



FOR LEASE

MASON ROAD CENTER
RETAIL SPACE FOR LEASE
SEC OF MASON RD & KINGSLAND BLVD
KATY, TEXAS 77450



JACK SAVERY
713.814.4930 | js@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

BROOKS SHANKLIN
713.966.2738 | bs@blueoxgroup.com

The information contained herein was obtained from sources deemed reliable; however, Blue Ox Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

MASON ROAD CENTER

LOCATION

SEC of Mason Rd & Kingsland Blvd
Katy, Texas 77450

SIZE

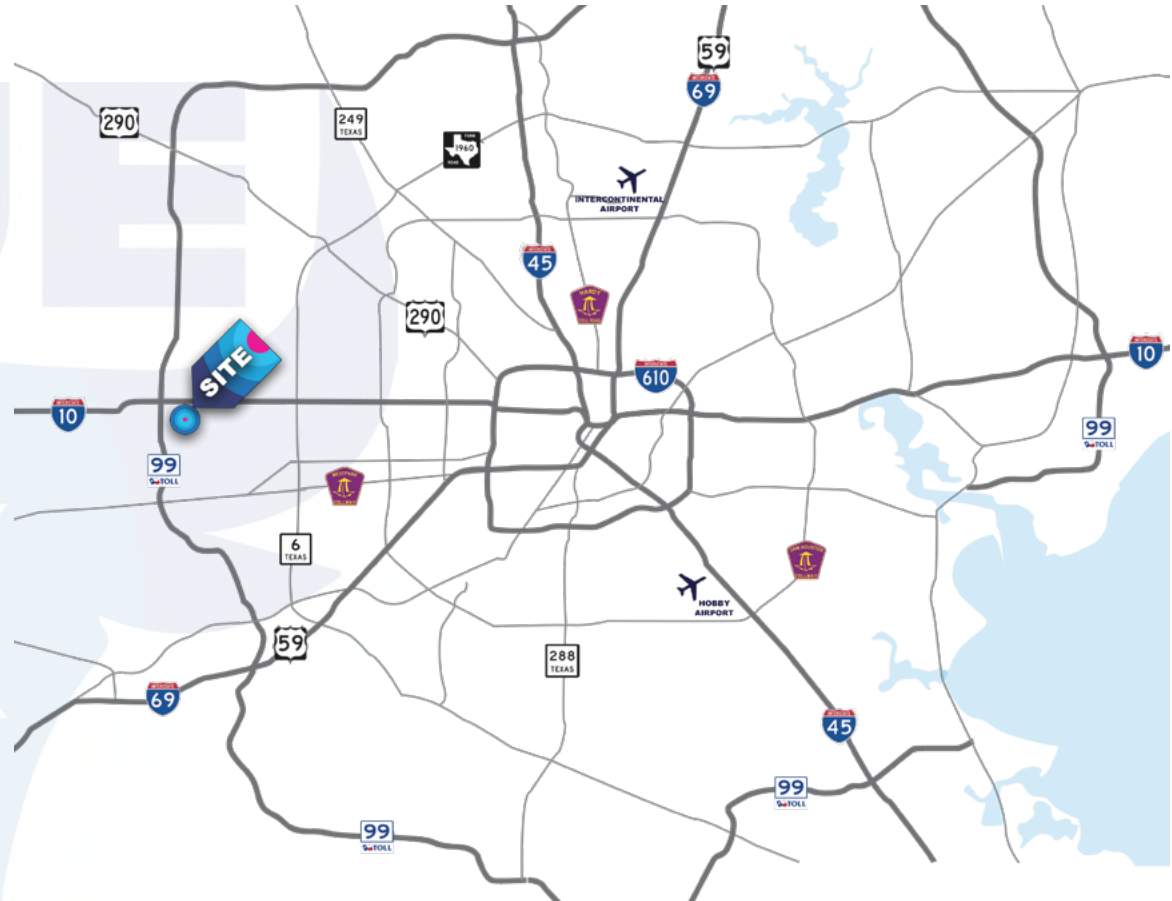
Up to 11,649 SF Available:
±4,516 SF & ±7,133 SF In-Line Space Available

RATE

\$24.00 PSF + \$4.37 NNN

HIGHLIGHTS

- Located at the southeast corner of Mason Rd and Kingsland Blvd, just south of I-10
- Hard Corner, Signalized Intersection
- In-Line Space Available
- Co-tenants Include: Gordon Food Services, King Dollar, Tiger Rock - Martial Arts, Adamson Ballet, US Army Corp., Fuzzy's Pizza, Funtastik Labs, D&J Sports, Circle B Veterinary Hospital, China Cottage and Bagel Cafe
- Cross access with Burger King & Taco Bell
- Great visibility and easy access
- Surrounded by residential neighborhoods
- Area retailers include 99 Ranch Market, Alamo Drafthouse, GNC, Plano, Panda Express, JCI, Starbucks, Whataburger and many more



2025 DEMOGRAPHICS

	Total Population	Daytime Population	Average HH Income
1 mi	17,738	12,220	\$90,938
3 mi	135,790	79,623	\$130,718
5 mi	297,573	157,981	\$137,598

TRAFFIC COUNTS

(TXDOT 2025)

MASON ROAD:
39,802 VPD

KINGSLAND BLVD:
14,469 VPD

14,469 CPD '25

AVAILABLE ±7,133 SF

AVAILABLE ±4,516 SF

SITE

Kingsland Blvd

Mason Rd

39,802 CPD '25

Katy Medical Complex

Medical Offices

Villas of Park Grove

Medical Offices

Grand Park Plaza

Las Mananitas Mexican Restaurant

Tiger Rock

Jackson Hewitt

Gordon Food Service

Dollar Zone

fantastic labs

Circle K

Burger King

Taco Bell

Brett's BBQ Shop

JCI

TitleMax

Ashley Gardens Nursery

Kindercare

Mason Road Skate Center

Aaron's

goodwill

Batteries + Bulbs

Wells Fargo

99 Ranch Market

Plato's Closet

GNC

Alamo Drafthouse Cinema

Daiso Japan

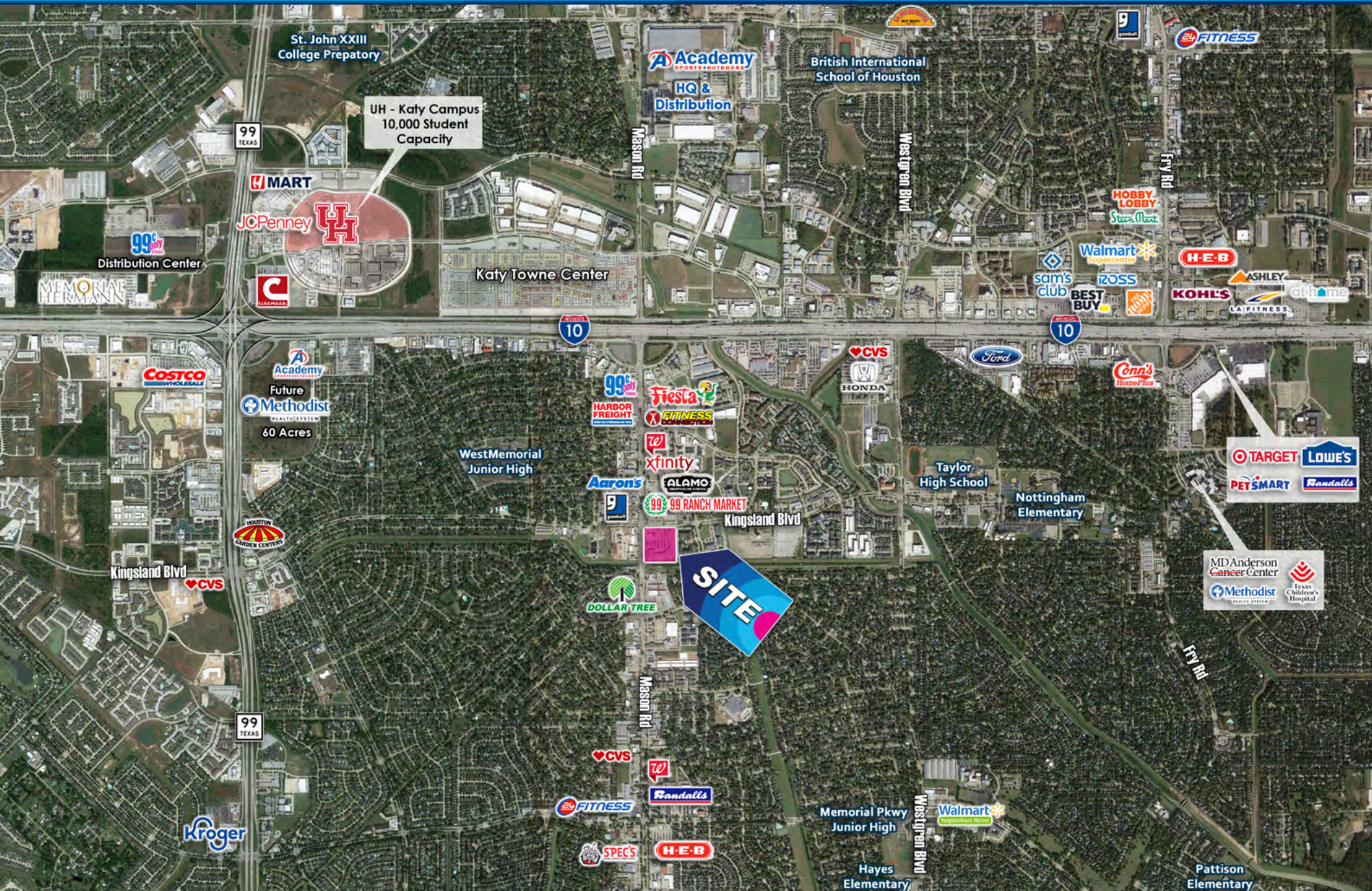
The UPS Store

Starbucks

Kabob Korner

BROOKS SHANKLIN
713.966.2738 | bs@blueoxgroup.com

MASON ROAD CENTER



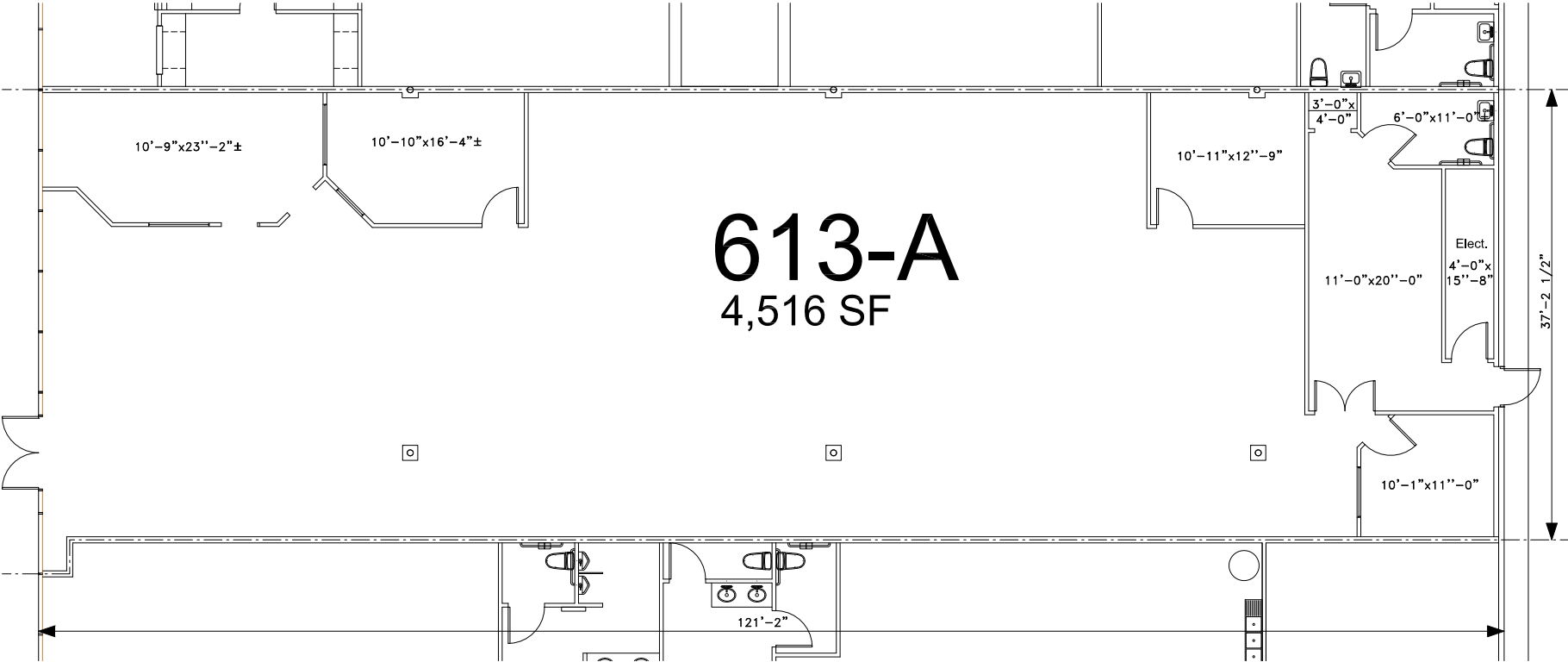
JACK SAVERY
713.814.4930 | js@blueoxgroup.com

BLUEOXGROUP.COM
713.804.7777

BROOKS SHANKLIN
713.966.2738 | bs@blueoxgroup.com

MASON ROAD CENTER







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.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

9009549

License No.

448255

License No.

jj@blueoxgroup.com

Email

jj@blueoxgroup.com

Email

713.804.7777

Phone

713.230.8882

Phone

Licensed Supervisor of Sales Agent/ Associate

Jack Savery

Duncan Brooks Shanklin III

Sales Agent/Associate's Name

License No.

612871-SA

618418-SA

License No.

Email

js@blueoxgroup.com

bs@blueoxgroup.com

Email

Phone

713.814.4930

713.966.2738

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0