



**THE MARCEL GROUP**

An integrated commercial real estate firm specializing in architecture, construction, engineering, leasing, master planning and property management.

## Marcel Professional Plaza at Cinco Ranch



A new executive office development located on 2.2 acres in the rapidly expanding master community of Cinco Ranch at the corner of Cinco Ranch Blvd. and Cinco Village Center in Katy, Texas.

### PHASE I

- 22,000 square feet of office space
- 88 on site parking spaces
- pre-leased at 70% occupancy

### PHASE II

- 27,000 square feet of office space
- beginning pre-construction leasing
- ground breaking planned for November 2007

### DEMOGRAPHICS

Estimated Population of Area: 118,959 (5 mile radius)

Median Age: 33

Household with income > \$75,000: 64%

Average Household Income: \$115,701



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**SITE SYNOPSIS:**

BUILDING 'A'	11,000	S.F.
BUILDING 'B'	11,000	S.F.

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TOTAL BUILDING G.L.A.	22,000	S.F.
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**PARKING SYNOPSIS:**

TOTAL PARKING	=	88 CARS
PARKING RATIO:		4.00 PER 1,000 S.F.

**LAND AREA:**

96,313 S.F.
2.213 ACRES
LAND COVERAGE = 22.84

