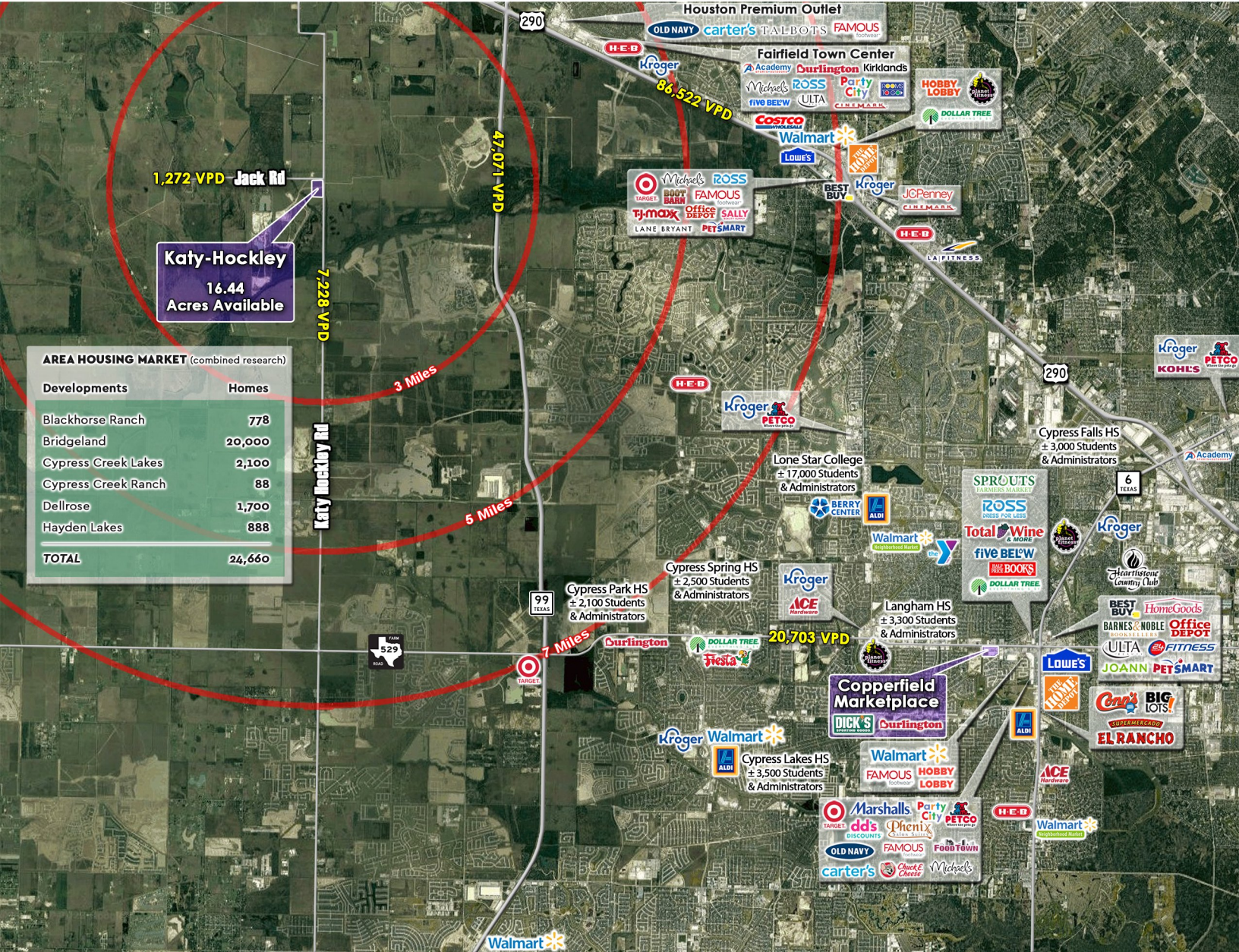


# ► KATY-HOCKLEY LAND

Southwest Corner Katy-Hockley @ Jack Rd in Cypress, Texas 77433

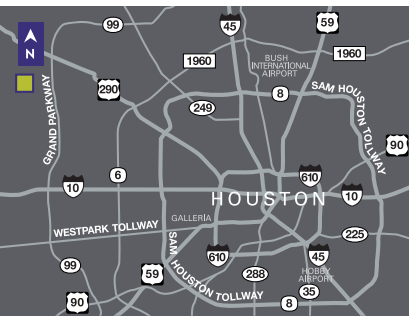
16.44 ACRES ADJACENT TO BRIDGELAND COMMUNITY

955 FOOT FRONTAGE ON KATY HOCKLEY RD ■ 750 FOOT FRONTAGE ON JACK RD



**AREA HOUSING MARKET** (combined research)

Developments	Homes
Blackhorse Ranch	778
Bridgeland	20,000
Cypress Creek Lakes	2,100
Cypress Creek Ranch	88
Dellrose	1,700
Hayden Lakes	888
<b>TOTAL</b>	<b>24,660</b>



	VEHICLES PER DAY		AVERAGE INCOME		POPULATION
Katy Hockley Rd south of Jack Rd	4,093	3 Miles	\$93,146	3 Miles	3,513
Katy Hockley Rd north of Jack Rd	3,196	5 Miles	\$153,115	5 Miles	42,135
Jack Rd west of Katy Hockley Rd	1,272	7 Miles	\$159,224	7 Miles	103,666

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WWW.FRPLTD.COM

# ► KATY-HOCKLEY LAND

Southwest Corner Katy-Hockley @ Jack Rd in Cypress, Texas 77433

FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/katy-hockley](http://frpltd.com/properties/katy-hockley)

Lat/Lon: 29.9671/-95.8087

<b>Katy-Hockley Land</b> <b>Cypress, TX 77433</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	<b>7 mi radius</b>
<b>Population</b>			
2023 Estimated Population	3,513	42,135	103,666
2028 Projected Population	4,347	48,599	124,805
2020 Census Population	2,302	38,912	92,104
2010 Census Population	724	17,846	44,500
Projected Annual Growth 2023 to 2028	4.7%	3.1%	4.1%
Historical Annual Growth 2010 to 2023	29.7%	10.5%	10.2%
2023 Median Age	30.1	33.8	33.7
<b>Households</b>			
2023 Estimated Households	943	12,306	32,138
2028 Projected Households	1,163	14,080	38,608
2020 Census Households	641	11,786	28,671
2010 Census Households	199	5,378	13,749
Projected Annual Growth 2023 to 2028	4.7%	2.9%	4.0%
Historical Annual Growth 2010 to 2023	28.7%	9.9%	10.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	41.8%	51.6%	49.5%
2023 Estimated Black or African American	19.4%	16.1%	15.5%
2023 Estimated Asian or Pacific Islander	4.3%	9.0%	11.3%
2023 Estimated American Indian or Native Alaskan	1.1%	0.7%	0.7%
2023 Estimated Other Races	33.4%	22.6%	23.0%
2023 Estimated Hispanic	43.5%	28.3%	29.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$93,146	\$153,115	\$159,224
2023 Estimated Median Household Income	\$116,957	\$129,255	\$133,056
2023 Estimated Per Capita Income	\$25,012	\$44,737	\$49,382
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	5.3%	4.9%	4.0%
2023 Estimated Some High School (Grade Level 9 to 11)	2.8%	3.3%	2.9%
2023 Estimated High School Graduate	26.0%	16.9%	18.4%
2023 Estimated Some College	24.9%	20.6%	19.7%
2023 Estimated Associates Degree Only	5.1%	7.1%	7.3%
2023 Estimated Bachelors Degree Only	26.7%	29.8%	30.6%
2023 Estimated Graduate Degree	9.1%	17.3%	17.2%
<b>Business</b>			
2023 Estimated Total Businesses	40	1,095	2,887
2023 Estimated Total Employees	170	6,210	15,890
2023 Estimated Employee Population per Business	4.2	5.7	5.5
2023 Estimated Residential Population per Business	87.0	38.5	35.9



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