



FM 1463 RD. AND
S FIRETHORNE RD.

FIRETHORNE PLAZA

KATY, TEXAS





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 SPACE



SPACE WILL BE AVAILABLE 10/01/2025

AVAILABLE SPACE
1,500 SF

FIRETHORNE PLAZA

SITE PLAN



S FIRETHORNE ROAD 8,904 VPD

| NO. | TENANT | SF |
|-----|--------------------|-------|
| 1 | EZ Floors | 2,700 |
| 2 | Edward Jones | 1,350 |
| 3 | Pizza Hut | 1,275 |
| 4 | Evolve Fitness | 1,920 |
| 5 | Longhorn Liquor | 2,550 |
| 6 | Nicole Freer Group | 5,205 |
| 7 | Tide Dry Cleaners | 1,681 |

| NO. | TENANT | SF |
|-----|--------------|-------|
| 8 | Eye Level | 1,125 |
| 9 | Fusion Wok | 2,062 |
| 10 | Nails & Co. | 1,500 |
| 11 | Sealy Dental | 3,750 |
| 12 | Available | 1,500 |
| 13 | Cafe Petra | 1,500 |
| 14 | Peperoni's | 1,868 |



FM 1463 ROAD

17,032 VPD

FIRETHORNE PLAZA

RETAIL AERIAL



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

Edward Jones Pizza Hut EVOLVE LAGREE
Tide Cleaners nfg Pepperoni's
Eye Level I am the key. SEALY Dental Center LONGHORN LIQUOR

1,500 SF

FAJITA PETE'S SHERWIN WILLIAMS CIRCLE K

FM 1463 RD. 17,032 VPD

SHELL

CVS pharmacy

PILGRIM CLEANERS

SUBWAY

BR

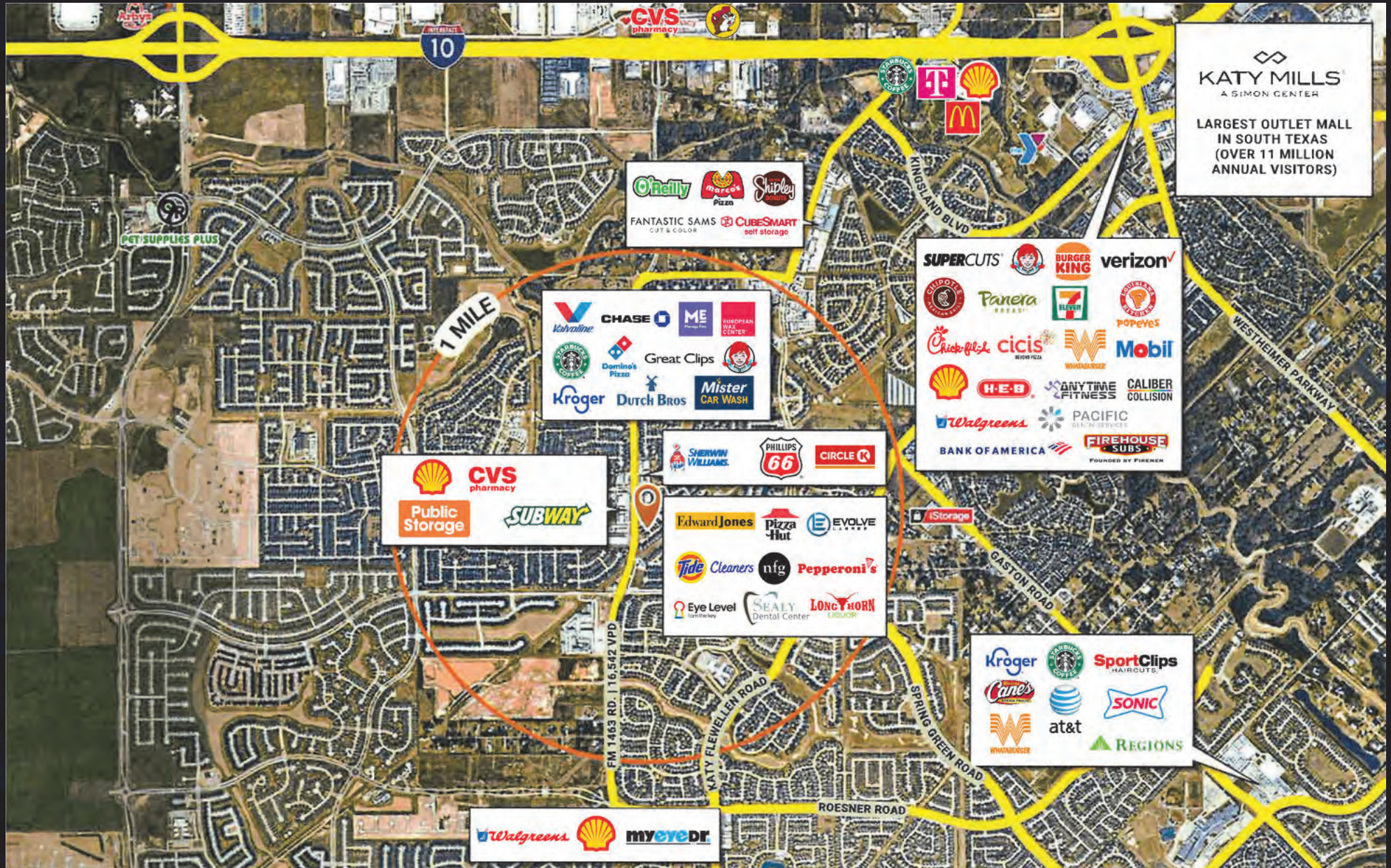
Leasing Contact
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KHALED SALEM
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WILLIAMSBURG ENTERPRISES

FIRETHORNE PLAZA

SURROUNDING RETAIL



KATY MILLS
A SIMON CENTER

LARGEST OUTLET MALL
IN SOUTH TEXAS
(OVER 11 MILLION
ANNUAL VISITORS)

O'Reilly
Mazzio's Pizza
Shirley's
FANTASTIC SAM'S CUT & COLOR
CUBESMART self storage

Valvoline
CHASE
ME
EUROPEAN
STARBUCKS COFFEE
Domino's Pizza
Great Clips
Kroger
Dutch Bros
Mister CAR WASH

Shell
CVS pharmacy
Public Storage
SUBWAY

SHERWIN WILLIAMS
PHILLIPS 66
CIRCLE K

Edward Jones
Pizza Hut
EVOLVE
Tide Cleaners
nfg
Pepperoni's
Eye Level
SEALY Dental Center
LONGHORN LIQUOR

SUPERCUTS
BURGER KING
verizon
Panera
7 ELEVEN
POPEYES
Chick-fil-A
cicis
WALMART
Mobil
Shell
H-E-B
ANYTIME FITNESS
CALIBER COLLISION
Walgreens
PACIFIC
BANK OF AMERICA
FIREHOUSE SUBS

Kroger
Starbucks Coffee
SportClips HAIRCUTS
Cane's
at&t
SONIC
WALMART
REGIONS

Walgreens
Shell
my eye DR.

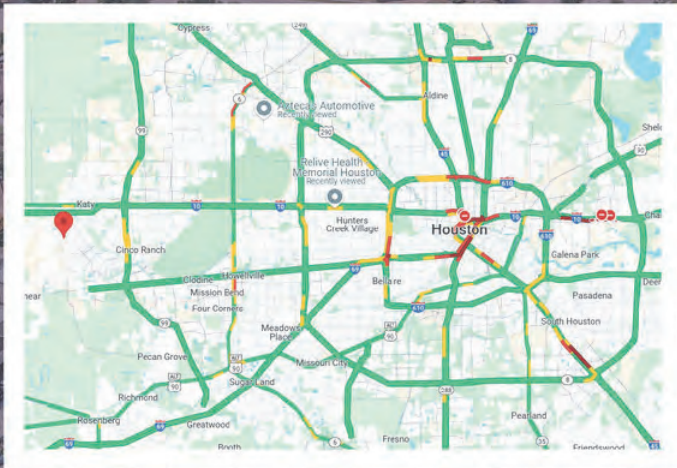
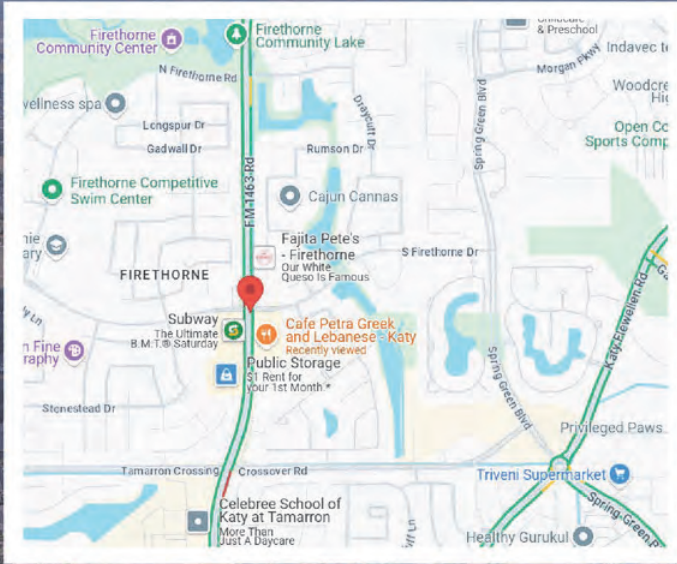
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FIRETHORNE PLAZA

PROPERTY HIGHLIGHTS



\$430.4M

**TOTAL HOUSEHOLD
EXPENDITURE**



34.5

MEDIAN AGE



\$177,127

**ESTIMATED MEDIUM
HOUSEHOLD INCOME 2024**



\$491,022

MEDIAN HOME VALUE

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FIRETHORNE PLAZA

NEIGHBORHOOD



FIRETHORNE COMMUNITY



3.4% annual population growth within 1 mile



219 K average household income & 177 K median household income within 1 mile



3.9% annual household growth within 1 mile



Well educated population 47% of residents within 1 mile holding a Bachelor's degree or higher



Median home value of \$388,584 within 1 mile



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FIRETHORNE PLAZA

PHOTOS



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FIRETHORNE PLAZA

DEMOGRAPHICS



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| CURRENT POPULATION | 12,638 | 85,265 | 193,505 |
| 2010 POPULATION | 3,312 | 17,873 | 75,330 |
| 2029 POP. PROJECTION | 14,756 | 104,024 | 228,955 |
| POPULATION GROWTH | 2,118 | 18,759 | 35,450 |
| MEDIAN AGE | 34.5 | 35.1 | 35.5 |



| INCOME | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| AVERAGE HH INCOME | \$219,951 | \$208,714 | \$185,385 |
| MEDIAN HH INCOME | \$177,127 | \$167,586 | \$146,250 |



| RACE & ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|------------------------|--------|---------|---------|
| WHITE | 6,276 | 41,060 | 90,914 |
| HISPANIC | 2,456 | 18,253 | 48,833 |
| BLACK/AFRICAN AMERICAN | 1,337 | 9,662 | 22,402 |
| ASIAN | 2,833 | 18,468 | 37,357 |
| OTHER RACES | 511 | 4,011 | 12,324 |



| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|----------------------|------------|----------|----------|
| CURRENT HOUSEHOLDS | 3,704 | 25,465 | 61,568 |
| 2010 HOUSEHOLDS | 1,040 | 5,607 | 23,968 |
| 2029 HH. PROJECTION | 4,420 | 31,873 | 74,086 |
| HH GROWTH '24-'29 | 716 | 6,408 | 12,518 |
| HH GROWTH '10-'24 | 2,664 | 19,858 | 37,600 |
| OWNER OCCUPIED HH | 3,236 | 22,061 | 45,764 |
| RENTER OCCUPIED HH | 468 | 3,404 | 15,804 |
| AVG. HH SIZE | 3.4 | 3.3 | 3.1 |
| TOTAL CONSUMER SPEND | \$430.46 M | \$2.79 B | \$6.34 B |





Our Story

Founded in 2009, our portfolio 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.

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