

23727

Katy Freeway, Katy, TX 77494



COSTCO-ANCHORED RETAIL CENTER

AVAILABLE

10,800 SF | Can be subdivided

RATES | NNN

Call for pricing

Tony Phan

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832-956-1444

FOR LEASE

TRAFFIC COUNTS

Street Name	Count
Katy Freeway Frontage Rd	32,769
I-10 west of Grand Pkwy	140,184
Grand Pkwy Frontage Rd south of I-10	25,322

2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	14,346	117,388	288,643
Daytime Population	16,799	107,867	239,664
Average HH Income	\$101,578	\$119,026	\$133,927
Median Age	34.0	35.0	35.0

PROPERTY INFORMATION

- Prime Location at a High-Traffic Super Regional Intersection
- Situated at a Costco-anchored pad site along I-10, this property boasts unparalleled visibility to over ±200,000 vehicles daily traveling between I-10 and the Grand Parkway, ensuring maximum exposure for your business.
- Thriving Community and Strong Economic Fundamentals
- With strong household incomes and a robust daytime population, this area offers a high-growth environment ideal for both retail and commercial ventures.
- Exclusive Submarket with High Barriers to Entry
- Nestled in one of the most sought-after submarkets in the Houston MSA, this site is a rare opportunity in a region with limited competition.
- Vibrant Hub of Activity
- The intersection is a bustling destination, surrounded by top-tier traffic generators like Costco, Academy, Cinemark, Andretti Indoor Karting, Home Run Dugout, PopStroke, the University of Houston Victoria, and Memorial Hermann Hospital Katy — making it a prime location for attracting both locals and visitors alike.

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1 Mile

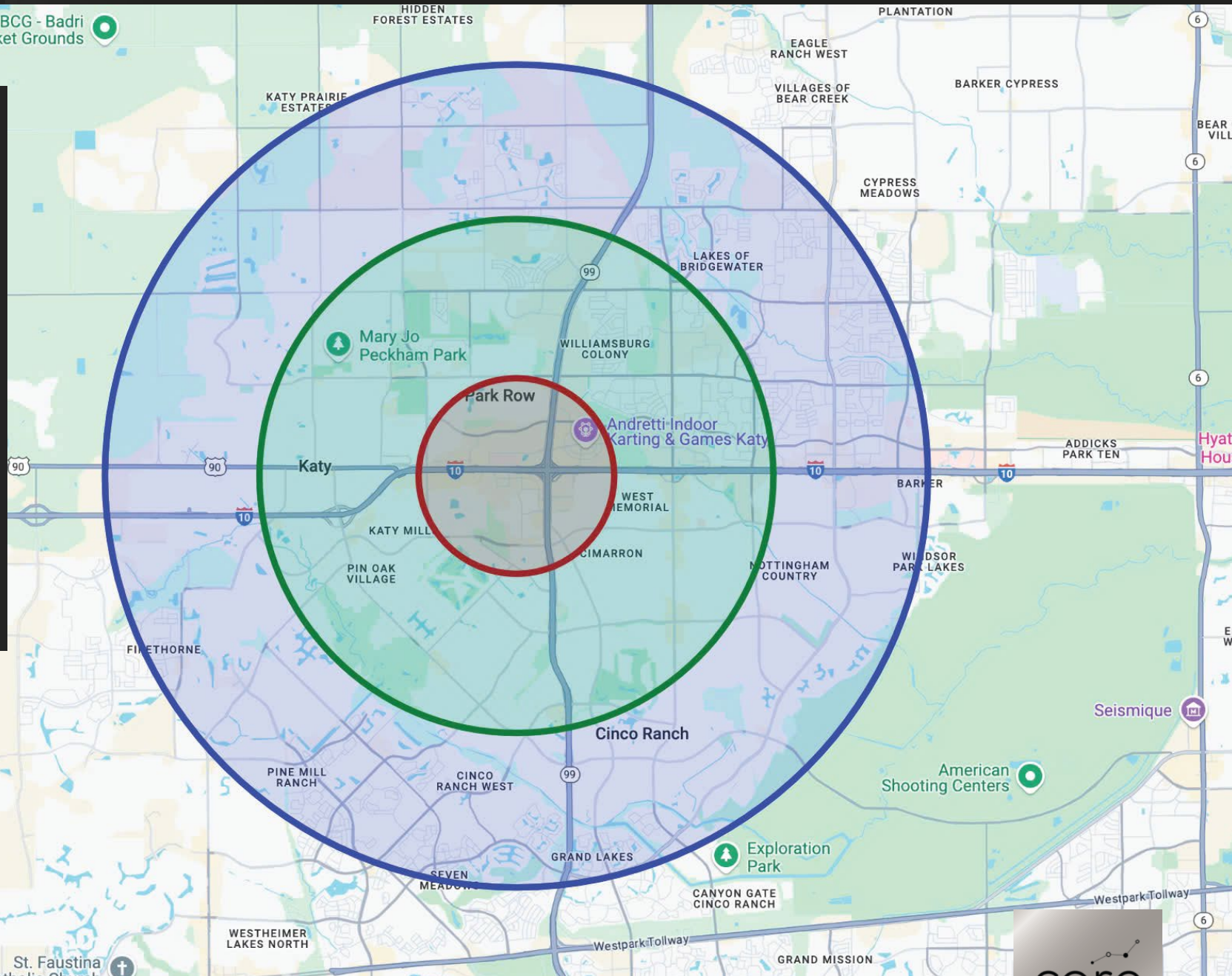
Daytime Pop 16,799
Population 14,346
Avg HH Income \$101,578
Median Age 34.0

3 Miles

Daytime Pop 107,388
Population 117,388
Avg HH Income \$119,026
Median Age 35.0

5 Miles

Daytime Pop 239,664
Population 288,643
Avg HH Income \$133,927
Median Age 35.0



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core
PROPERTIES

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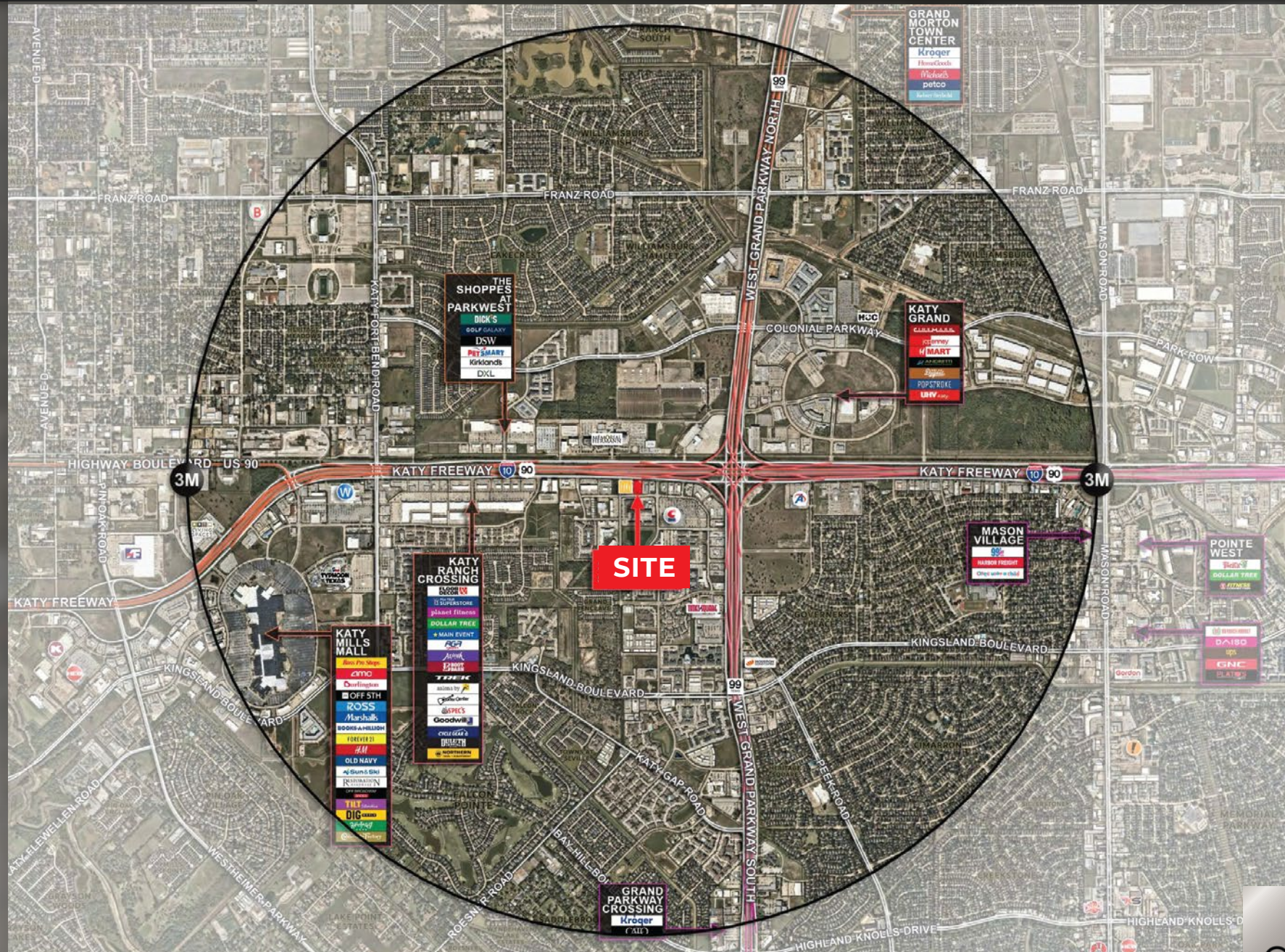
INTERSECTION



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TRADE AREA



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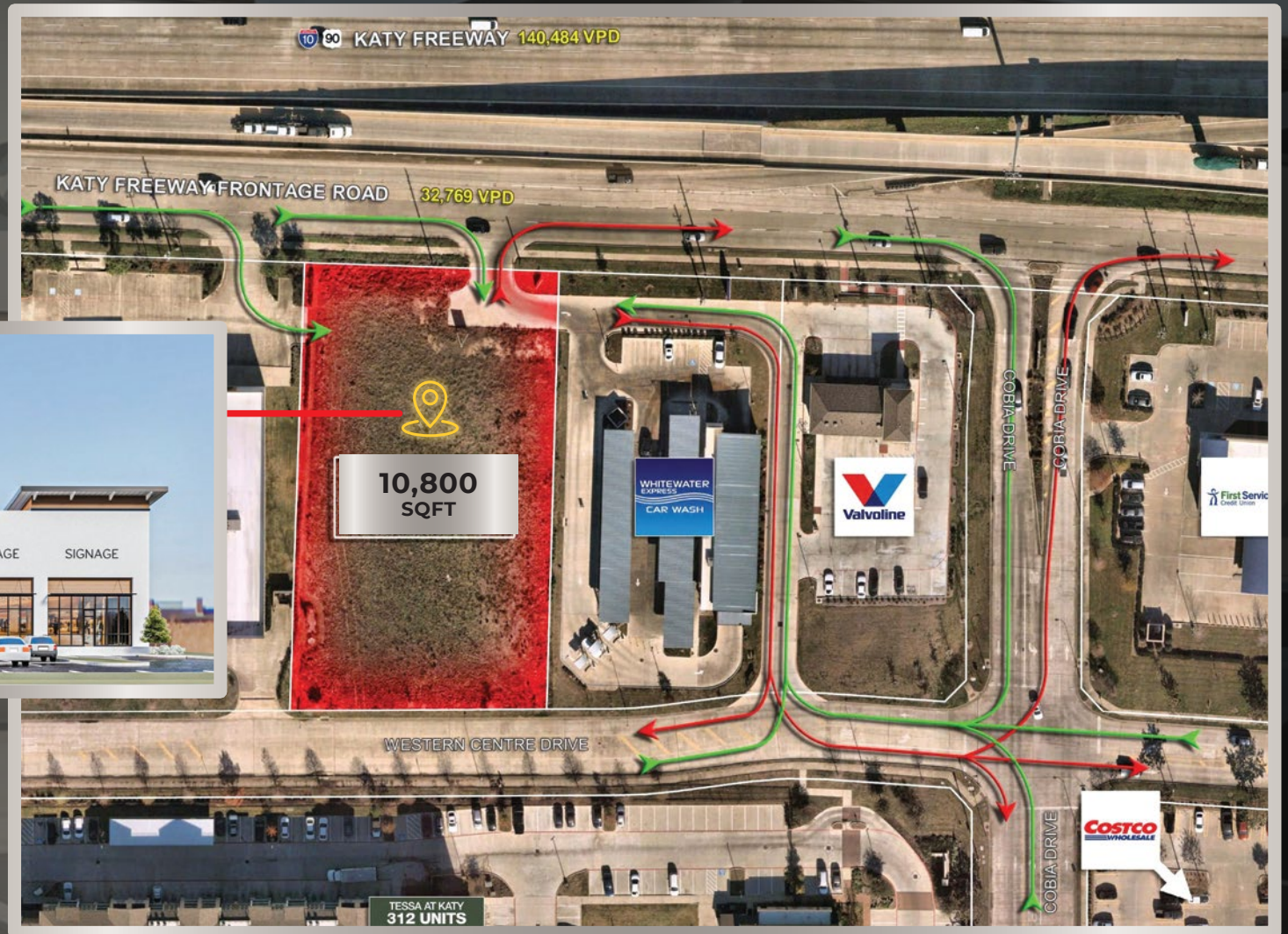
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FEEDER ROAD FRONTAGE



COSTCO-ANCHORED RETAIL CENTER

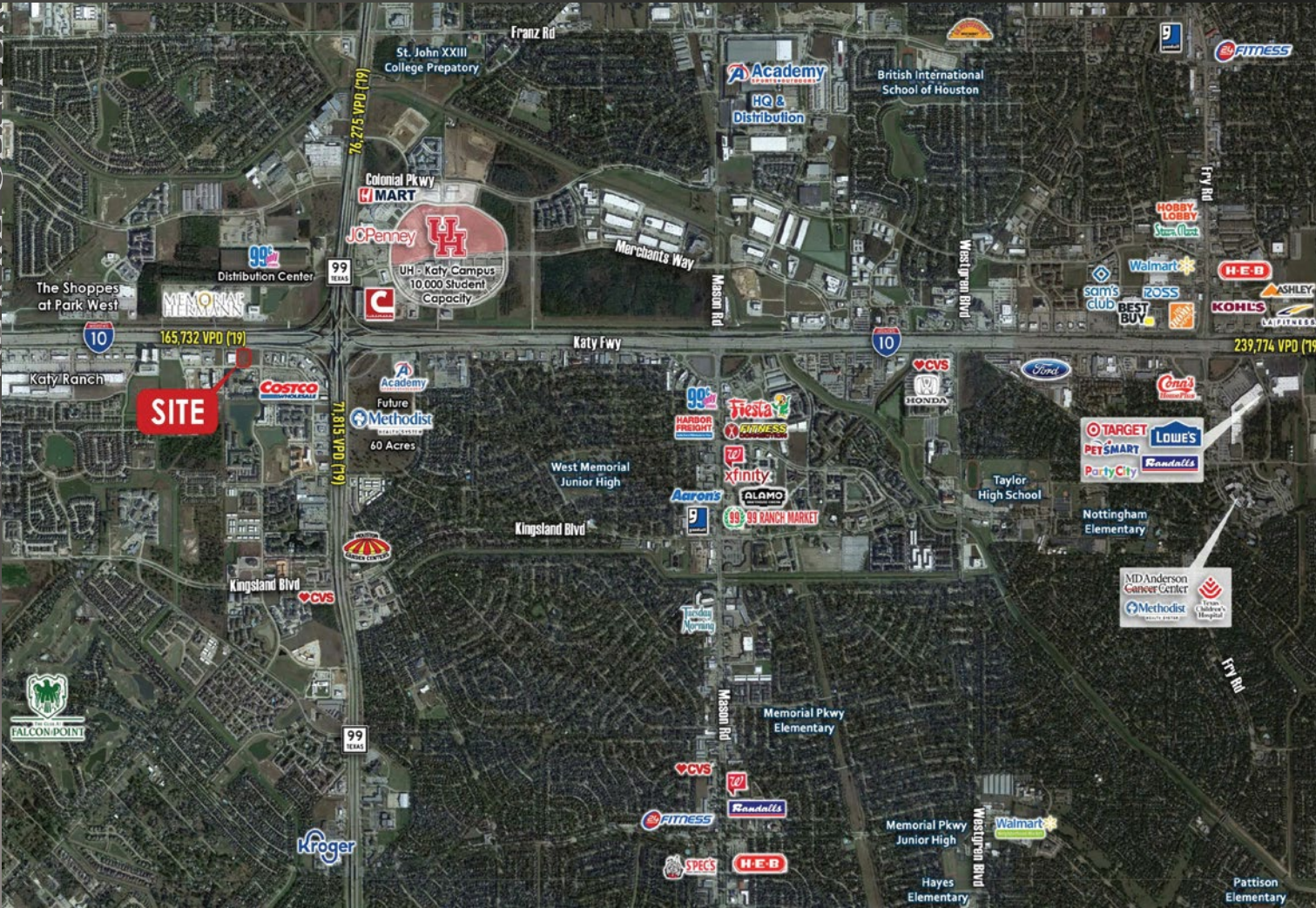
10,800 SQFT Retail Space
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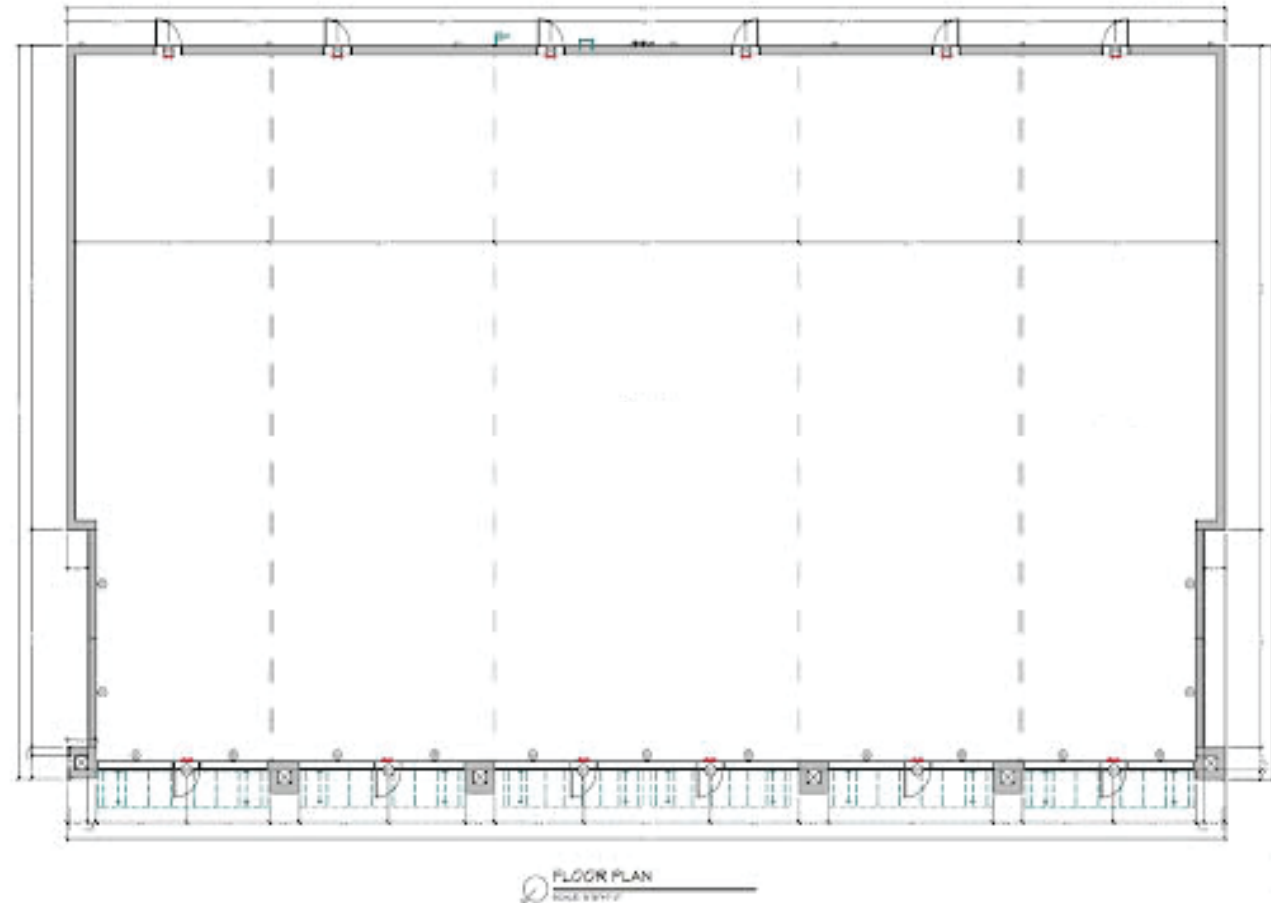
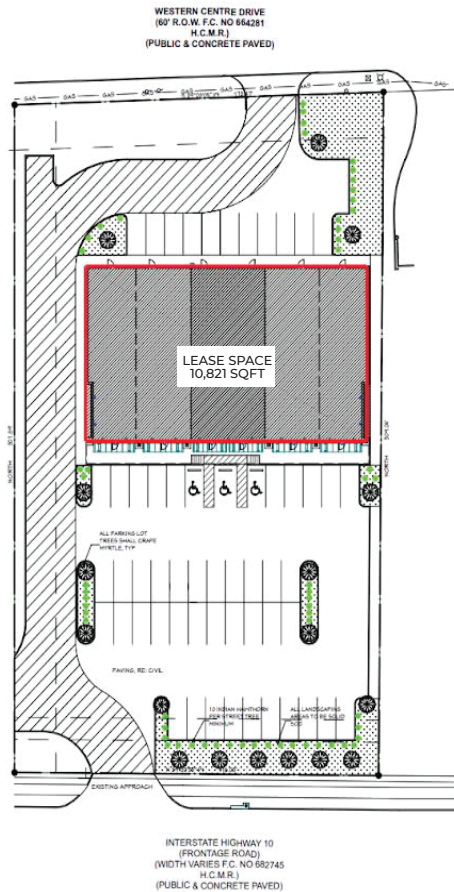
Costco-anchored Retail Center Distances

- . **Costco Wholesale**
2 Minutes Drive (0.3 miles)
- . **Memorial Hermann Hospital Katy**
3 Minutes Drive (1.1 miles)
- . **Cinemark Katy and XD**
4 Minutes Drive (1.1 miles)
- . **Andretti Indoor Karting**
4 Minutes Drive (1.2 miles)
- . **PopStroke**
4 Minutes Drive (1.1 miles)
- . **University of Houston at Katy**
4 Minutes Drive (1.2 miles)
- . **Home Run Dugout**
5 Minutes Drive (1.4 miles)
- . **Academy Sports & Outdoors A-Lot**
8 Minutes Drive (3.7 miles)

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CONTACT US

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	