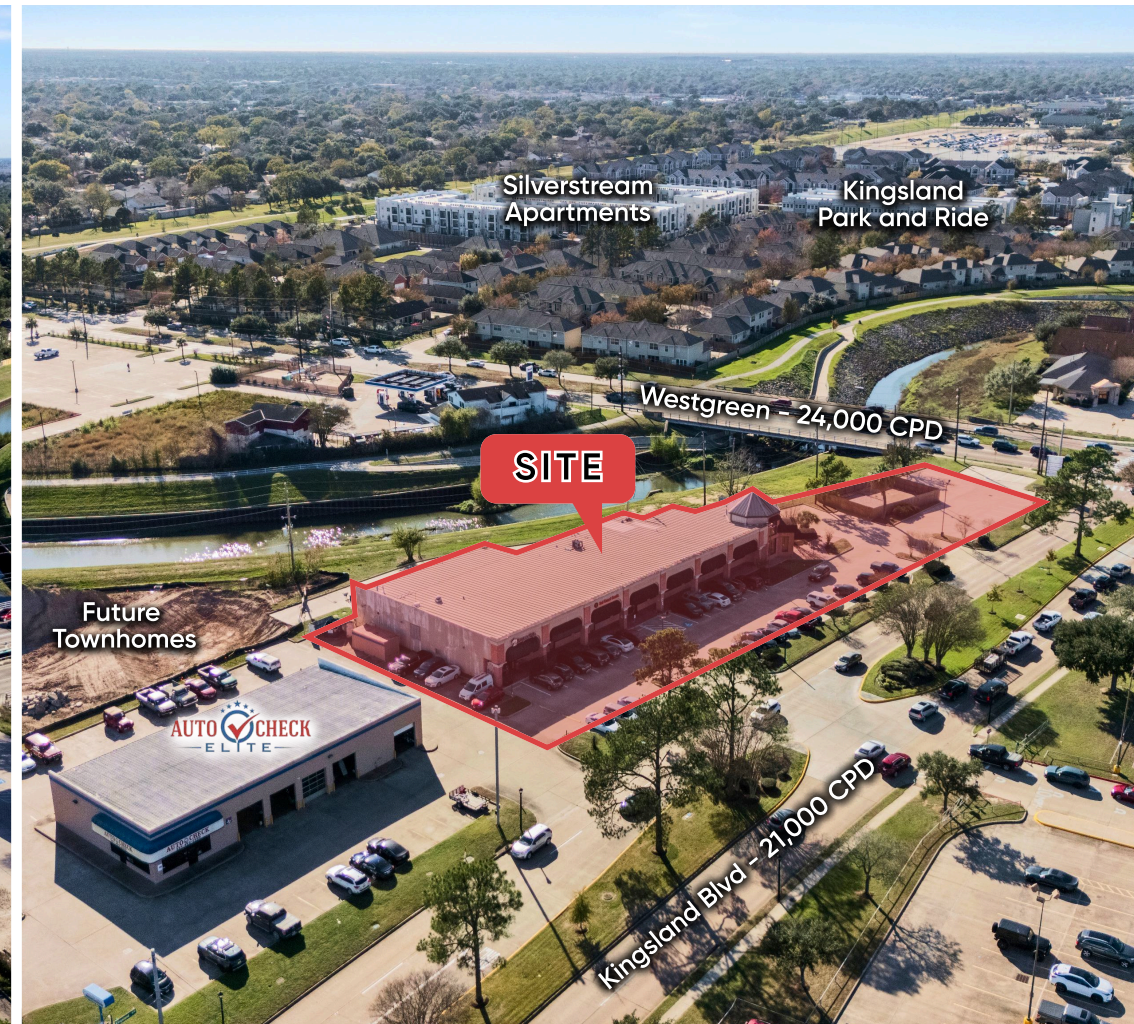


NOW AVAILABLE

- 4,000 SF Turnkey Daycare Suite Available
- 2,000 SF – 6,500 SF Available (Can Divide)

20829 Kingsland Blvd
Katy, TX 77450



Jon Jamison

713-458-8221

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VAIL
COMMERCIAL
GROUP

Yekta Pakdaman

347-899-1945

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NOW AVAILABLE

20829 Kingsland Blvd
Katy, TX 77450

Property Information

Strategically positioned on Kingsland Boulevard with strong frontage and visibility at the signalized intersection of **Westgreen Boulevard** in the heart of Katy, this well-located neighborhood retail center benefits from proximity to **Taylor High School** and multiple established residential communities.

The property sits within a high-growth trade area boasting over **117,000 residents within 3 miles** and strong demographic fundamentals, including rising household counts and solid median incomes. Surrounded by bustling retail nodes, restaurants and daily-needs services, the center offers convenient access to **Interstate 10**, linking it directly to Greater Houston's expansive consumer base.

The site's location near family-oriented amenities and thriving local businesses makes it an attractive destination for service-based, food, and specialty retail concepts seeking exposure in one of Texas's most dynamic submarkets.



NOW AVAILABLE

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Katy, TX 77450

Nearby Places



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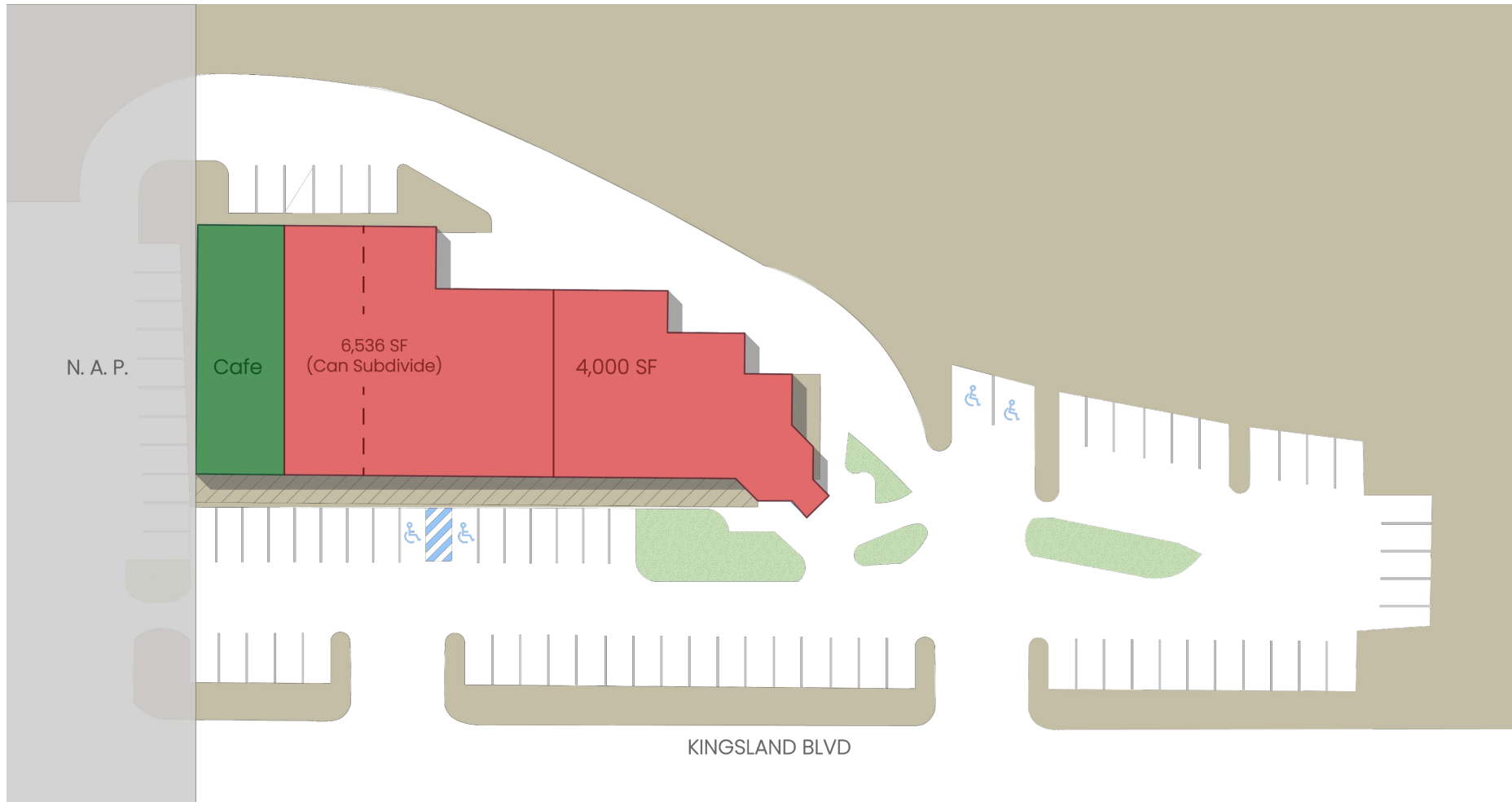
Street View



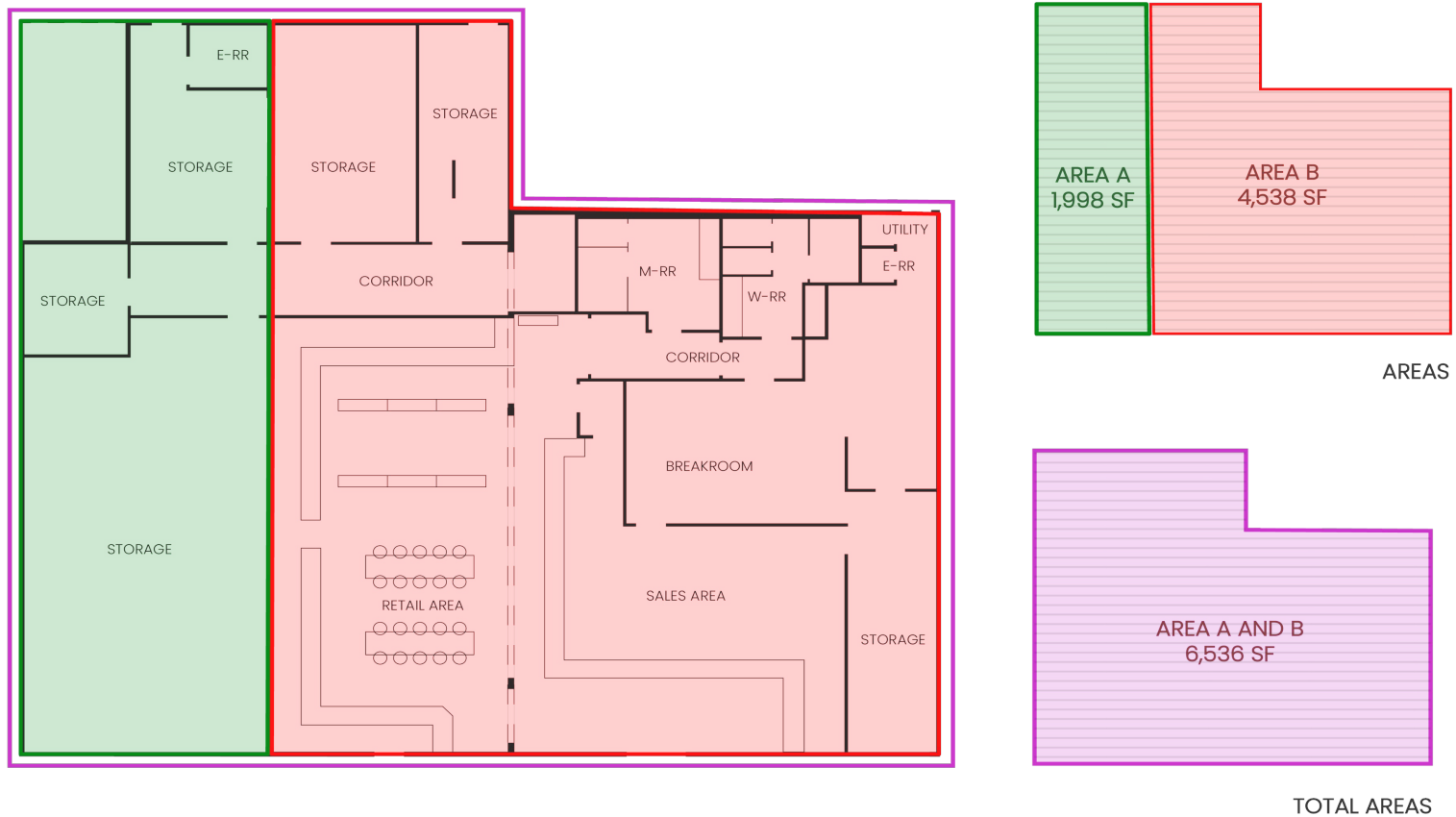
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Marketing Site Plan



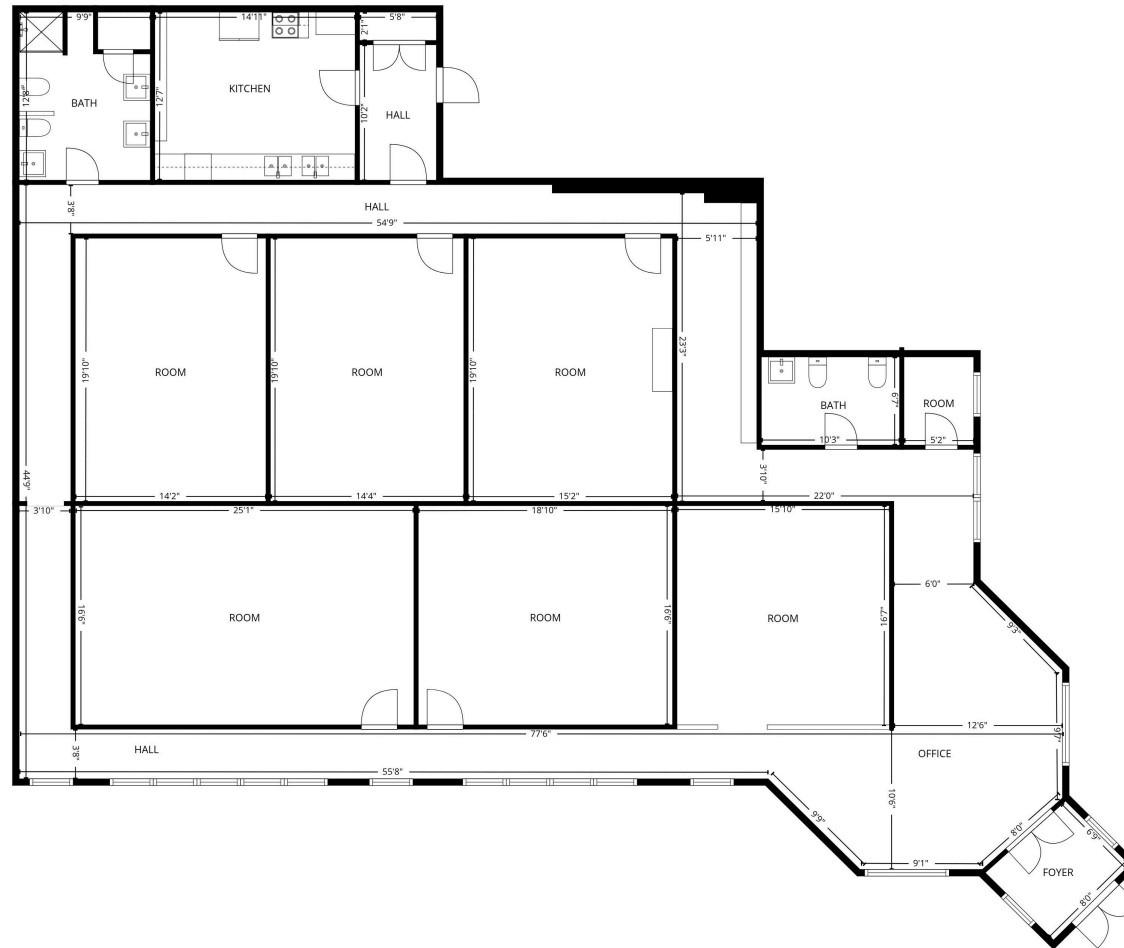
Marketing Floor Plan



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Current Day Care Floor Plan (4,000 SF)



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Existing Daycare Suite



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Katy, TX 77450

Area Demographics

	1 mile	3 mile	5 mile
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Population

2026 Estimate	16,848	117,157	263,646
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	1 mile	3 mile	5 mile
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Ave HH Income

2026 Estimate	\$96,122	\$108,014	\$111,901
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	1 mile	3 mile	5 mile
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Traffic Counts

Westgreen Blvd	24,000 cars per day
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Kingsland Blvd	21,000 cars per day
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