

TORCHLITE TERRACE

3402 TORCHLITE TERRACE, KATY, TEXAS 77450

PIN OAK VILLAGE NEIGHBORHOOD
Median Home Value \$551,883

CINCO RANCH HIGH SCHOOL
(3,754 Students)

LACENTERRA AT CINCO RANCH
TRADER JOE'S **DISH SOCIETY**
ALAMO **CAVA** *Perros* *Snooze*
STEAKHOUSE & GRILL BLAZEN
JP.S.A.BANK KENDRA SCOTT

Local
TABLE

TARGET *Michael's*
HomeGoods *OfficeMax*

THE GRAND AT LACENTERRA
271 Units

TORCHLITE
TERRACE

CRABTREE
DENTAL

LIFE TIME
SPROUTS
FARMERS MARKET

CHILDREN'S
LIGHTHOUSE
EARLY LEARNING SCHOOL

SPEC'S

99 85,705 VPD
G-TOLL

H-E-B
WHOLE FOODS

CINCO FOREST
Median Home Value \$555,000

KOLACHE
FACTORY

JAMES E. WILLIAMS ELEMENTARY
(936 Students)

the Y

JLL

Westheimer Pkwy. 25,937 VPD

PROPERTY MAP



**TORCHLITE
TERRACE**

**EXCEPTIONAL
SURROUNDING DEMOGRAPHICS**

\$205K AVG. HH INCOME WITHIN 1-MILE

**ADJACENT TO HOUSTON'S
TOP PERFORMING RETAILERS**

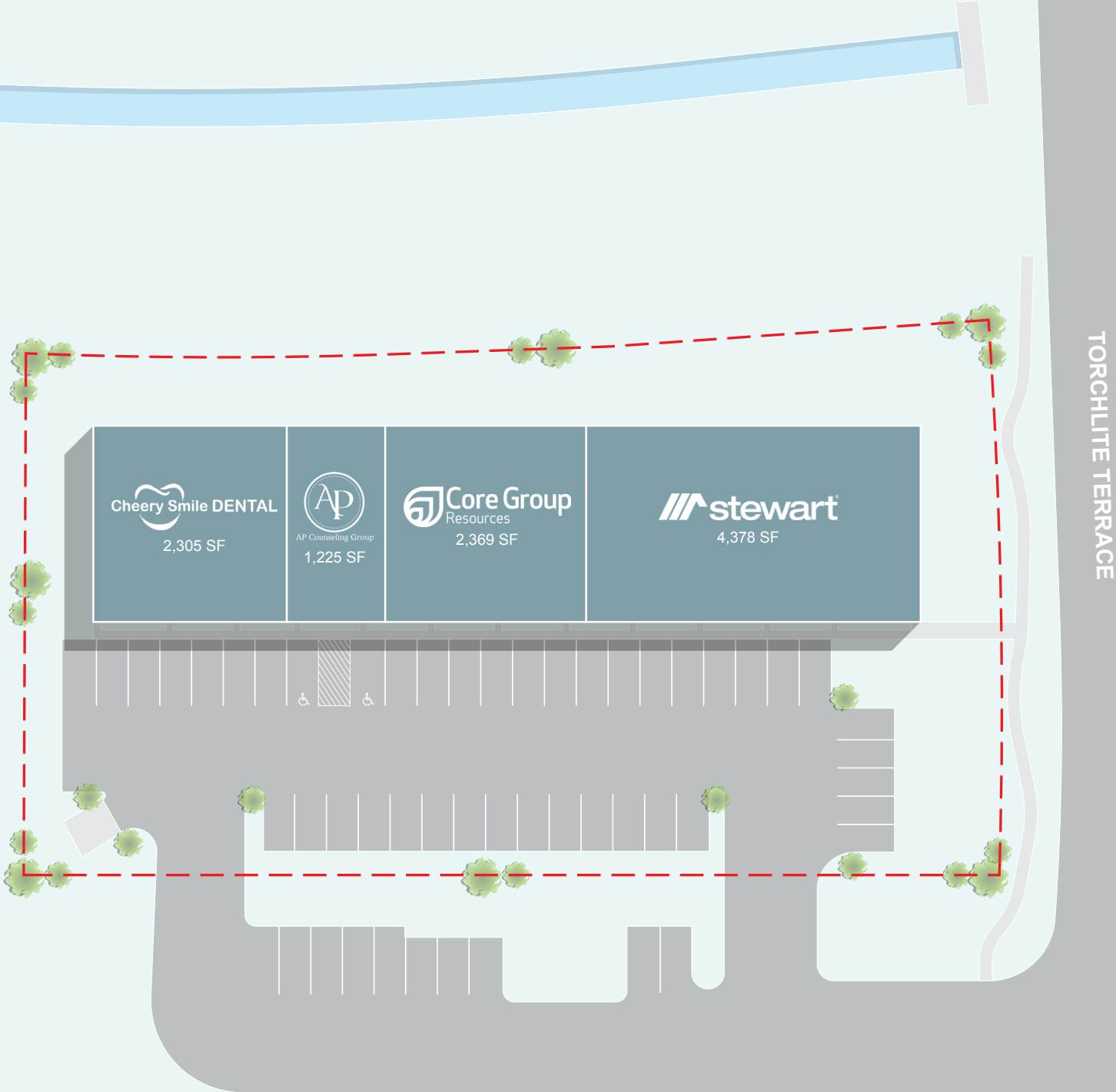
**SIGNIFICANT UPSIDE VIA
EXPIRING LEASES**

19% MARK TO MARKET OPPORTUNITY

100% LEASED

**WITH 53% OF RENT ROLL
EXPIRING WITHOUT OPTIONS**

SITE PLAN



EXCEPTIONAL SURROUNDING DEMOGRAPHICS



GRAND LAKES
Median Home Value \$588,500

**ROOSEVELT
ALEXANDER ELEMENTARY**
(1,020 Students)

sam's club

ROSS **BEST BUY** **ULTA** **five BELOW**
24HR FITNESS **Total Wine & More** **KOHL'S**

H-E-B **MOD**
HOBBY LOBBY **PAINTED TREE**
BOUTIQUE

WORLD MARKET **CARRABBA'S**
ITALIAN GRILL
WHOLE FOODS **HOME SENSE** **smashburger** **WELLS FARGO** **Joey Mikes**

CHASE **W** **McDonald's**
THE HOME DEPOT **penny's**

MEADOWBROOK FARMS GOLF CLUB

CINCO FOREST
Median Home Value \$555,000

JAMES E. WILLIAMS ELEMENTARY
(936 Students)

Wendy's **TACO BELL** **WELLS FARGO**

KOLACHE FACTORY

Comerica Bank

Chick-fil-A **SONIC**
W **CHIPOTLE**
MEXICAN GRILL **CHASE**

SPEC'S

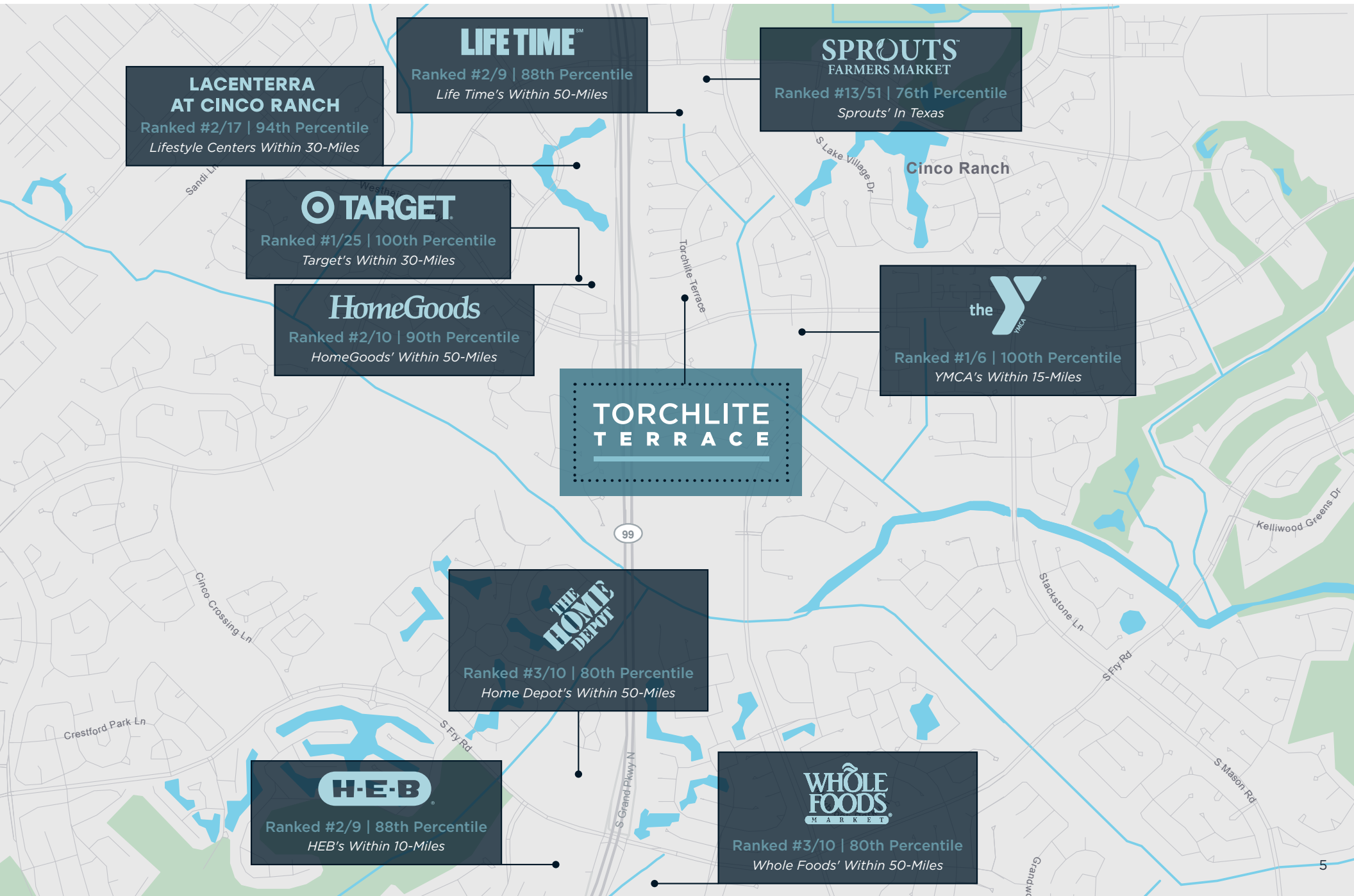
SmartStop
Self Storage

**TORCHLITE
TERRACE**

PHILLIPS EDISON & COMPANY
TARGET **Michael's**
HomeGoods **OfficeMax**


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	10,234	100,428	176,104
2024 Population	10,890	127,366	295,668
2029 Projection	11,546	134,768	316,542
POPULATION GROWTH			
Percent Change: 2010 to 2024	6.02%	21.15%	40.44%
HOUSEHOLDS			
Total Household	8,731	103,111	241,778
2024 Avg Home Value	\$507,097	\$442,454	\$443,439
AVERAGE HH INCOME			
2024 Avg Household Income	\$205,730	\$162,536	\$154,381

ADJACENT TO HOUSTON'S TOP PERFORMING RETAILERS



ONE OF THE MOST NOTABLE SUBMARKETS

KATY PROVIDES RESIDENTS WITH ACCESS TO KEY EMPLOYMENT CENTER AND HIGH QUALITY OF LIFE



FAVORABLE LOCAL ECONOMICS AND CUSTOMER DEMOGRAPHICS WITH AN AVERAGE HOUSEHOLD INCOME OF \$127,246 WITHIN 1-MILE OF THE PROPERTY.



ECONOMY AND EMPLOYMENT

- 120,000+ jobs and 13,000+ companies located in Katy, TX
- Healthcare, energy, education, manufacturing and professional services are some of the well represented industries in the area



KEY RESIDENCE OF THE ENERGY CORRIDOR WORKFORCE

- Geographic center of Houston is CBD, but population center lies further west
- Entire west end of Energy Corridor is zoned to Katy ISD
- Many workers make the short commute between Katy and Energy Corridor daily



SUPERIOR QUALITY OF LIFE

- Katy ISD ranked #1 Public School district in Houston and the #12 in Texas
- 10 parks, 4 museums, and 5 golf courses
- Abundant opportunities for affordable housing

HOUSTON HIGHLIGHTS

#3

In the Country for
Number of Jobs
Added in 2024

#2

Net Migration
by Metro

110,580 IN 2024

3,500,00

Person Workforce,
Nearing All-Time
High for Houston

79%

Higher Education
Grads Stay & Work
in the Area

THE 6TH HIGHEST
RETENTION RATE IN
THE U.S.

+36,300

New Jobs
Added in 2024

#2

In the Nation in
Office Re-Entry
Levels in the
Country After the
Pandemic

#2 MSA

For Projected
Population Growth

#1

Most Fortune 500
Headquarters
in Texas

50+

Corporate
Headquarters
Relocations to
Houston
Since 2017

HOME TO

23 Fortune 500
Companies & **44**
Fortune 1000
Companies



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