



PROPERTY DESCRIPTION:

Discover the potential of this prime cold shell space, now available for lease. Offering a blank canvas for your business vision. This property provides unmatched flexibility to design and customize the interior to perfectly suit your operational needs. Strategically located in a high-traffic area with excellent visibility, this space is ideal for businesses looking to establish a unique presence.

PROPERTY HIGHLIGHTS:

- Tenant Improvement Allowance
- Ideal for professional services such as Tutoring Center, Insurance, Medical Office, Imaging Center, Wellness center, Etc..
- Located directly across Memorial Hermann Rehabilitation Hospital - Katy

OFFERING SUMMARY

Lease Rate:	Call For Rate
Available SF:	1250 - 5000 sf
Building Size:	5000 sf
Number of Units:	1 - 4 units



Nora Salinas

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LEASE

21683 Kingsland Blvd.



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KELLERWILLIAMS.
REALTY

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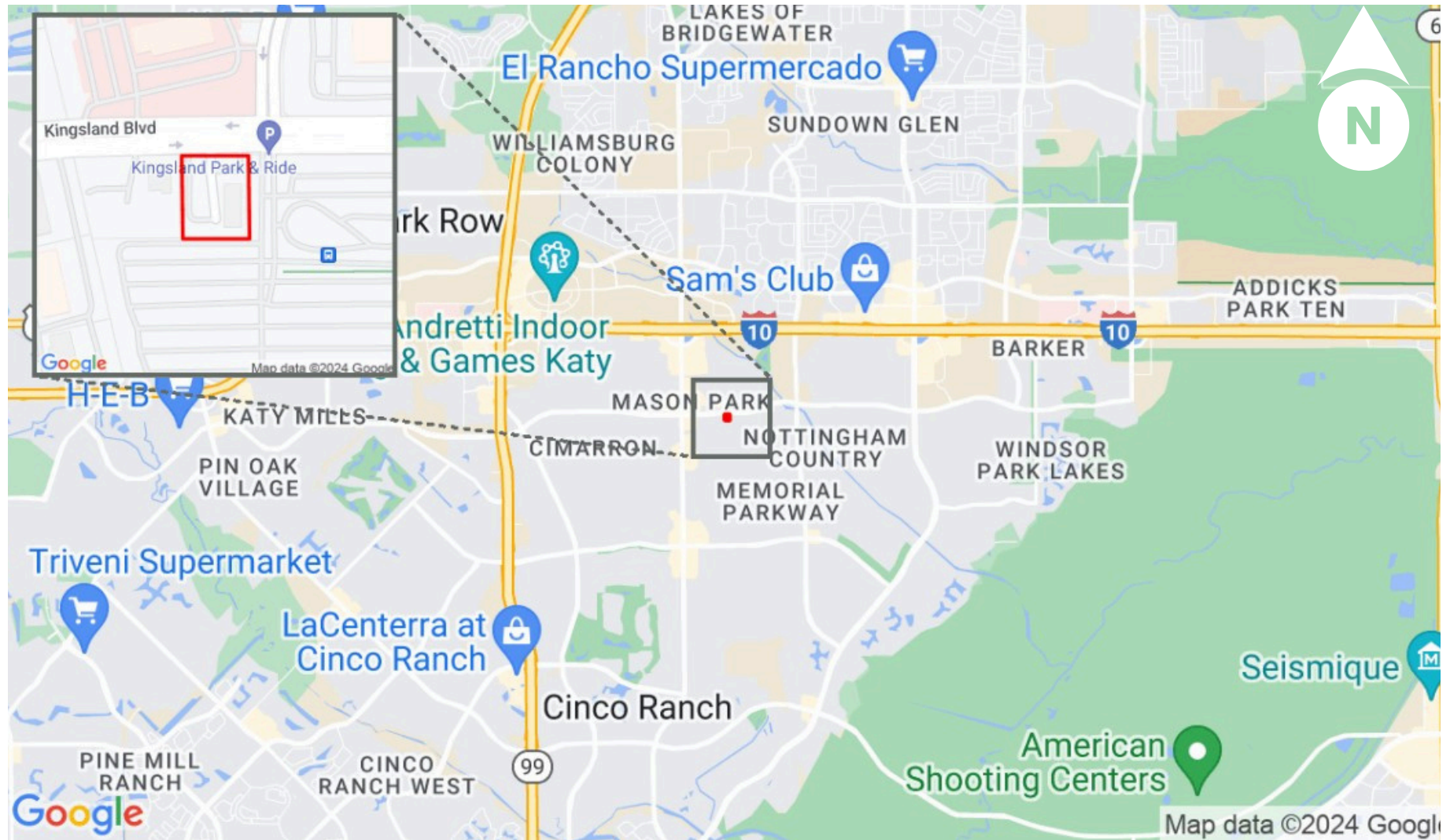
MOODY'S
ANALYTICS

Catylist

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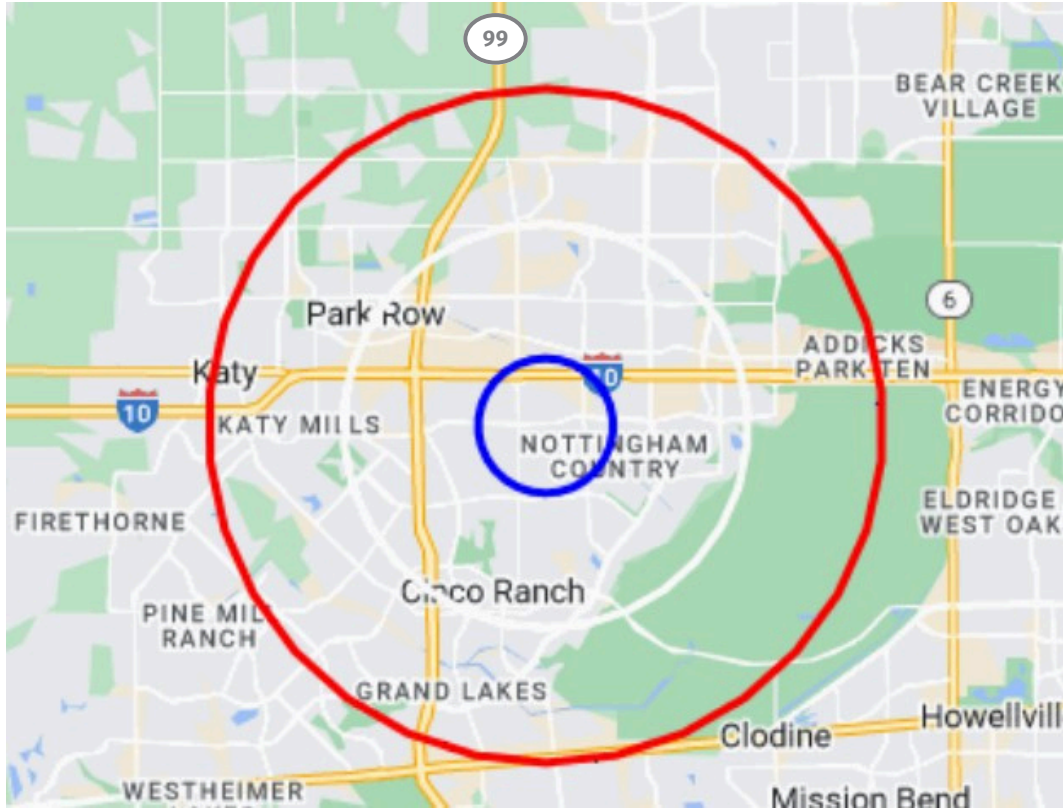
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Demographic Report



Population

Distance	Male	Female	Total
1- Mile	6,553	6,613	13,166
3- Mile	51,515	52,430	103,945
5- Mile	109,011	110,135	219,147



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 21683 Kingsland Boulevard, Katy, TX 77450

CITY, STATE

Katy, TX

POPULATION

161,404

AVG. HHSIZE

2.96

MEDIAN HH INCOME

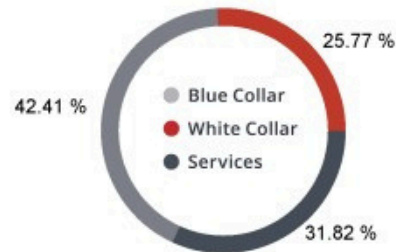
\$95,800

HOME OWNERSHIP

Renters: **14,717**

Owners: **39,545**

EMPLOYMENT



50.21 %

Employed

1.81 %

Unemployed

EDUCATION

High School Grad: **16.54 %**

Some College: **22.75 %**

Associates: **6.43 %**

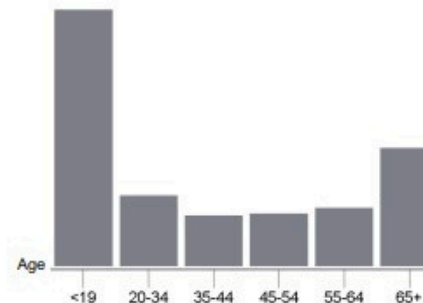
Bachelors: **52.27 %**

GENDER & AGE

49.64 %



50.36 %



RACE & ETHNICITY

White: **62.46 %**

Asian: **3.70 %**

Native American: **0.14 %**

Pacific Islanders: **0.00 %**

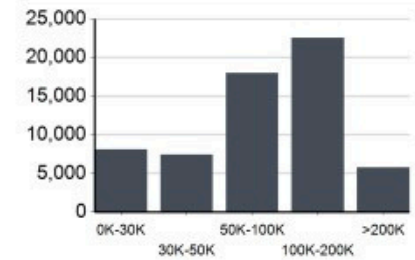
African-American: **4.09 %**

Hispanic: **22.03 %**

Two or More Races: **7.59 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



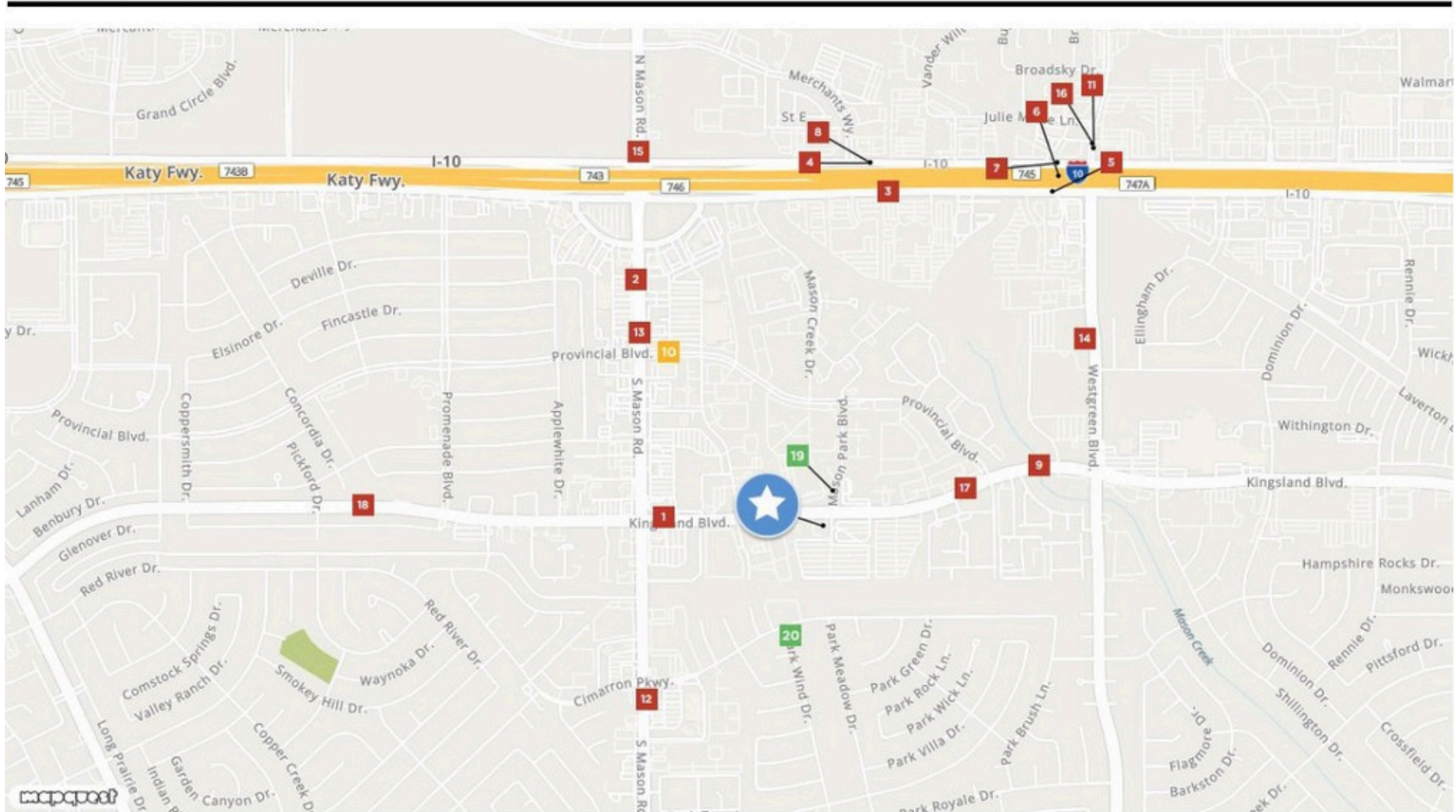
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Traffic Counts



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Kingsland Boulevard 1 S Mason Rd Year: 2022 15,952 Year: 2019 18,469	Mason Access Rd 2 Year: 2022 45,424	Katy Freeway Frontage 3 Mason PkBlvd Year: 2022 35,503 Year: 2021 26,231 Year: 1996 13,250	Merchants Way 4 Year: 2022 36,452	Katy Fwy 5 Year: 2022 18,291
Westgreen Blvd 6 Year: 2022 215,001 Year: 2021 216,636 Year: 1996 13,410	N Westgreen Blvd 7 Year: 2022 17,256	Merchants Way 8 Year: 2021 36,938 Year: 1996 21,020 Year: 1992 18,556	Kingsland Boulevard 9 Sun Creek Dr Year: 2019 20,015	Provincial Boulevard 10 S Mason Rd Year: 2019 8,171
Westgreen Boulevard 11 Julie Marie Ln Year: 2019 24,105	S Mason Rd 12 Cimarron Pkwy Year: 2014 45,677 Year: 2011 38,430 Year: 2006 38,570	S Mason Rd 13 Provincial Blvd Year: 2014 45,849 Year: 2010 46,471 Year: 2001 42,980	Westgreen Blvd 14 Kingsland Blvd Year: 2014 21,457 Year: 2009 20,304 Year: 2007 17,951	Mason Rd 15 Katy Fwy Year: 2014 36,602 Year: 2011 32,070
N Westgreen Blvd 16 Julie Marie Ln Year: 2014 22,751 Year: 2011 22,320	Kingsland Blvd 17 Provincial Blvd Year: 2012 22,085 Year: 2011 21,280 Year: 2009 21,830	Kingsland Blvd 18 Pickford Dr Year: 2012 15,559 Year: 2011 16,320 Year: 2009 15,135	Mason Park Blvd 19 Kingsland Blvd Year: 2011 1,470 Year: 2001 900 Year: 1996 830	Park Wind Dr 20 Cimarron Pkwy Year: 2011 910



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