FIRETHORNE
PLAZA

KATY, TEXAS

JLL

CONFIDENTIAL OFFERING MEMORANDUM

PROPERTY MAP

FIRETHORNE PATH TO VALUE

9 of 14 Tenants are rolling to market or have FMV options.

RARE CAGR STRIP INVESTMENT

Firehthorne Plaza boasts a 3.34% CAGR over a 5 year hold period.

ROAD EXPANSION TO INCREASE CAPACITY

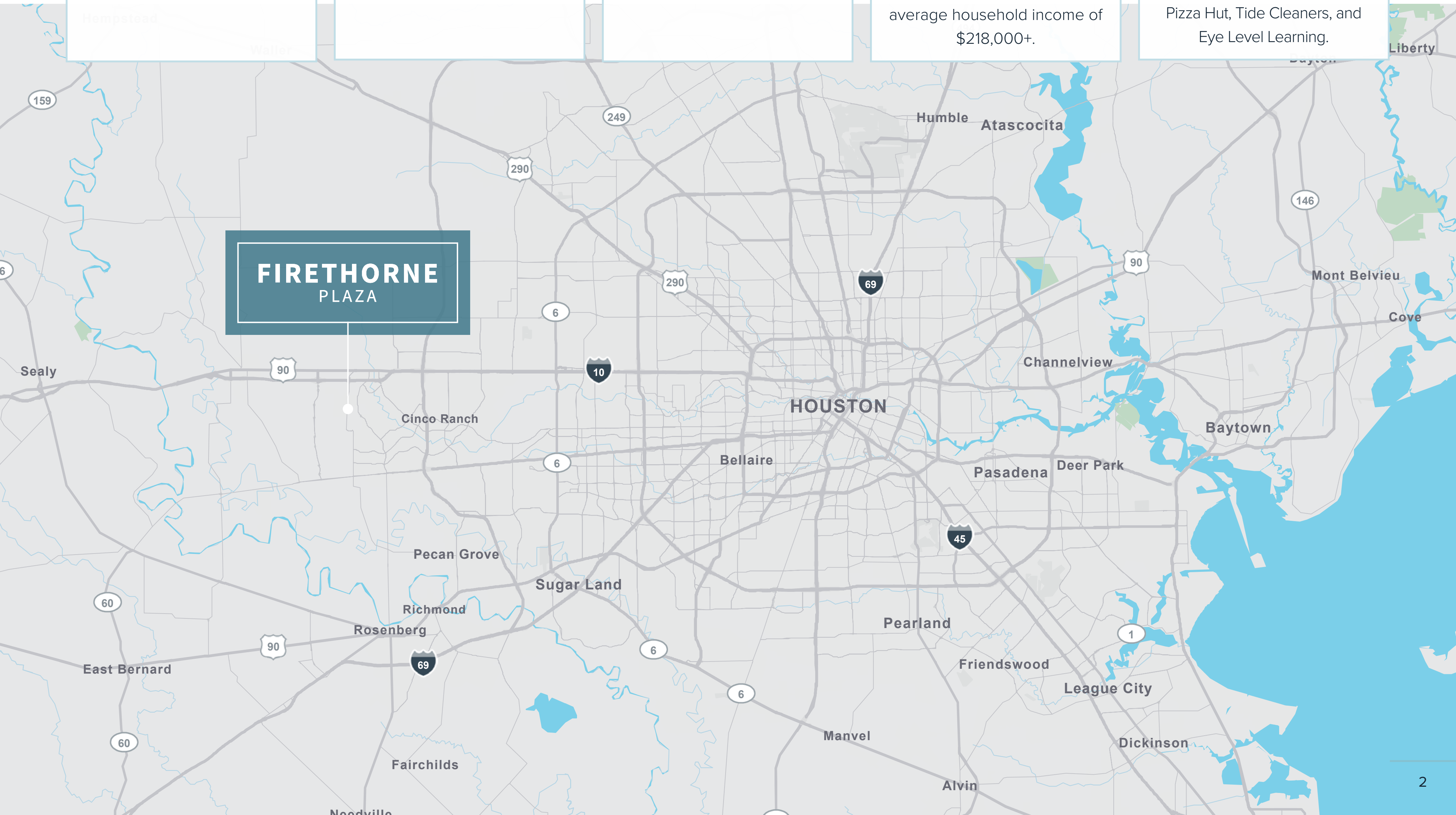
FM 1463 increasing from 2 to 6 lanes to manage robust traffic flow.

IMBEDDED IN AFFLUENT RESIDENTIAL COMMUNITY

Surrounding 1-Mile demographics boast an average household income of $218,000+.

BRAND-NAME, STRONG TENURE

50% of the rent roll is leased to regional and national tenancy. National tenants: Edward Jones, Pizza Hut, Tide Cleaners, and Eye Level Learning.

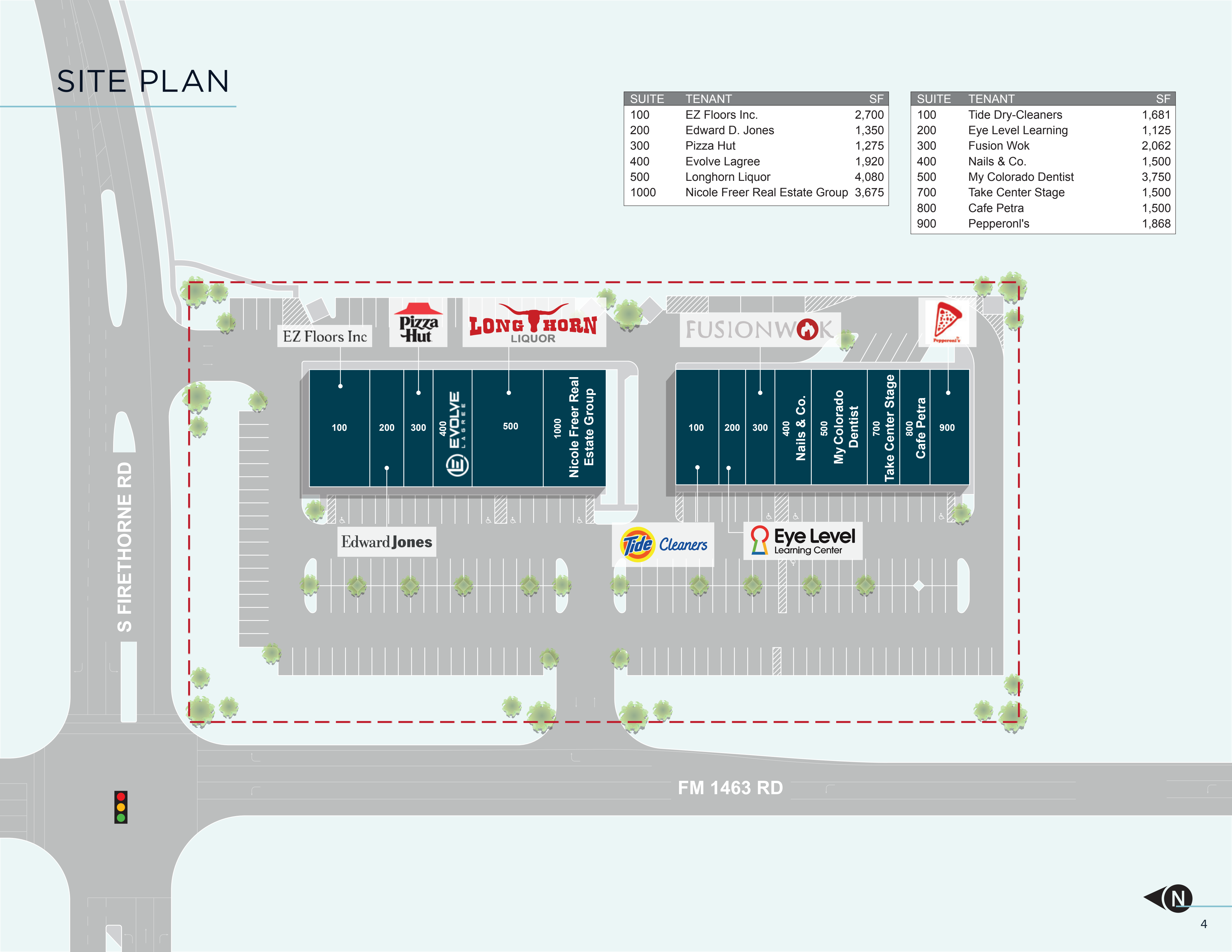


NORTH FACING AERIAL

SITE PLAN

SUITE	TENANT	SF
100	EZ Floors Inc.	2,700
200	Edward D. Jones	1,350
300	Pizza Hut	1,275
400	Evolve Lagree	1,920
500	Longhorn Liquor	4,080
1000	Nicole Freer Real Estate Group	3,675

SUITE	TENANT	SF
100	Tide Dry-Cleaners	1,681
200	Eye Level Learning	1,125
300	Fusion Wok	2,062
400	Nails & Co.	1,500
500	My Colorado Dentist	3,750
700	Take Center Stage	1,500
800	Cafe Petra	1,500
900	PepperonI's	1,868



BOULEVARD EXPANSION TO INCREASE CAPACITY

Firethorne Plaza is ideally situated with dual access from FM 1463 and S Firethorne Rd, offering high visibility and convenient traffic circulation throughout the center. The ongoing expansion of FM 1463 from 2 lanes to 6 lanes is poised to significantly increase traffic capacity, positioning the plaza as a key destination along this major North-South thoroughfare. With the road expansion of FM 1463 and its prime location at the entrance to an affluent, rapidly growing residential community, Firethorne Plaza offers exceptional exposure for investors wanting to capitalize on this booming submarket.

EXCEPTIONAL SURROUNDING DEMOGRAPHICS

Firethorne Plaza serves as the retail gateway to one of Katy's most sought-after master-planned communities, surrounded by a five-mile trade area with a current population exceeding 217,000 and projected to grow to 245,089 by 2030. The local demographic profile is marked by a median household income of $142,322 and an average household income of $176,797, both significantly higher than national averages. The median age of 36 years and an average home value of $569,481 reflect a vibrant, affluent consumer base with strong purchasing power. This impressive population growth, coupled with high homeownership and a predominance of family households, provides a robust foundation for retailers seeking sustained demand and community engagement at Firethorne Plaza.

POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	3,079	16,598	76,260
2020 POPULATION	10,975	72,664	173,189
2025 POPULATION	12,767	97,317	217,398
2030 POPULATION	14,392	112,448	245,089

POPULATION MULTIPLIER			
POPULATION GROWTH 2010 - 2025	4.15x	5.86x	2.85x

HOUSEHOLD INCOME			
2025 AVG HOUSEHOLD INCOME	$218,944	$207,408	$176,797
2030 AVG HOUSEHOLD INCOME	$237,572	$226,428	$192,933
AVG HOUSEHOLD INCOME GROWTH PROJECTED	1.7%	1.8%	1.8%

HOUSEHOLDS			
2020 HOUSEHOLDS	3,083	20,882	53,755
2025 HOUSEHOLDS	3,757	28,585	69,261
2030 HOUSEHOLDS	4,297	33,441	79,216

S. Firethorne Rd: $845,000 *5 Bed | 6 Bath*

Brandysire Dr: $745,000 *4 Bed | 3.5 Bath*

S. Firethorne Rd: $678,714 *4 Bed | 3.5 Bath*

KATY MARKET OVERVIEW

The Katy South submarket for strip retail consists of approximately 10 million SF of inventory and maintains a healthy vacancy rate of 3.8% as of the fourth quarter of 2025, which is consistent with the submarket's 10-year average of 4.0% and remains below the Houston market average. Over the past twelve months, the vacancy rate has expanded by slightly more than 100 basis points due to the delivery of unleased projects and some tenant move-outs. Construction activity has slowed significantly compared to historical levels, with 2% of Inventory under construction, reflecting a tighter lending environment and elevated development costs since 2020.

HOUSTON MARKET OVERVIEW

7.3M Current Population	2.4M Projected Growth(2010-2028)	$112,250 Avg. Household Income	2.6M Current Households
70,100 New Jobs Added in 2023	3.4M Total Non-Farm Employment	3.5M Person Workforce	38.7% Households with $100K+ Income

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