

FOR SALE OR LEASE

**7633 CHEROKEE DR
KATY, TX 77494**



32,900 SF Climate-Controlled Warehouse

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Property Details

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32,900
NET RENTABLE SQUARE FEET

2.66 AC
TOTAL LAND SIZE

4,000
OFFICE SQUARE FEET

28,900
WAREHOUSE SQUARE FEET

B
BUILDING CLASS

1982/2000/2026
YEAR BUILT/RENOVATED

Pitched Metal Roof
ROOF

3
GRADE LEVEL DOORS

16'
CLEAR HEIGHT

600 Amp/3 Phase
POWER

Metal
CONSTRUCTION

Northwest Outliers
SUBMARKET

3.4%
SUBMARKET VACANCY RATE

Property Highlights

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PROPERTY HIGHLIGHTS:

- 32,900-square-foot industrial property situated on 2.66 acres in Katy West Industrial Park
- Positioned in close proximity to Interstate 10, Grand Parkway 99, and Highway 90
- High barrier to entry in a submarket with 3.4% vacancy rate
- Located in an active industrial submarket with over 1.6mm square feet net absorption and 3.1mm square feet leased in the past 12 months
- Strong local demographics with a population of 164,071 within a 5-mile radius and an average household income of \$156,036 in a 3-mile radius
- Multiple large box distribution facilities in immediate area including: Amazon, Costco, Igloo, Ferguson, Medline, Bel Furniture, and Goya

SALE PRICE:

Contact Broker

LEASE RATE:

Contact Broker

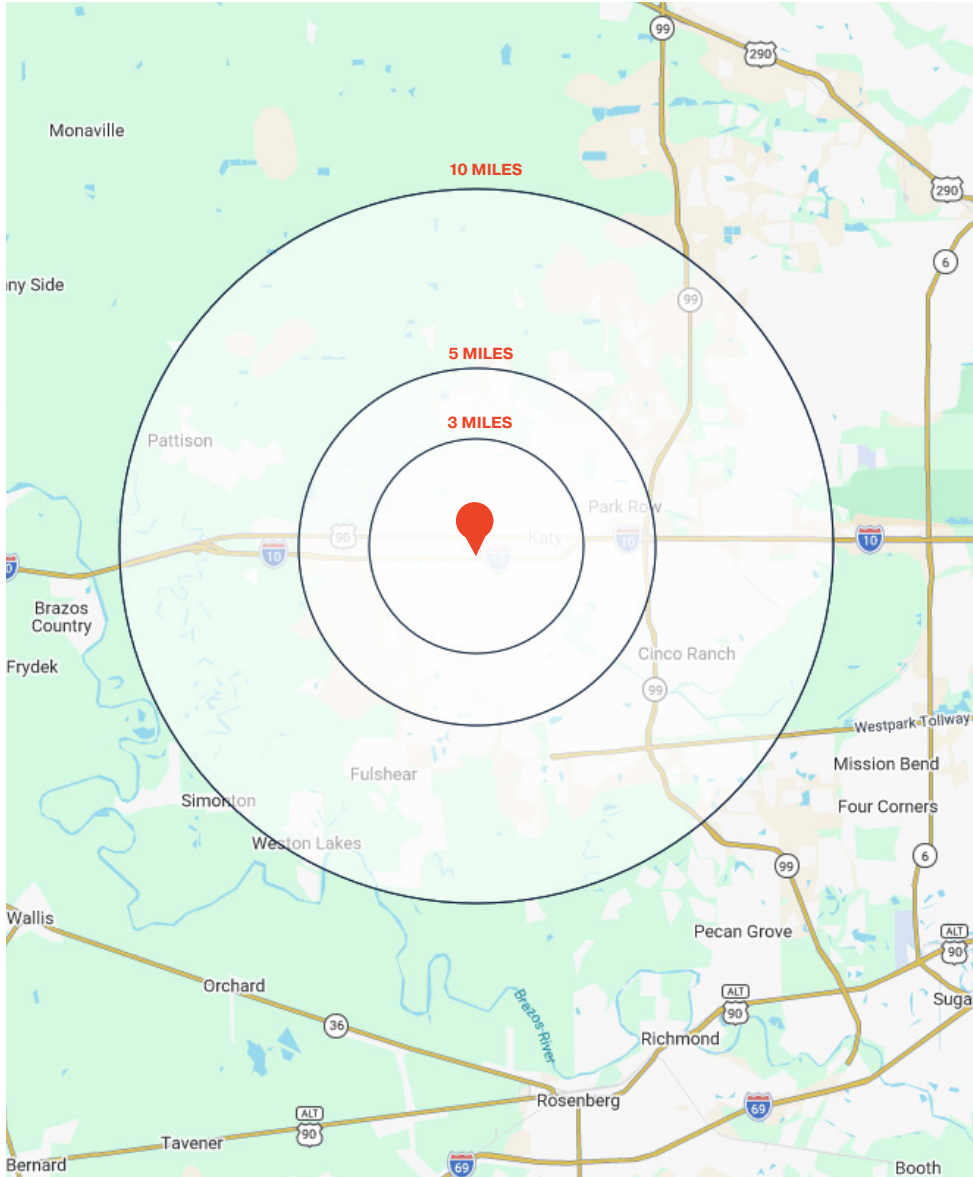
Property Photos

7633 CHEROKEE DR
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Demographics

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Population	3 MILES	5 MILES	10 MILES
2020 Population	42,506	136,579	450,667
2024 Population	56,327	166,676	513,165
2029 Population Projection	68,532	195,129	579,618
Annual Growth 2020-2024	8.1%	5.5%	3.5%
Annual Growth 2024-2029	4.3%	3.4%	2.6%
Households			
2020 Households	13,158	42,529	143,069
2024 Households	17,467	52,092	162,418
2029 Household Projection	21,332	60,953	183,511
Annual Growth 2020-2024	8.0%	5.9%	4.2%
Annual Growth 2024-2029	4.4%	3.4%	2.6%
Household Income			
Avg Household Income	\$155,445	\$141,242	\$127,740
Median Household Income	\$136,027	\$119,071	\$105,588
Daytime Employment			
Total Employees	15,640	32,584	104,836
Total Businesses	2,068	4,948	15,162



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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