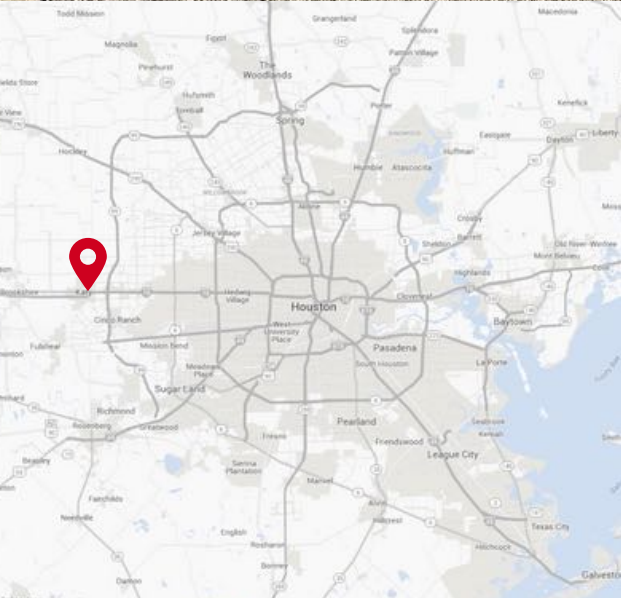


FOR LEASE ➔ INDUSTRIAL

+/- 33,480 SF Industrial



1005 Katyland Dr, Katy, Texas 77493



Property Summary

Avenue Property Group of KW Commercial is pleased to offer for lease, this 33,480 SF industrial complex with two large distribution warehouses, each with a retail showroom buildout along the road frontage. The site is located in a prime 'old Katy' location - the hard corner of Katyland Dr. and Highway 90, just one block removed from Interstate 10.

Easy on/off access to the Highway makes travel into Houston or Western cities a breeze.

Offering:

- IMP: 33,480 SF
- Term: 5 - 10 Years
- Base: \$8.75 PSF
- NNN: \$3.10 PSF

Details:

- 1 block south of I-10
- Industrial / Flex Use
- Retail showing in each building
- Katyland Dr. Frontage
- Highway 90 access

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brian@avenuepg.com

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Katy, Texas 77450
www.avenuepg.com

Confidentiality & Disclaimer

1005 Katyland Dr, Katy, Texas 77493

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Executive Summary

1005 Katyland Dr, Katy, Texas 77493



The Avenue Property Group of KW Commercial is pleased to present the opportunity to lease **1205 Katyland Drive**, a multi-building industrial complex ideally positioned in the heart of Katy, Texas. The property includes three warehouse buildings totaling over 33,000 square feet, offering flexibility for a wide range of industrial, service, or logistics users. Located just minutes from Interstate 10, Highway 90, and the Grand Parkway (99), the site provides excellent access to major transportation routes and the rapidly growing West Houston marketplace.

The complex consists of **Building 1**, a 13,280-square-foot freestanding warehouse, and **Buildings 2 and 3**, which are conjoined and total approximately 20,200 square feet. Tenants may lease Building 1 independently or Buildings 2 and 3 together, depending on space requirements. Building 1 (brick façade) offers five grade-level bay doors and a 15-foot center roof height, while Buildings 2 and 3 feature two dock-high bays at the front, two loading ramps at the rear, and an estimated 20-foot center roof height.

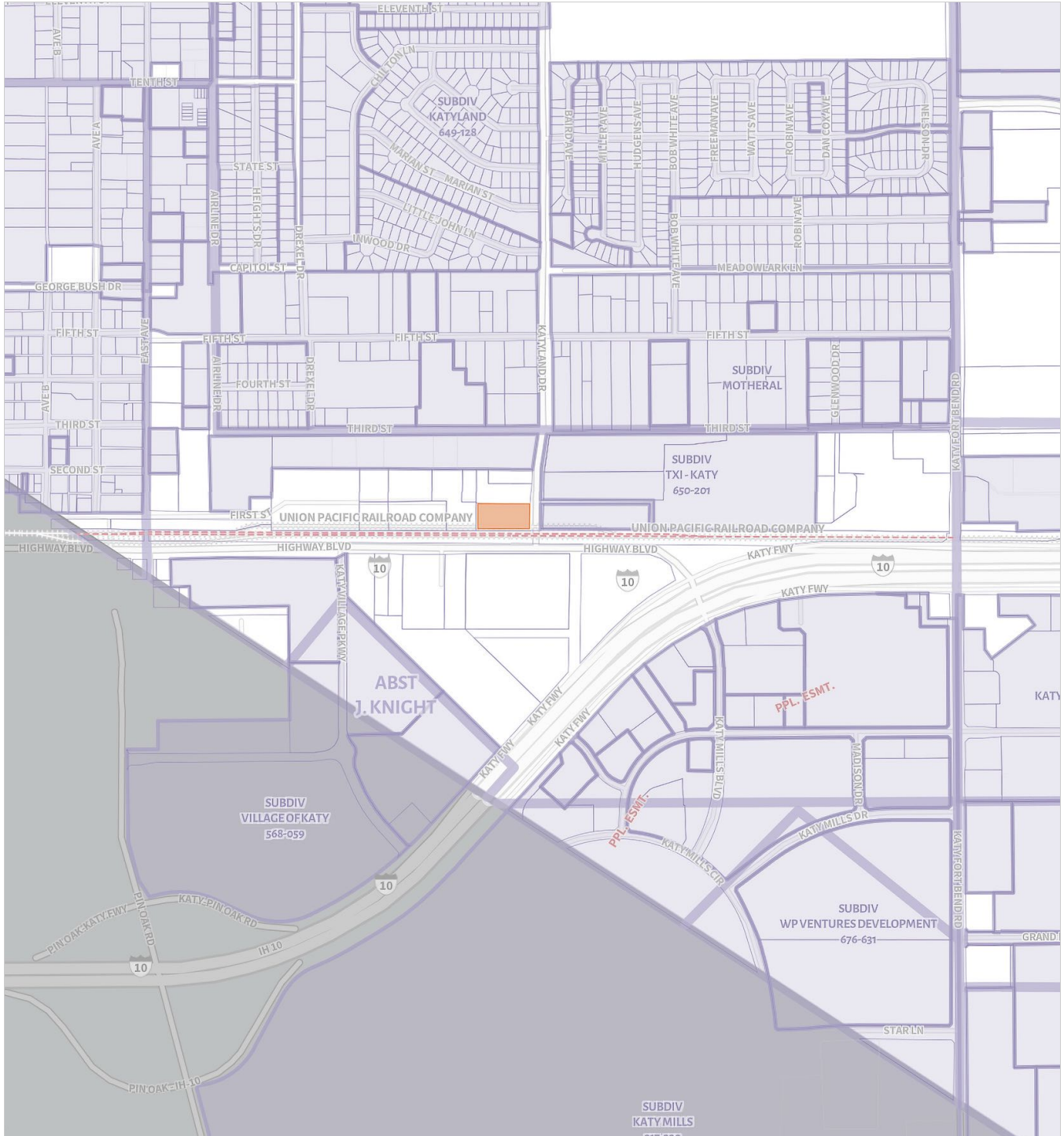
As a whole, the Katyland complex provides ample front parking, a secured gated drive between buildings, and a rear storage yard, making it well-suited for distribution, fabrication, or service operations. The property also includes undeveloped land along the north property line that could be utilized for expansion or additional yard space, offering tenants long-term flexibility and room to grow.

Each building within the Katyland complex features a finished retail showroom or office buildout, providing tenants with a clean, professional customer-facing area directly connected to their warehouse operations. These buildouts include private offices, restrooms, HVAC service, and flexible open areas that can serve as sales floors, reception areas, or administrative space. The inclusion of air conditioning throughout the showroom and office areas adds comfort and usability for businesses that interact with clients onsite or maintain year-round staffing in administrative roles.

Strategically located in Old Katy, near the busy Katyland Drive and Highway 90 intersection, the property benefits from strong visibility and steady traffic. It is surrounded by established industrial and service-based businesses that support the region's expanding commercial base. In addition, it sits just minutes from Katy's new entertainment district, home to The Silo, Katy Beer Garden, and MKT Brewery - a growing local destination for dining, culture, and community activity.

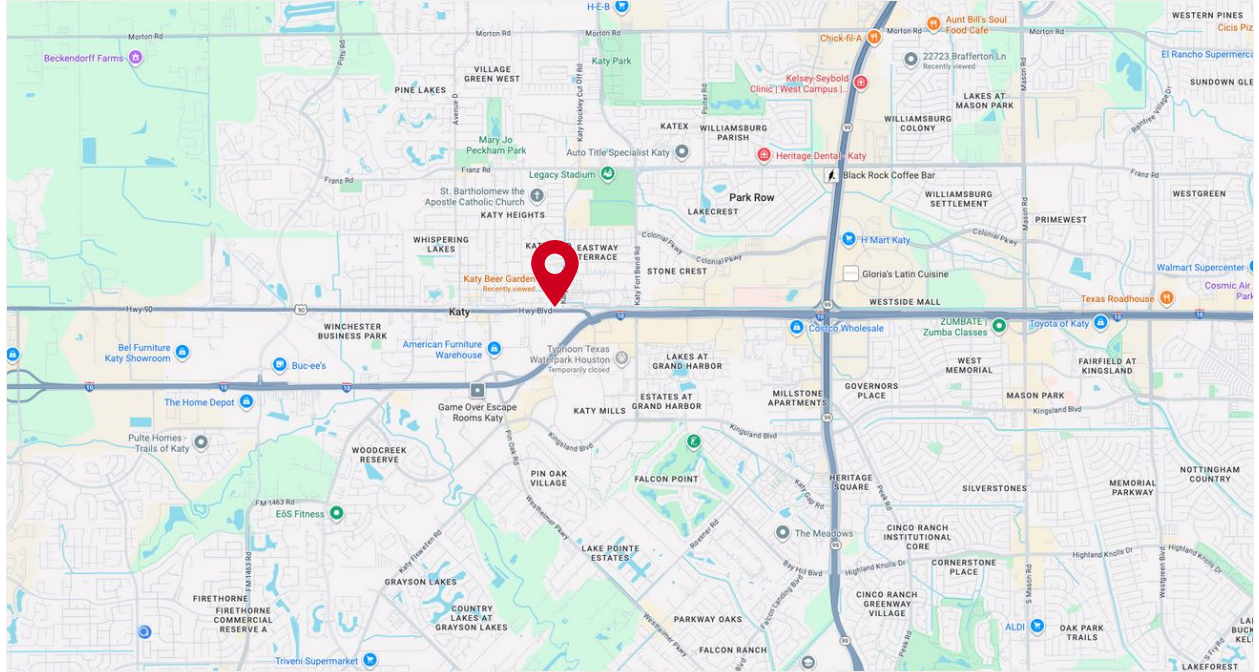
Plat Map

1005 Katyland Dr, Katy, Texas 77493



Area Map

1005 Katyland Dr, Katy, Texas 77493



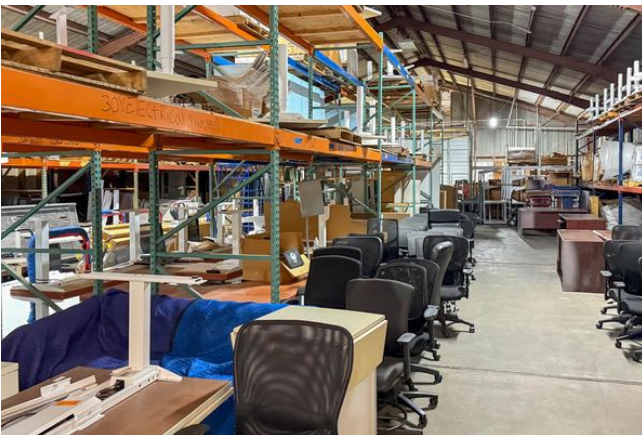
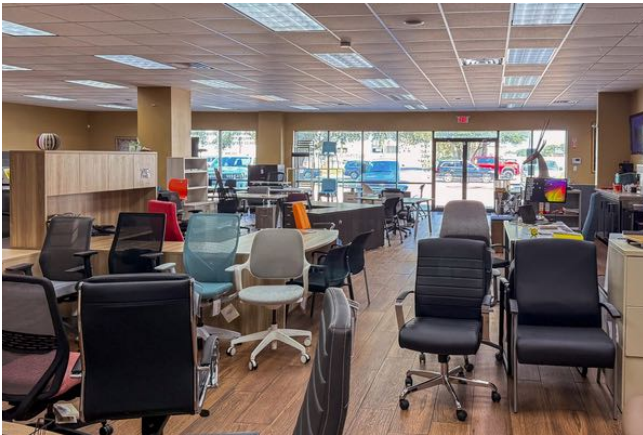
Property Photos

1005 Katyland Dr, Katy, Texas 77493



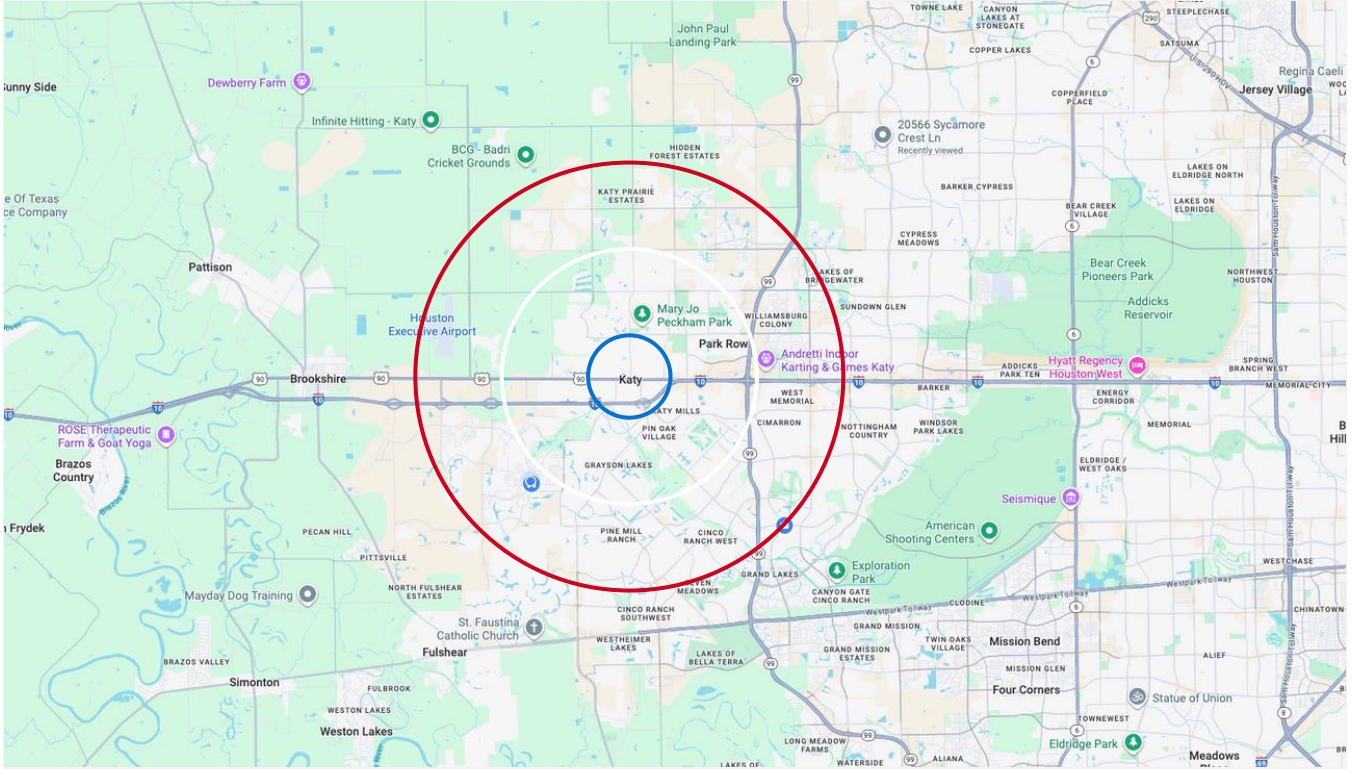
Property Photos

1005 Katyland Dr, Katy, Texas 77493



Demographics

1005 Katyland Dr, Katy, Texas 77493



Population

Distance	Male	Female	Total
1 Mile	2,705	2,656	5,361
3 Mile	25,634	25,865	51,499
5 Mile	66,991	67,887	134,877

Household Income

Distance	Median	Average	Aggregate
1 Mile	\$80,233	\$83,332	\$137m
3 Mile	\$87,522	\$91,155	\$1.56b
5 Mile	\$92,079	\$95,777	\$4.32b

Households

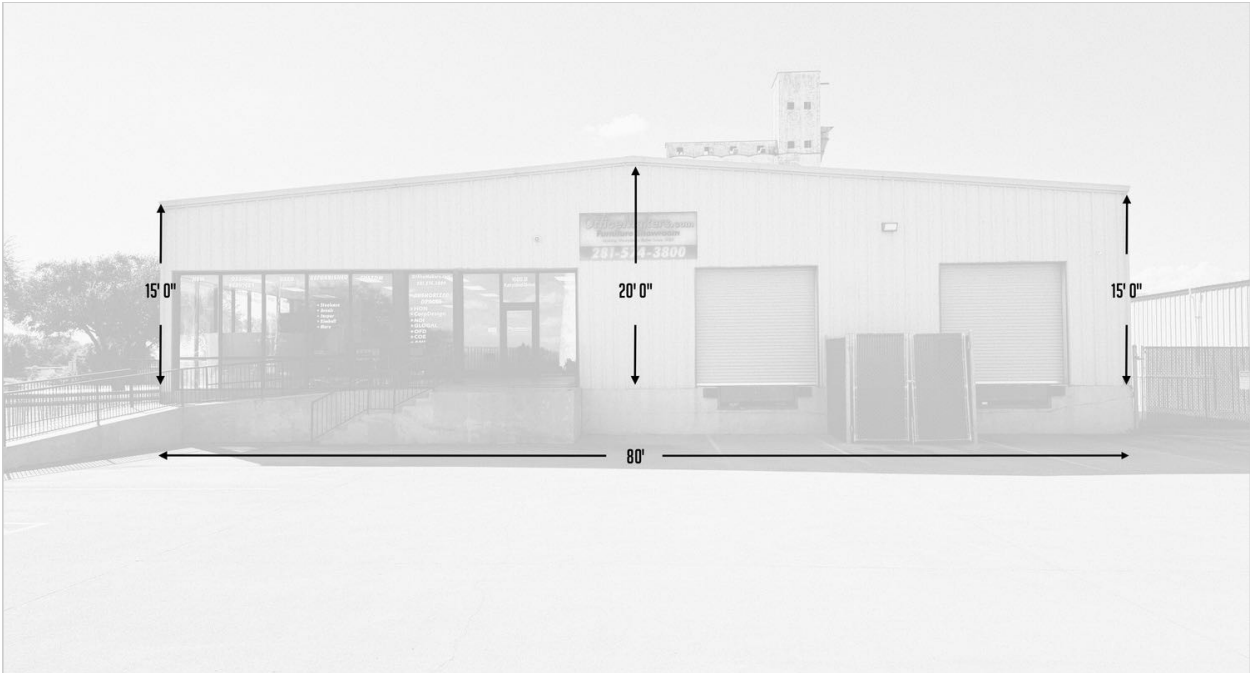
Distance	2018	2020	2023
1 Mile	5,362	6,653	6,811
3 Mile	27,548	34,823	36,966
5 Mile	52,574	66,733	70,388

Occupancy

Distance	Owner	Renter	Vacant
1 Mile	5,198	1,613	1,375
3 Mile	31,294	5,672	4,914
5 Mile	56,289	14,099	8,235

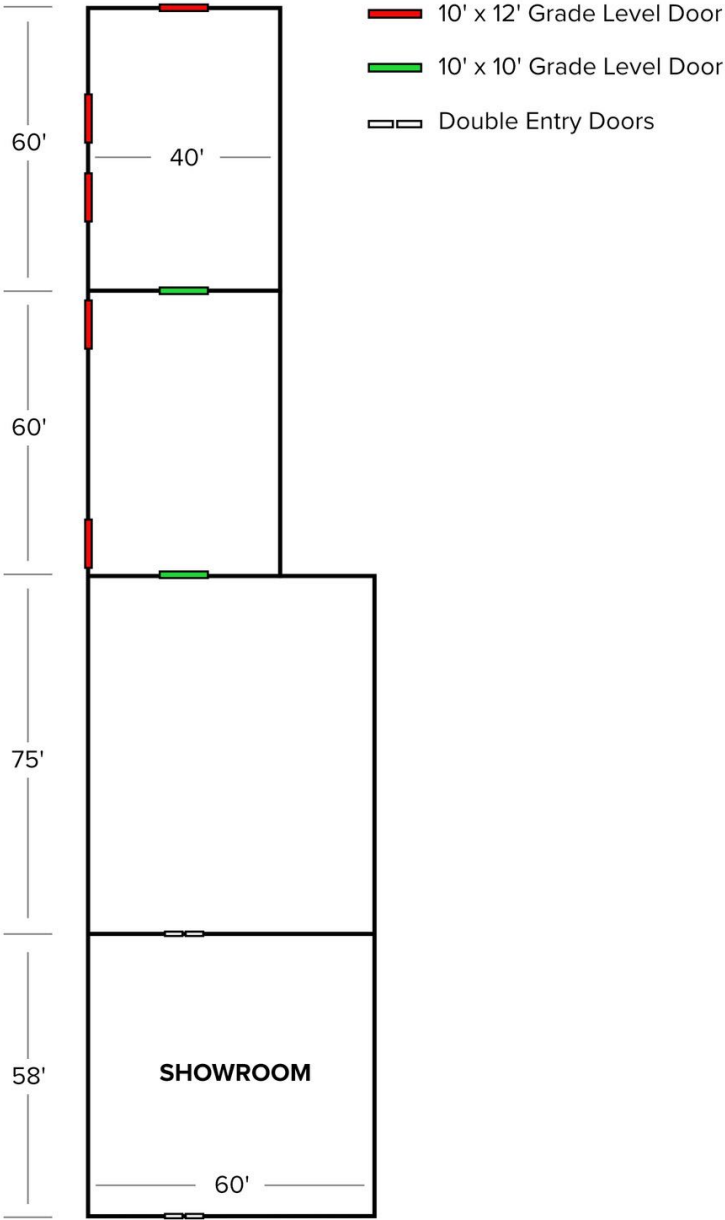
Building Height

1005 Katyland Dr, Katy, Texas 77493



Building 1

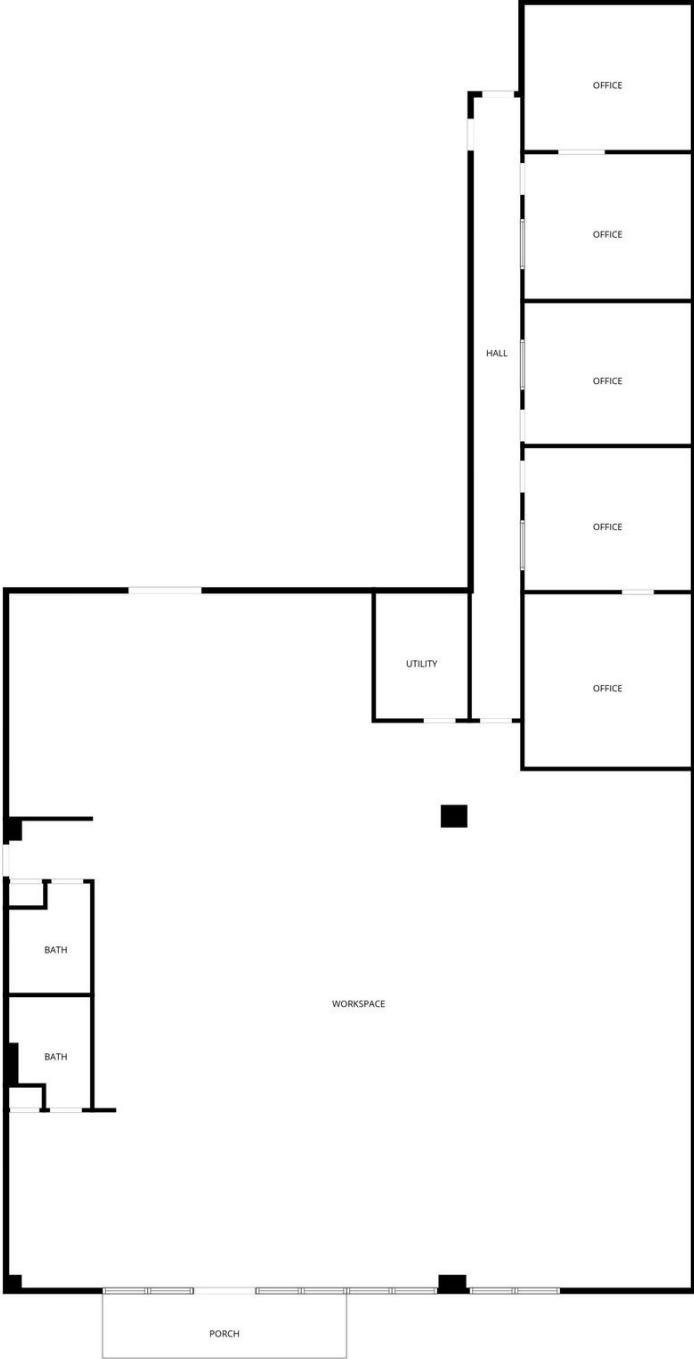
1005 Katyland Dr, Katy, Texas 77493



All measurements are estimates only.

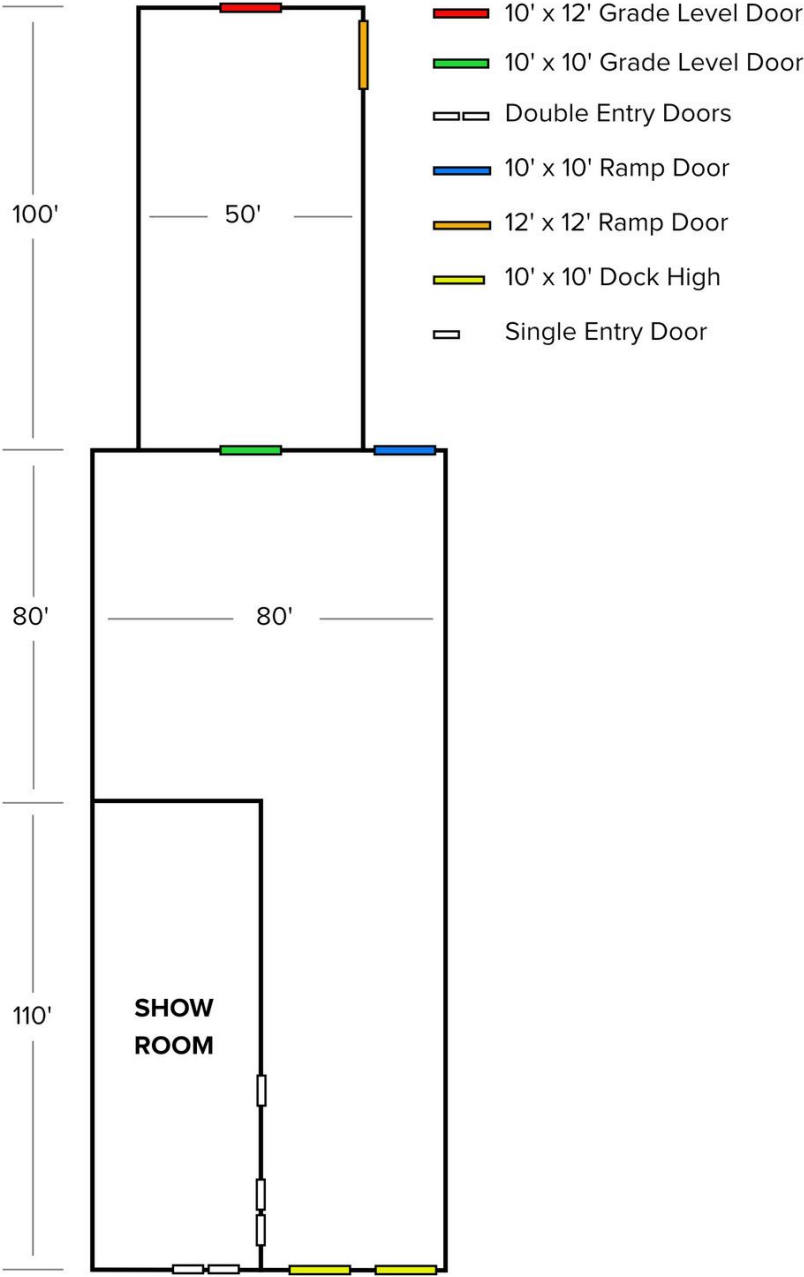
Building 1 Showroom

1005 Katyland Dr, Katy, Texas 77493



Building 2

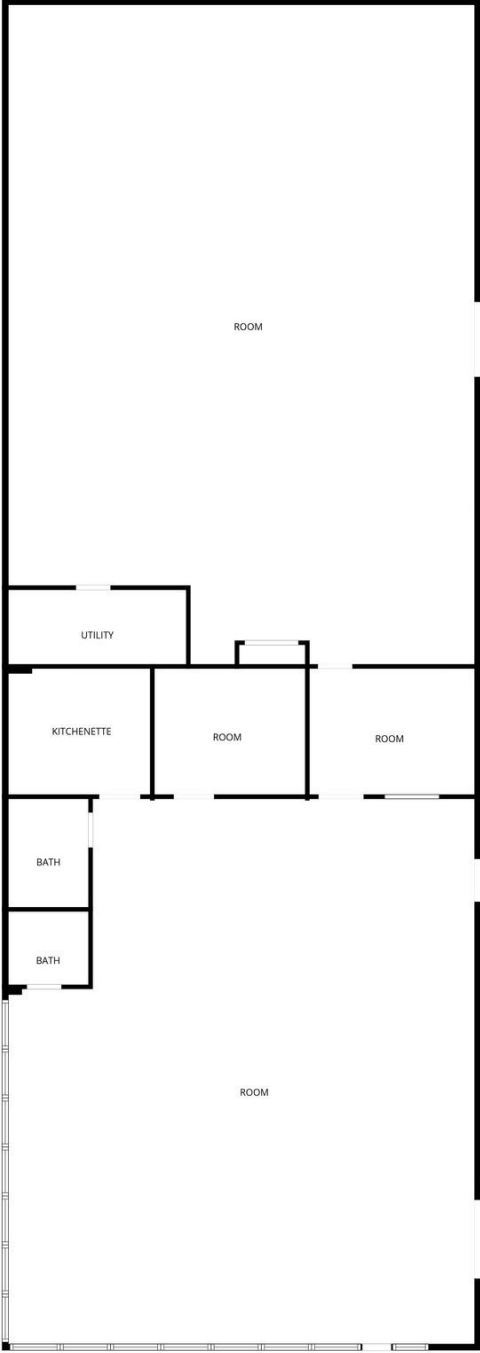
1005 Katyland Dr, Katy, Texas 77493



All measurements are estimates only.

Building 2 Showroom

1005 Katyland Dr, Katy, Texas 77493





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. **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.

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.

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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
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Sales Agent / Associate's Name	License No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials

Date

