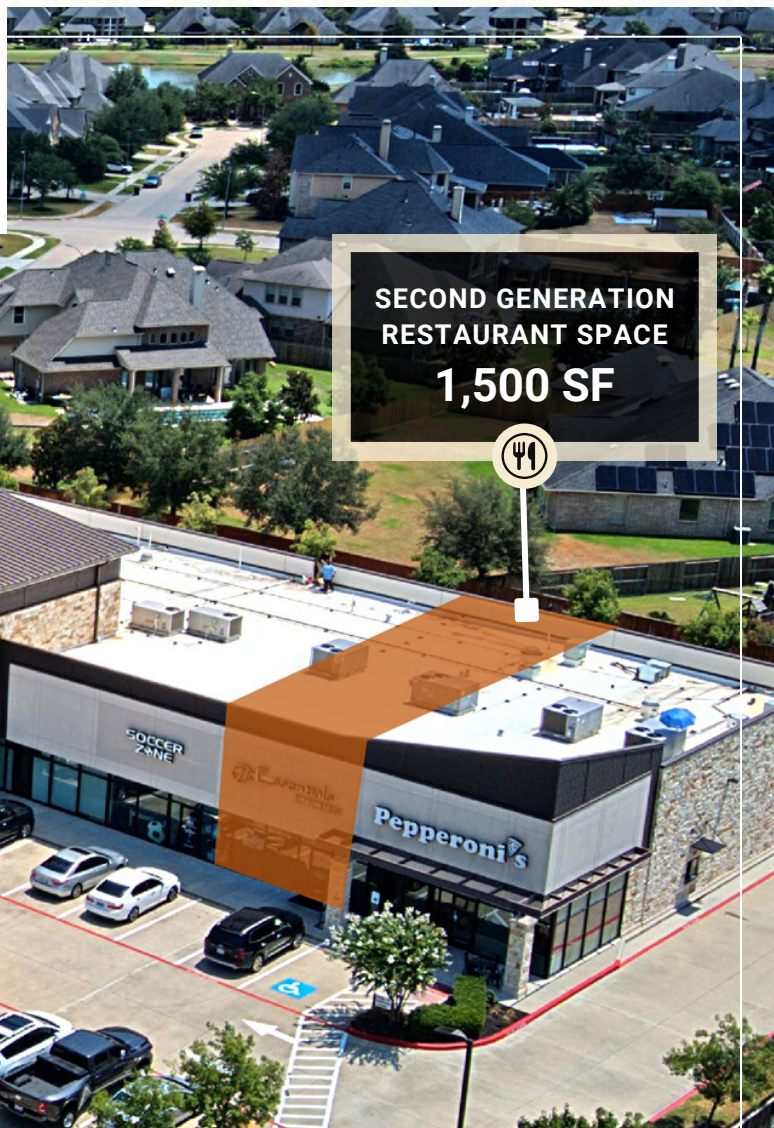




WILLIAMSBURG
ENTERPRISES



**SECOND GENERATION
RESTAURANT SPACE
1,500 SF**



FIRETHORNE PLAZA

1,500 SF SUITE AVAILABLE AT ENTRANCE TO FIRETHORNE MASTER PLANNED COMMUNITY

SEC OF FM 1463 & FIRETHORNE ROAD | KATY, TEXAS 77494

LAUREN SHEPPERD | LEASING@WILLIAMSBURGENT.COM | 713.804.1020



**ENTRANCE TO
FIRETHORNE COMMUNITY
(17,548 RESIDENTS)**

1,500 SF

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FM 1463 RD. | 16,542 VPD

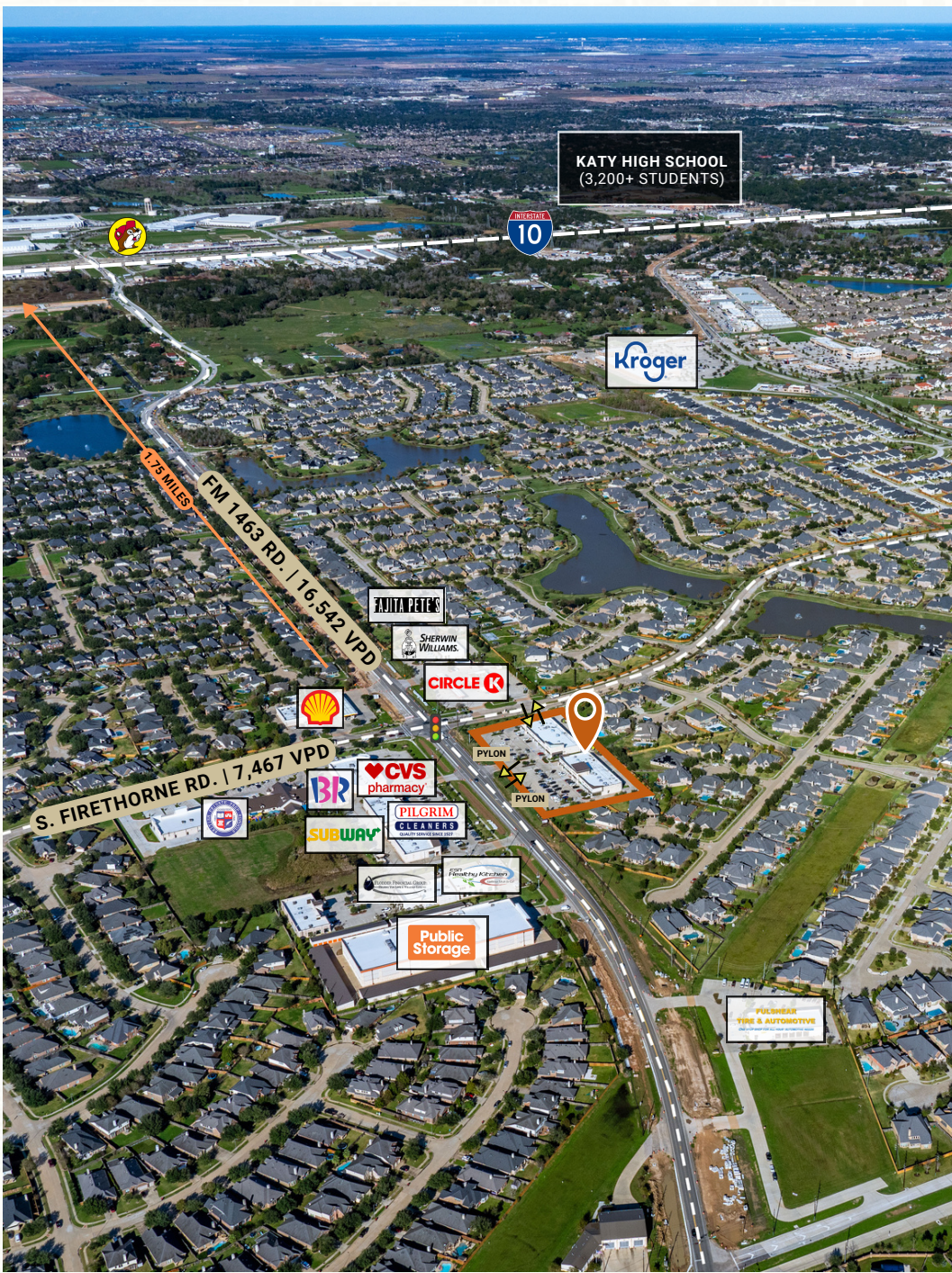


SITE PLAN

AVAILABLE LEASE PENDING

- 1 EZ FLOORS 2,700 SF
- 2 EDWARD JONES 1,350 SF
- 3 PIZZA HUT 1,275 SF
- 4 EVOLVE FITNESS 1,920 SF
- 5 LONGHORN LIQUOR 2,550 SF
- 6 NICOLE FREER GROUP 5,205 SF
- 7 TIDE DRY CLEANERS 1,681 SF
- 8 EYE LEVEL 1,125 SF
- 9 FUSION WOK 2,062 SF
- 10 NAILS & CO. 1,500 SF
- 11 SEALY DENTAL 3,750 SF
- 12 SOCCER ZONE 1,500 SF
- 13 AVAILABLE FOR LEASE 1,500 SF**
- 14 PEPPERONIS 1,868 SF





FIRETHORNE PLAZA



6.96/1,000 PARKING RATIO



LOCATED AT THE ENTRANCE OF FIRETHORNE COMMUNITY (3,000+ SINGLE FAMILY HOMES)



ACCESSED THROUGH A SIGNALIZED INTERSECTION WITH OVER 24,009 VPD



1,500 SF, MOVE-IN-READY, SECOND GENERATION RESTAURANT SPACE



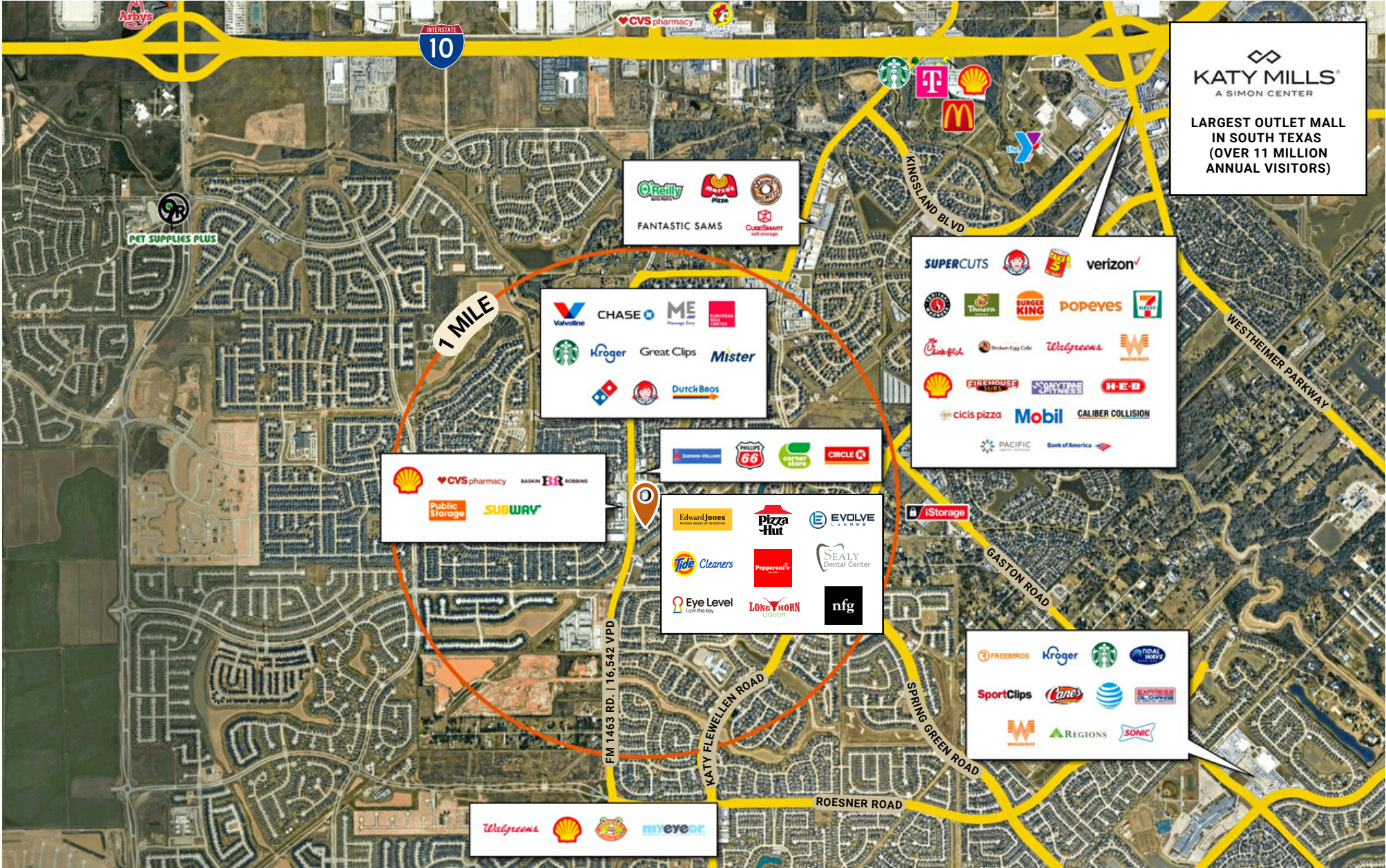
SPACE WILL BE AVAILABLE AUGUST 1ST, 2023

AVAILABLE SPACE:

1,500 SF

SECOND GENERATION RESTAURANT SPACE

SURROUNDING RETAIL



PHOTOS





FIRETHORNE COMMUNITY



25.7% ANNUAL POPULATION GROWTH WITHIN 1 MILE (2010-2022)



\$181K AVERAGE HOUSEHOLD INCOME & \$160K MEDIAN HOUSEHOLD INCOME (WITHIN 1 MILE)



23% ANNUAL HOUSEHOLD GROWTH WITHIN 1 MILE (2010-2022)

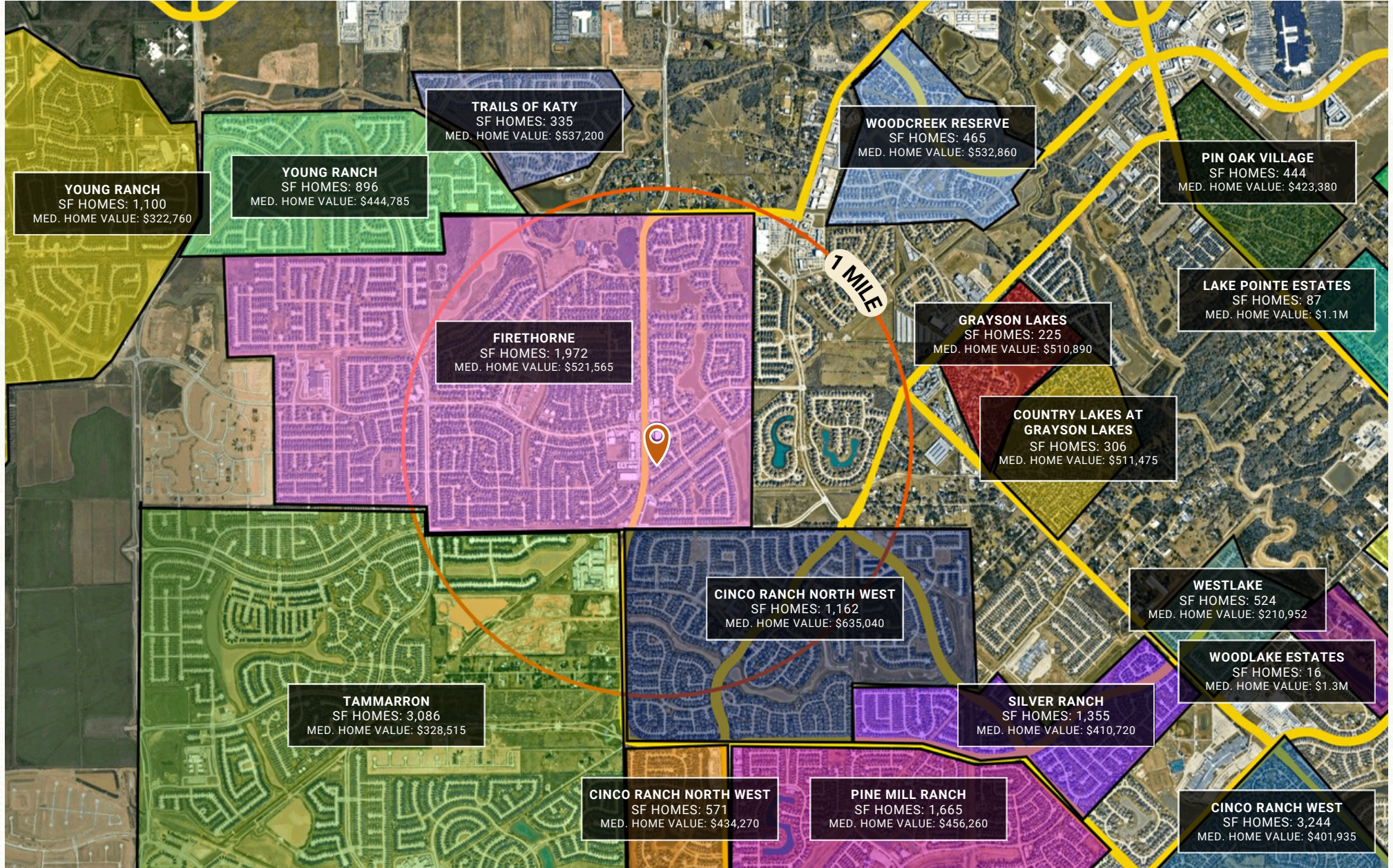


WELL EDUCATED POPULATION WITH 64% OF RESIDENTS WITHIN 1 MILE HOLDING A BACHELOR'S DEGREE OR HIGHER



MEDIAN HOME VALUE OF \$388,584 WITHIN 1 MILE

SURROUNDING RESIDENTIAL



DEMOGRAPHICS

DATA FROM COSTAR - DEC. 2022



POPULATION	1 MILE	3 MILES	5 MILES
CURRENT POPULATION	12,977	75,098	181,124
2010 POPULATION	3,180	20,585	73,727
2027 POP. PROJECTION	16,144	93,360	218,395
POPULATION GROWTH	25.7%	22.1%	12.1%
MEDIAN AGE	36.2	36.2	35.8

INCOME	1 MILE	3 MILES	5 MILES
AVERAGE HH INCOME	\$181,337	\$180,340	\$157,342
MEDIAN HH INCOME	\$160,619	\$159,808	\$132,735

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
WHITE	9,518	55,747	133,280
HISPANIC ORIGIN	2,501	14,833	42,728
ASIAN/PACIFIC ISLANDER	1,712	9,712	24,102
BLACK/AFRICAN AMERICAN	1,339	7,261	17,907
OTHER RACES	303	1,751	4,364

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
CURRENT HOUSEHOLDS	4,049	23,453	58,026
2010 HOUSEHOLDS	987	6,441	23,435
2027 HH. PROJECTION	5,032	29,124	69,803
HH GROWTH '22-'27	4.9%	4.8%	4.1%
HH GROWTH '10-'22	24.4%	20.9%	12.0%
OWNER OCCUPIED HH	4,508	25,974	58,356
RENTER OCCUPIED HH	524	3,150	11,447
AVG. HH SIZE	3.2	3.2	3.1
TOTAL CONSUMER SPEND	\$201.3M	\$1.2B	\$2.6B

OUR STORY:

FOUNDED IN 2009, OUR PORTFOLIO NOW CONSISTS OF OVER **TWO MILLION-SQUARE FEET OF RETAIL, MULTIFAMILY, AND INDUSTRIAL PROPERTIES.**

OUR FIRM:

WE ARE A **FULLY INTEGRATED REAL ESTATE INVESTMENT FIRM** THAT SPECIALIZES IN THE ACQUISITION, DEVELOPMENT, LEASING, AND MANAGEMENT OF A RAPIDLY GROWING COMMERCIAL REAL ESTATE PORTFOLIO.

OUR MISSION:

WE SEEK TO **ADD VALUE TO THE PROPERTIES WE MANAGE AND THE COMMUNITIES THEY SERVE.** WE ARE A FOR PROFIT ENTERPRISE, BUT PROUDLY MANAGE A LARGE ANNUAL PHILANTHROPIC BUDGET THAT SUPPORTS EDUCATION AND COMMUNITY INVOLVEMENT.



LAUREN SHEPPERD



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