

25403 Katy Mills Parkway | Katy, Texas 77494

Rare Owner-User & Investment Opportunity

31,500 SF Institutional / Educational / Medical Facility / General Office Use

Property Highlights

- 31,500 SF building situated on ±3.52 acres
- 179 surface parking spaces
- Open floor plan with partitioned offices
- Existing food court and spacious common areas
- Large training and conference rooms
- Courtyard area
- Sprinklered building
- Flexible layout suitable for multiple uses
- Excellent access to Interstate 10 and Grand Parkway (SH 99)

Ideal Uses

- Educational Facility
- Medical / Healthcare
- Corporate Training Center
- Conference Facility
- Workforce Development Center
- Technical School
- Corporate Headquarters
- Government or Institutional Use
- Technology / Data Operations

Location Advantages

- Walking distance to Katy Mills Mall
- Surrounded by major retail, restaurants, and entertainment
- Near numerous hotels including Courtyard by Marriott, Holiday Inn Suites, Residence Inn, Homewood Suites, and La Quinta
- Located in one of the fastest-growing submarkets in the Houston region
- Convenient regional access via I-10 and SH 99

Demographics

- 2 Miles: Population 35,131 | Avg. Household Income \$122,520
- 5 Miles: Population 262,765 | Avg. Household Income \$135,689
- 10 Miles: Population 654,736 | Avg. Household Income \$121,685

Why Buy This Property?

- Avoid the time and expense of new construction
- Immediate occupancy potential
- Existing improvements significantly reduce build-out costs
- Flexible design allows multiple occupancy scenarios
- Strong demographics and long-term growth potential

Broker Contact

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