

# ROYAL MONTREAL BUSINESS PARK

## 2004 South Mason Rd.

Near CINCO RANCH in Katy, Texas



### LOCATION

Located South of Highland Knolls on Mason Rd. Adjacent to Royal Montreal Plaza—home of Champion Gymnastics.

### PROPERTY DESCRIPTION

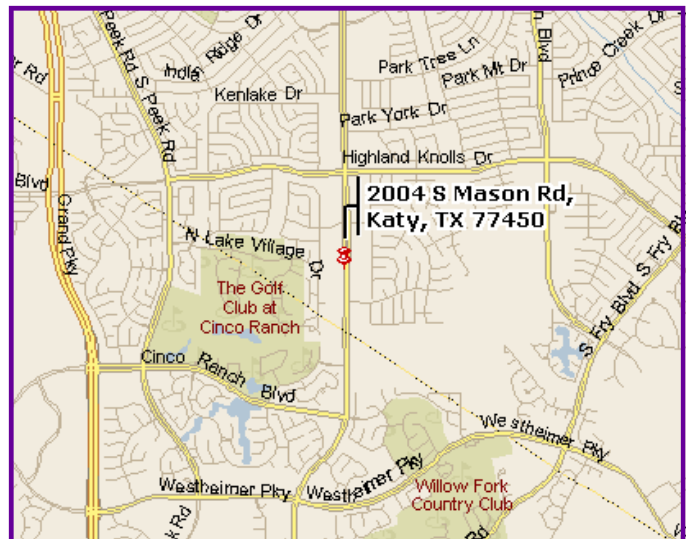
- ⇒ Easy access to Mason Road and Cinco Ranch via Royal Montreal Drive
- ⇒ Adjacent to 40,000 square foot, anchored retail center with cleaners, restaurants, and smoothie bar.
- ⇒ Individual buildings built-to-suit with interior finishes included.

### DEMOGRAPHICS

2006 Estimates	1 Mile	3 Mile	5 Mile
Active Population	20,205	88,015	153,829
Average Age	32.19	33.14	32.59
Average Household Income	\$95,103	\$119,668	\$104,968

### TRAFFIC COUNT

Mason Rd. South of Highland Knolls	46,180 cars/day
Mason Rd. North of Highland Knolls	42,980 cars/day
Highland Knolls West of Mason Rd.	10,510 cars/day
Highland Knolls East of Mason Rd.	15,820 cars/day



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