

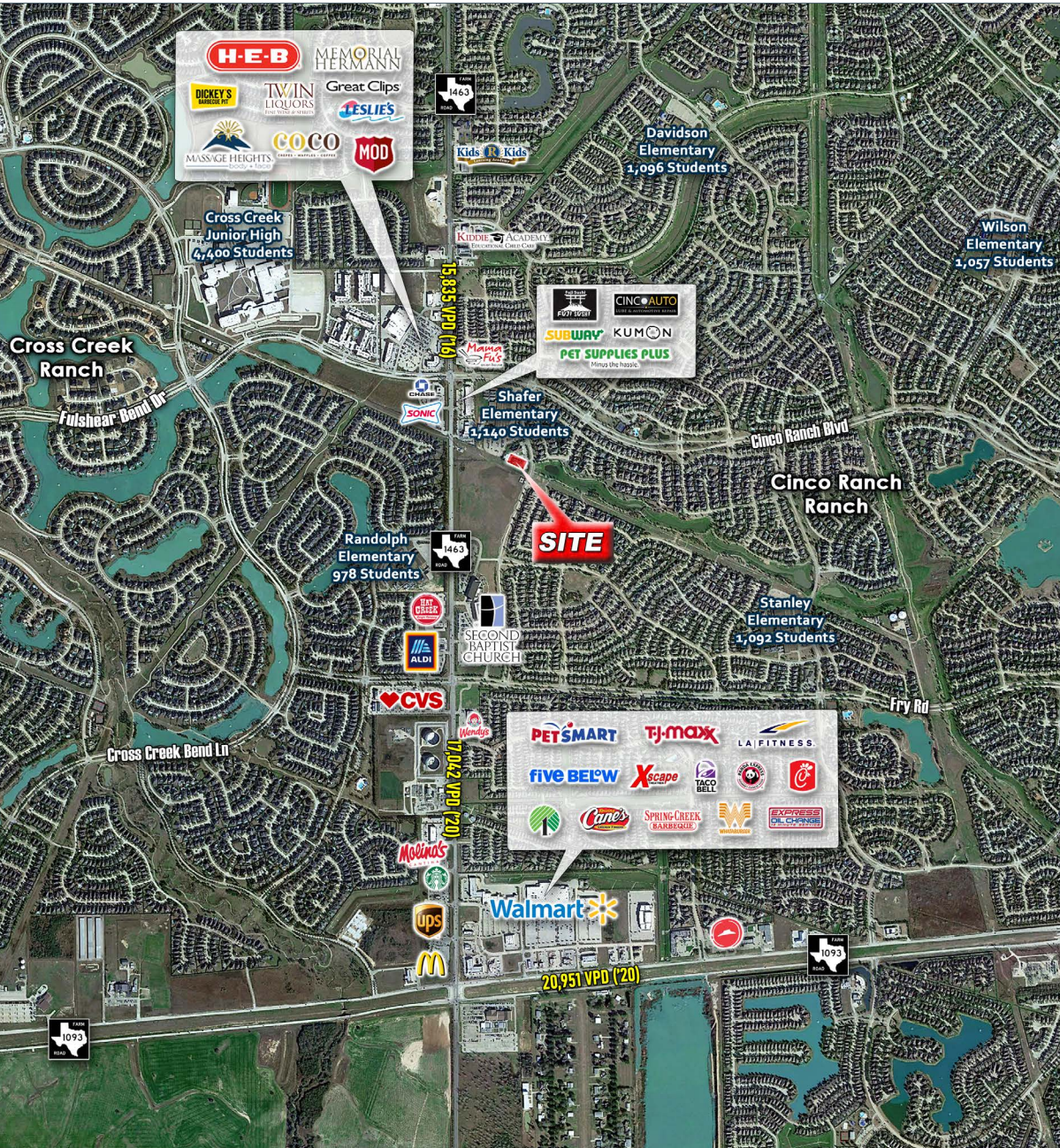


Second Generation Space for Lease

SEQ of FM 1463 & Cinco Ranch Blvd
5300 Ranch Point Dr | Katy, Texas 77494

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Property Highlights:

- ±3,047 SF Available
- Second Generation Space
- Excellent opportunity for General Office, Medical/Optical/Specialty Dental Office, Workout/Exercise Studio

Traffic Counts:

Cinco Ranch Blvd: 5,454 VPD (TXDOT 2016)

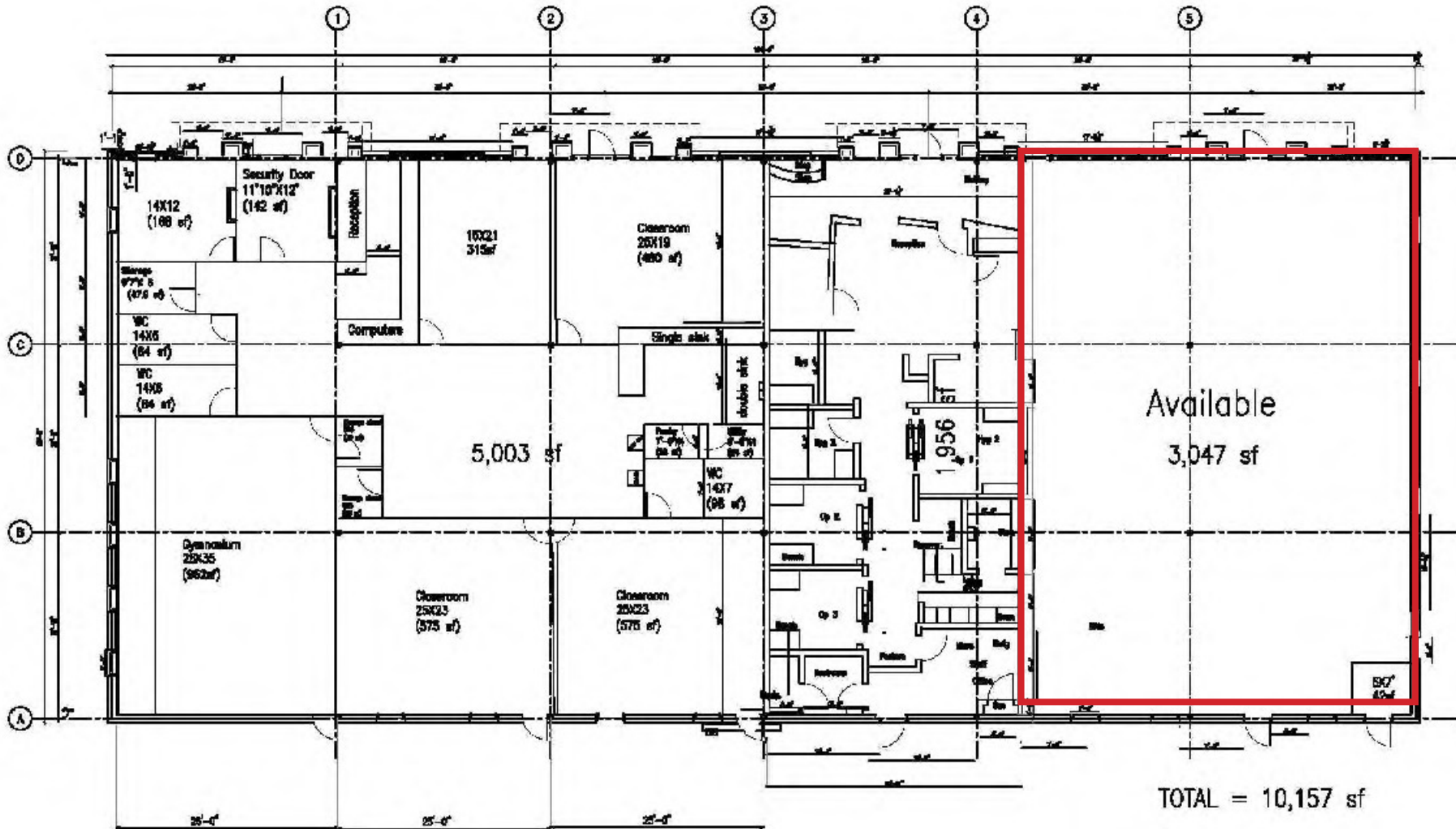
FM 1463: 15,835 VPD (TXDOT 2016)

Demographics:

	1 mile	3 miles	5 miles
2021 Population	18,534	84,371	157,128
2026 Proj. Population	24,680	109,910	199,079
Avg Household Income	\$185,224	\$181,301	\$174,346

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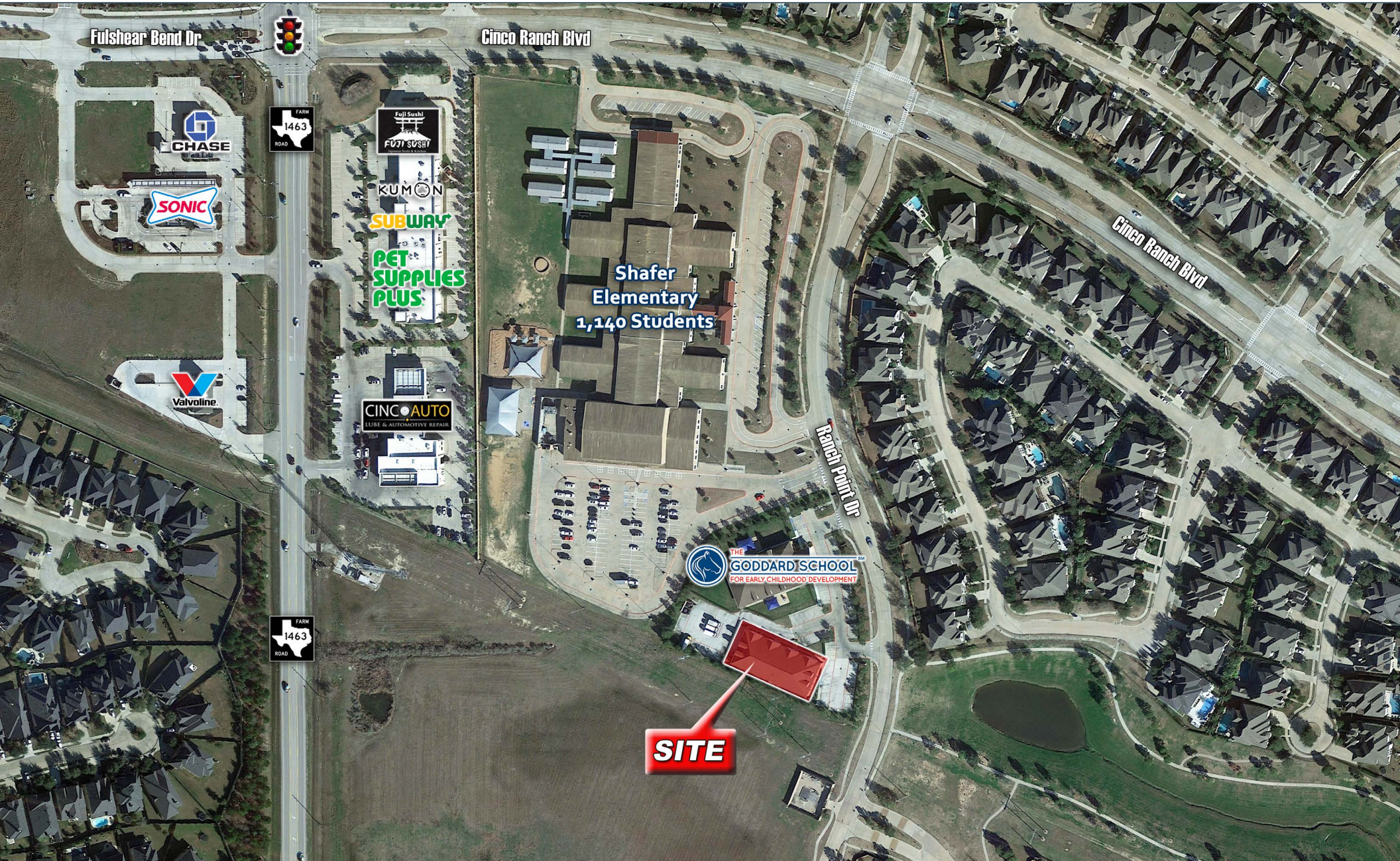


TOTAL = 10,157 sf

Scale
1 Inch = 6.42feet(6'5")

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