	7.24%	3,026	7.85%
Income: \$75,000 - \$100,000	414	13.77%	2,358	13.30%	4,790	12.42%
Income: \$100,000 - \$125,000	279	9.28%	1,686	9.51%	4,331	11.23%
Income: \$125,000 - \$150,000	398	13.24%	2,279	12.86%	4,721	12.25%
Income: \$150,000 - \$200,000	564	18.76%	3,466	19.55%	7,360	19.09%
Income: \$200,000+	857	28.51%	5,130	28.94%	10,624	27.56%
<b>2018 Avg Household Income</b>	<b>\$169,462</b>		<b>\$170,822</b>		<b>\$166,650</b>	
<b>2018 Med Household Income</b>	<b>\$144,848</b>		<b>\$147,059</b>		<b>\$143,158</b>	



