

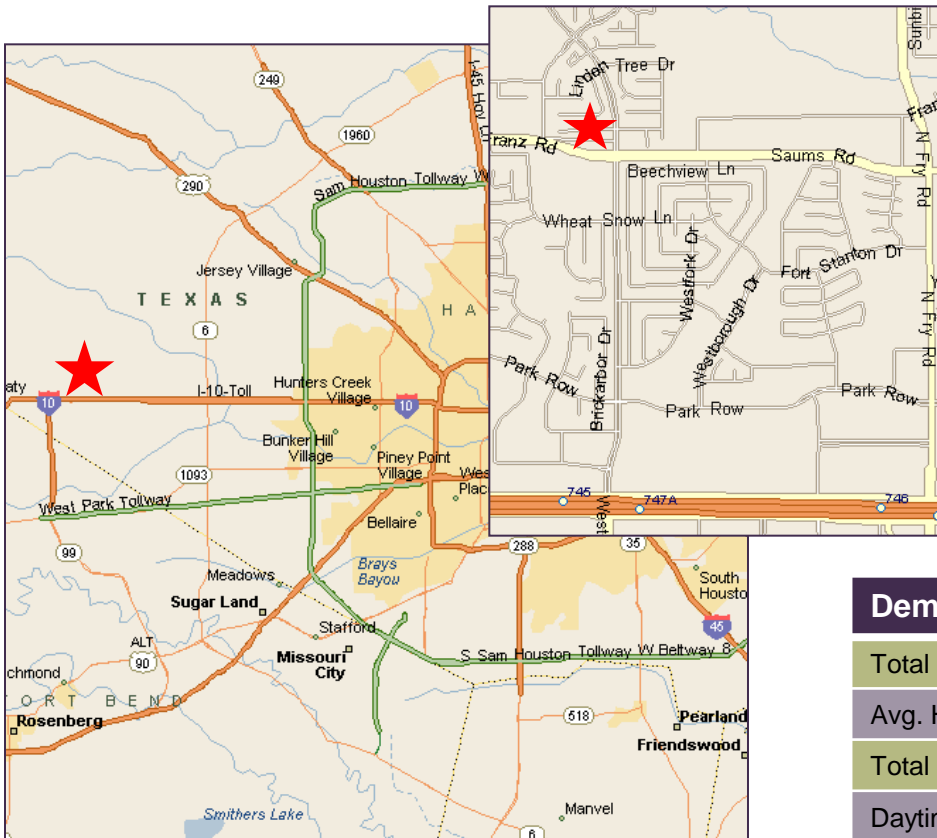
# Raintree Plaza

# Fully Leased

20300 Franz Road, Katy, Texas 77449



Raintree Plaza is conveniently located on the northwest corner of Westgreen and Franz, with easy access and just minutes from Interstate 10. Current tenants include Mr. Donut, CPA, State Farm Insurance Company, dentist office and La Michoacana.



Traffic Counts	CPD
Franz. east of Westgreen	14,000
Franz. west of Westgreen	17,000
Westgreen north of Franz	9,000
Westgreen south of Franz	18,000

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,521	106,512	210,193
Avg. HH Income	\$57,604	\$82,624	\$89,440
Total Households	5,171	37,506	74,112
Daytime Population	5,585	28,932	62,316

Bea Naranjo

Telephone: 713.522.4646 ext. 2

[bnaranjo@moseleycommercial.com](mailto:bnaranjo@moseleycommercial.com)

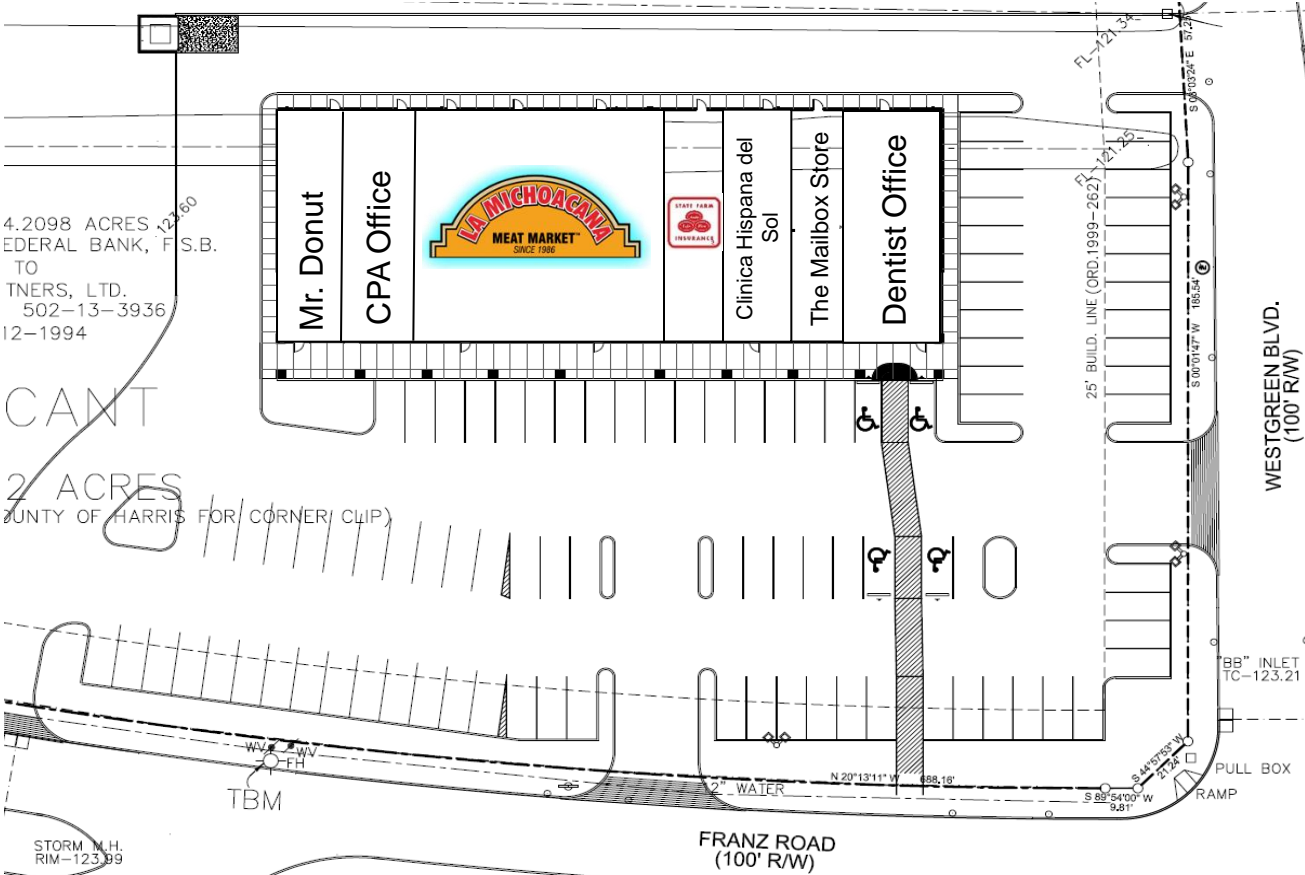
[www.moseleycommercial.com](http://www.moseleycommercial.com)

**Moseley Commercial**

REAL ESTATE

4309 Center Street, Houston, Texas 77007

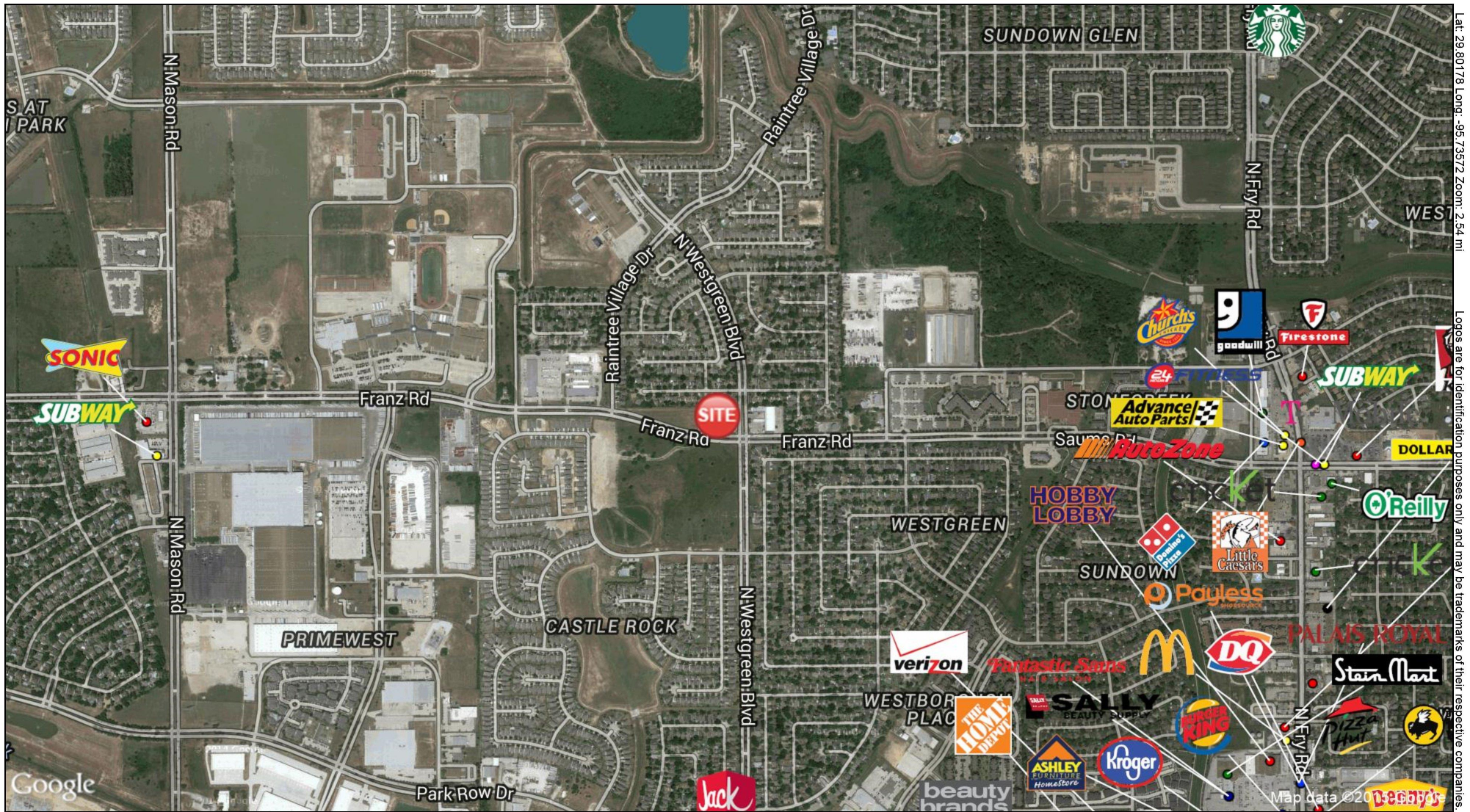
This property is subject to prior sale, lease or financing, change in price, rental or other conditions, corrections, errors, omissions or removal from the market without notice. All information contained in this presentation, while based upon information supplied by sources deemed to be reliable, is not, in any way, warranted or guaranteed, either expressed or implied, by Lifestyle Leasing Company or Moseley Commercial Real Estate, Inc. All information contained herein should be verified to the satisfaction of the person relying thereon. This presentation is to be used solely for information. Under no circumstances whatsoever is it to be deemed a contract, note, memorandum or any other form of binding commitment.



Suite	Tenant	SF
9	Mr. Donut	1,300
8	CPA Office	1,260
7	La Michoacana	7,000
4	State Farm	1,125
3	Clinica Hispana del Sol	1,125
2	The Mailbox Store	1,125
1	Dentist Office	1,875

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Lat: 29.80178 Long: -95.73572 Zoom: 2.54 mi

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**20300 Franz Rd**  
**Katy, TX 77449-5600**



*September 2015*

Moseley Commercial Real Estate, Inc.

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



# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Moseley Commercial Real Estate, Inc.

Lat/Lon: 29.8016/-95.7361



RF1

20300 Franz Rd

Katy, TX 77449-5600

1 mi radius 3 mi radius 5 mi radius

POPULATION	2015 Estimated Population	16,053	111,634	223,487
	2020 Projected Population	17,655	122,862	248,359
	2010 Census Population	15,521	106,512	210,193
	2000 Census Population	8,144	70,164	122,686
	Projected Annual Growth 2015 to 2020	2.0%	2.0%	2.2%
	Historical Annual Growth 2000 to 2015	6.5%	3.9%	5.5%
HOUSEHOLDS	2015 Estimated Households	5,171	37,506	74,112
	2020 Projected Households	5,539	40,306	80,473
	2010 Census Households	4,898	34,981	68,152
	2000 Census Households	2,605	22,863	39,529
	Projected Annual Growth 2015 to 2020	1.4%	1.5%	1.7%
	Historical Annual Growth 2000 to 2015	6.6%	4.3%	5.8%
AGE	2015 Est. Population Under 10 Years	17.0%	15.2%	15.6%
	2015 Est. Population 10 to 19 Years	17.8%	16.7%	16.9%
	2015 Est. Population 20 to 29 Years	14.1%	12.5%	12.2%
	2015 Est. Population 30 to 44 Years	23.8%	22.5%	22.9%
	2015 Est. Population 45 to 59 Years	17.0%	20.2%	20.2%
	2015 Est. Population 60 to 74 Years	7.5%	10.1%	9.5%
	2015 Est. Population 75 Years or Over	2.9%	2.8%	2.6%
	2015 Est. Median Age	29.8	33.5	33.3
MARITAL STATUS & GENDER	2015 Est. Male Population	48.5%	49.0%	49.0%
	2015 Est. Female Population	51.5%	51.0%	51.0%
	2015 Est. Never Married	28.4%	29.6%	28.8%
	2015 Est. Now Married	46.1%	51.2%	53.8%
	2015 Est. Separated or Divorced	21.0%	15.5%	14.1%
	2015 Est. Widowed	4.4%	3.7%	3.2%
INCOME	2015 Est. HH Income \$200,000 or More	3.0%	7.1%	8.4%
	2015 Est. HH Income \$150,000 to \$199,999	3.3%	7.0%	8.8%
	2015 Est. HH Income \$100,000 to \$149,999	12.0%	17.0%	18.5%
	2015 Est. HH Income \$75,000 to \$99,999	14.5%	15.8%	15.2%
	2015 Est. HH Income \$50,000 to \$74,999	23.2%	19.7%	17.6%
	2015 Est. HH Income \$35,000 to \$49,999	18.5%	13.7%	12.6%
	2015 Est. HH Income \$25,000 to \$34,999	7.6%	6.3%	6.1%
	2015 Est. HH Income \$15,000 to \$24,999	12.0%	7.4%	7.1%
	2015 Est. HH Income Under \$15,000	6.0%	5.9%	5.5%
	2015 Est. Average Household Income	\$67,853	\$90,349	\$97,203
	2015 Est. Median Household Income	\$55,878	\$75,204	\$82,184
	2015 Est. Per Capita Income	\$21,893	\$30,361	\$32,240
	2015 Est. Total Businesses	388	3,142	6,247
	2015 Est. Total Employees	5,585	28,932	62,316

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RF1

20300 Franz Rd				
Katy, TX 77449-5600				
		1 mi radius	3 mi radius	5 mi radius
RACE	2015 Est. White	56.6%	65.7%	64.8%
	2015 Est. Black	15.9%	11.6%	12.0%
	2015 Est. Asian or Pacific Islander	5.8%	7.3%	8.8%
	2015 Est. American Indian or Alaska Native	0.7%	0.6%	0.6%
	2015 Est. Other Races	21.0%	14.8%	13.9%
HISPANIC	2015 Est. Hispanic Population	7,892	39,644	75,779
	2015 Est. Hispanic Population	49.2%	35.5%	33.9%
	2020 Proj. Hispanic Population	50.5%	37.2%	35.4%
	2010 Hispanic Population	48.7%	34.7%	33.0%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	11,736	83,493	166,870
	2015 Est. Elementary (Grade Level 0 to 8)	13.6%	8.5%	8.0%
	2015 Est. Some High School (Grade Level 9 to 11)	15.8%	9.4%	8.9%
	2015 Est. High School Graduate	20.0%	18.3%	16.8%
	2015 Est. Some College	19.9%	20.4%	19.5%
	2015 Est. Associate Degree Only	7.4%	6.9%	6.6%
	2015 Est. Bachelor Degree Only	12.0%	20.4%	22.1%
	2015 Est. Graduate Degree	11.2%	16.1%	18.1%
HOUSING	2015 Est. Total Housing Units	5,367	38,844	76,799
	2015 Est. Owner-Occupied	56.3%	69.3%	71.2%
	2015 Est. Renter-Occupied	40.1%	27.2%	25.3%
	2015 Est. Vacant Housing	3.7%	3.4%	3.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	18.7%	14.8%	17.1%
	2010 Homes Built 2000 to 2004	21.7%	16.8%	19.3%
	2010 Homes Built 1990 to 1999	17.9%	20.1%	23.1%
	2010 Homes Built 1980 to 1989	24.5%	23.9%	19.9%
	2010 Homes Built 1970 to 1979	9.0%	16.0%	12.3%
	2010 Homes Built 1960 to 1969	2.8%	3.1%	3.1%
	2010 Homes Built 1950 to 1959	2.9%	2.8%	2.7%
	2010 Homes Built Before 1949	2.6%	2.5%	2.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.1%	0.3%	0.4%
	2010 Home Value \$500,000 to \$999,999	0.4%	0.8%	1.8%
	2010 Home Value \$400,000 to \$499,999	0.3%	1.3%	1.8%
	2010 Home Value \$300,000 to \$399,999	1.4%	3.2%	5.2%
	2010 Home Value \$200,000 to \$299,999	2.5%	9.9%	14.1%
	2010 Home Value \$150,000 to \$199,999	15.9%	22.4%	23.4%
	2010 Home Value \$100,000 to \$149,999	47.9%	42.6%	36.6%
	2010 Home Value \$50,000 to \$99,999	28.1%	15.9%	13.5%
	2010 Home Value \$25,000 to \$49,999	1.6%	2.0%	1.7%
	2010 Home Value Under \$25,000	1.7%	1.6%	1.7%
	2010 Median Home Value	\$120,224	\$146,453	\$160,690
	2010 Median Rent	\$820	\$901	\$913

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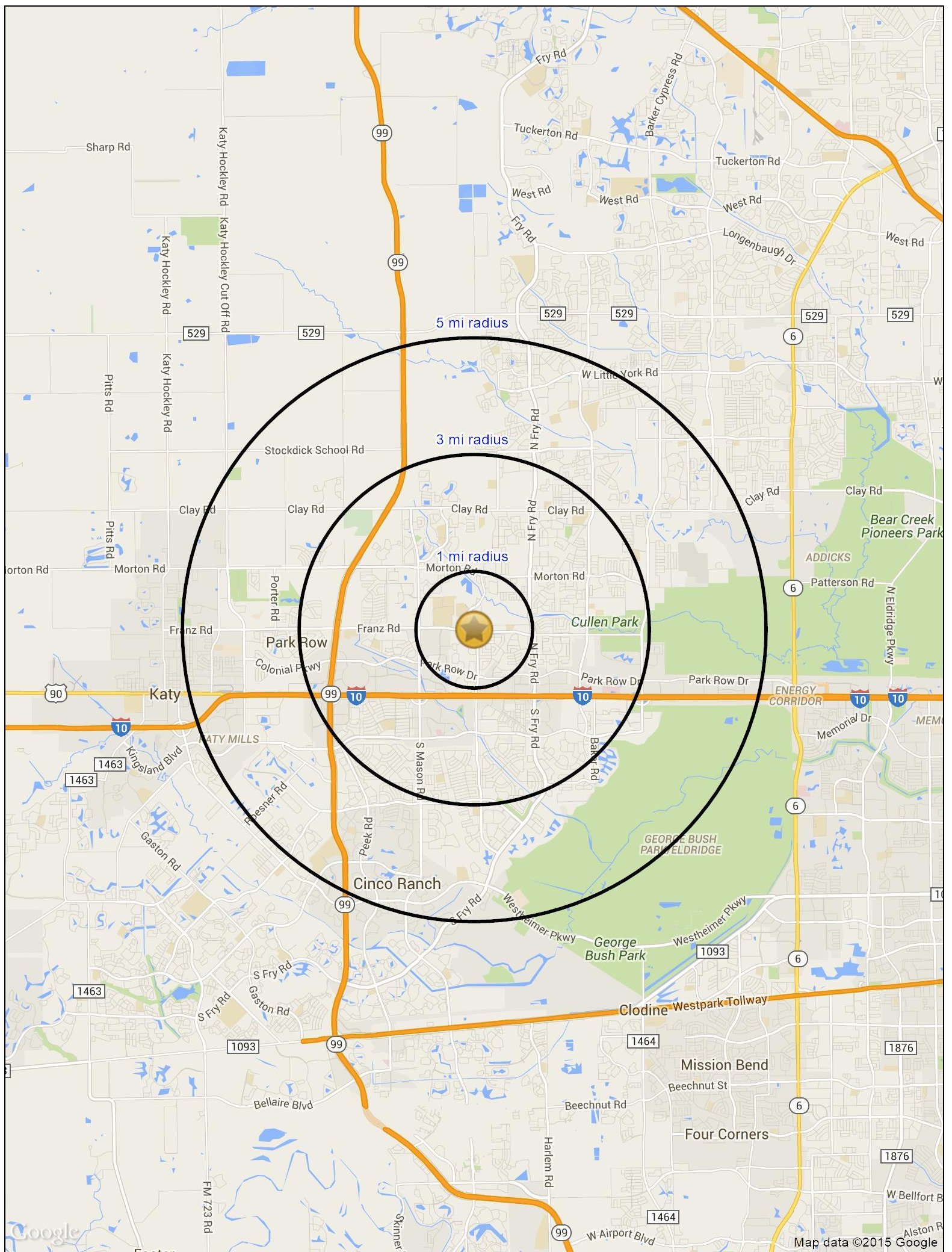
20300 Franz Rd

Katy, TX 77449-5600

1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	11,593	83,201	164,883
	2015 Est. Civilian Employed	69.0%	69.3%	69.0%
	2015 Est. Civilian Unemployed	5.1%	3.7%	3.3%
	2015 Est. in Armed Forces	-	0.1%	0.1%
	2015 Est. not in Labor Force	25.9%	26.9%	27.6%
	2015 Labor Force Males	47.8%	48.3%	48.2%
	2015 Labor Force Females	52.2%	51.7%	51.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,922	51,329	99,305
	2010 Mgmt, Business, & Financial Operations	15.8%	17.3%	18.5%
	2010 Professional, Related	18.2%	22.5%	23.8%
	2010 Service	15.2%	14.9%	13.9%
	2010 Sales, Office	27.6%	26.9%	26.0%
	2010 Farming, Fishing, Forestry	0.7%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	9.4%	9.5%	8.5%
	2010 Production, Transport, Material Moving	13.1%	8.7%	9.3%
	2010 White Collar Workers	61.5%	66.7%	68.3%
	2010 Blue Collar Workers	38.5%	33.3%	31.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	76.5%	79.5%	81.0%
	2010 Drive to Work in Carpool	16.3%	12.6%	11.0%
	2010 Travel to Work by Public Transportation	0.5%	1.6%	1.9%
	2010 Drive to Work on Motorcycle	0.1%	0.4%	0.3%
	2010 Walk or Bicycle to Work	1.4%	1.3%	1.1%
	2010 Other Means	0.9%	0.7%	0.7%
	2010 Work at Home	4.2%	4.0%	4.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	18.1%	18.7%	18.4%
	2010 Travel to Work in 15 to 29 Minutes	26.9%	27.0%	26.3%
	2010 Travel to Work in 30 to 59 Minutes	43.0%	42.4%	42.0%
	2010 Travel to Work in 60 Minutes or More	12.0%	11.9%	13.3%
	2010 Average Travel Time to Work	28.7	29.7	29.8
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$279 M	\$2.46 B	\$5.10 B
	2015 Est. Apparel	\$9.77 M	\$86.6 M	\$180 M
	2015 Est. Contributions, Gifts	\$17.6 M	\$174 M	\$371 M
	2015 Est. Education, Reading	\$10.1 M	\$99.9 M	\$214 M
	2015 Est. Entertainment	\$15.6 M	\$139 M	\$290 M
	2015 Est. Food, Beverages, Tobacco	\$43.6 M	\$372 M	\$765 M
	2015 Est. Furnishings, Equipment	\$9.41 M	\$86.2 M	\$180 M
	2015 Est. Health Care, Insurance	\$24.5 M	\$210 M	\$431 M
	2015 Est. Household Operations, Shelter, Utilities	\$86.1 M	\$759 M	\$1.58 B
	2015 Est. Miscellaneous Expenses	\$4.16 M	\$35.7 M	\$73.5 M
	2015 Est. Personal Care	\$3.63 M	\$31.8 M	\$65.9 M
	2015 Est. Transportation	\$54.2 M	\$466 M	\$958 M

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

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

