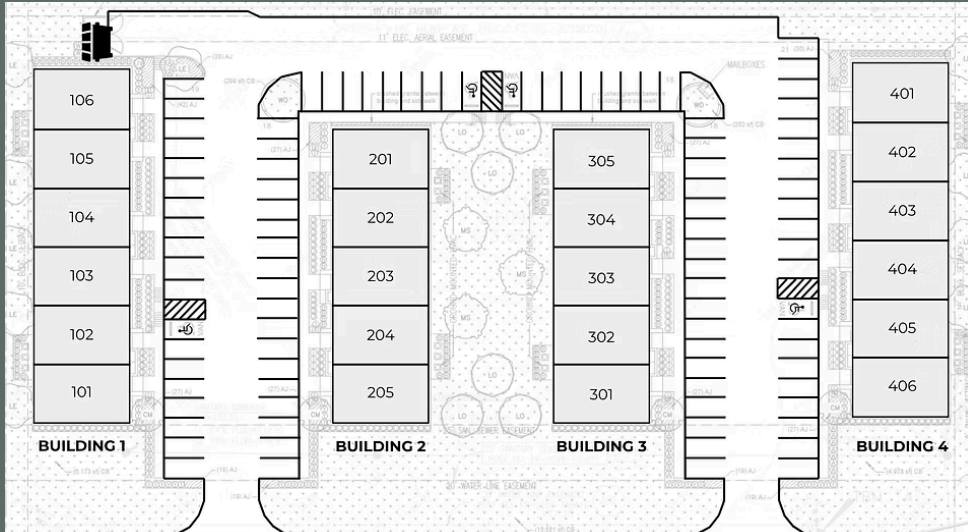


100% FINANCING AVAILABLE
DON'T MISS OUT ON THIS
NEW OPPORTUNITY!



STARTING AT \$450,000



COMING 2026

Interested? Contact Us Today!



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PARK WEST GREEN
OFFICE CONDOS

1030 KATY FORT BEND RD, KATY, TX 77493

WWW.PARKWESTGREENCONDOS.COM

STARTING AT **\$450,000**

Total Units: 22

Unit SF: 1,225

Market Area: Katy, TX

Property Type: Class A Office
Condominiums

Lot Size: ± 2.61 AC

Parking Spaces: 3.5:1000

Delivery Date: Q2 2026



Dhanani Private Equity Group (DPEG) and Gatsby Advisors Brokerage are pleased to announce a premier 22-unit Class A commercial office condominium development in the heart of Katy, TX, offering 1,225 SF per unit—each featuring three private offices, a conference room, breakroom, and restroom—available for pre-sale starting at \$450,000 per unit, providing an exceptional opportunity for business owners seeking ownership in a high-quality, professional workspace.



1,225 SF



Restroom



3 Office Suites



Break Room



Conference Room

Employment

Management, Business,
Science, & Arts Occupations

45.72%

Other Sales & Office
Occupations

22.90%

Other Service Occupations

14.70%

Other Natural Resources, Construction,
& Maintenance Occupations

10.36%

Other Production, Transportation, &
Material Moving Occupations

6.32%

Top Employers

1 Katy ISD: 17,000

2 BP America Inc.: 5,000

3 Shell USA Inc.: 4,092

4 Academy Sports: 2,540

5 Wood Group: 2,175

6 Houston Methodist: 1,260

7 Walmart Supercenters: 1,260

8 Memorial Hermann: 1,260

9 Igloo Products Corp: 1,200

10 Achilles Information: 1,050

11 Harris County: 980

12 Worleyparsons Ltd.: 900

13 Star Furniture: 800

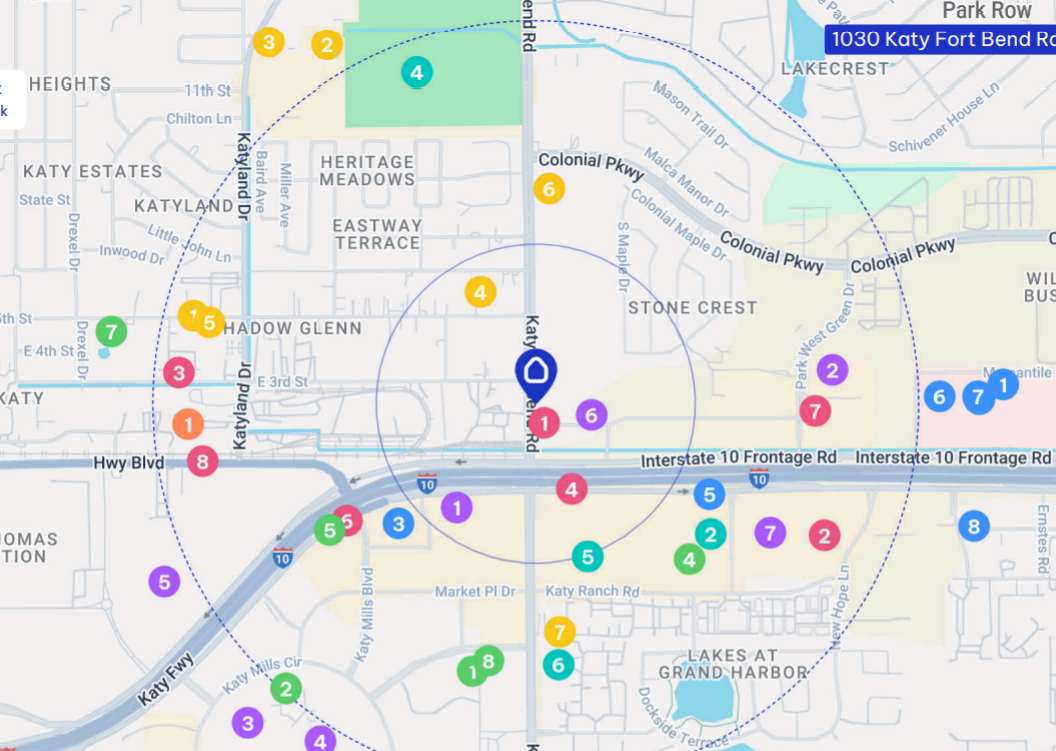
14 Wyman-Gordon: 670

15 Circana: 600

16 Enerflex Energy Stems, Inc.: 600

17 G-Tech Services Inc.: 600

18 Morrison Energy Group: 550



1030 Katy Fort Bend Rd

HEALTH CLUBS/GYMS

- 1 Memorial Hermann
- 2 Quest Diagnostics
- 3 All Is Well Holistic Spa
- 4 Kiran Farheen, MD
- 5 Skyline Wellness Massage
- 6 Texas Eye Institute
- 7 THINK Neurology for Kids
- 8 NEXS MEDICAL - Katy

RESTAURANTS

- 1 In-N-Out Burger
- 2 Main Event Katy
- 3 Katy Beer Garden
- 4 Maxi Arepa
- 5 The Cheesecake Factory
- 6 Starbucks
- 7 Chipotle Mexican Grill
- 8 Texas Tradition

ENTERTAINMENT

- 1 Typhoon Texas Water...
- 2 Dig World
- 3 Legacy Stadium
- 4 Altitude Trampoline...
- 5 Chuck E. Cheese
- 6 Rhodes Stadium
- 7 TKP Pavilion Events
- 8 The Light Park - Katy

SHOPPING

- 1 Walmart Supercenter
- 2 DICK'S House of Sport
- 3 Bass Pro Shops
- 4 Burlington
- 5 Living Spaces
- 6 The Best Stop Cajun Market
- 7 Dollar Tree

CULTURE

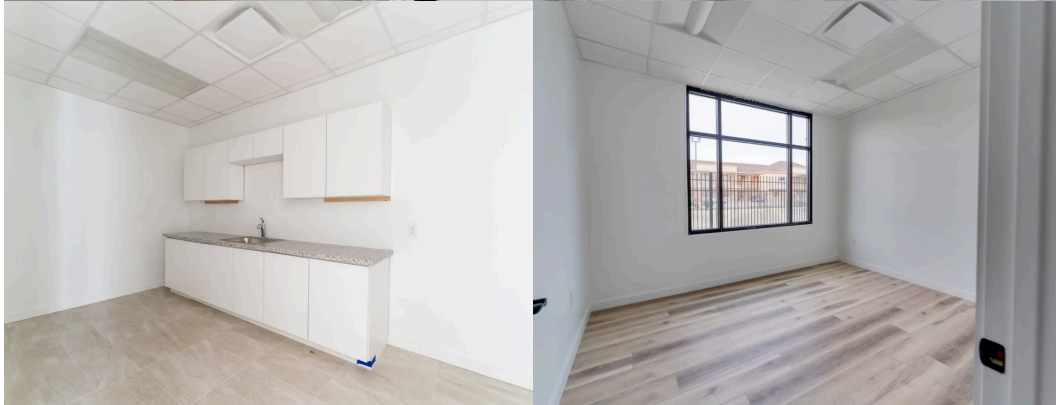
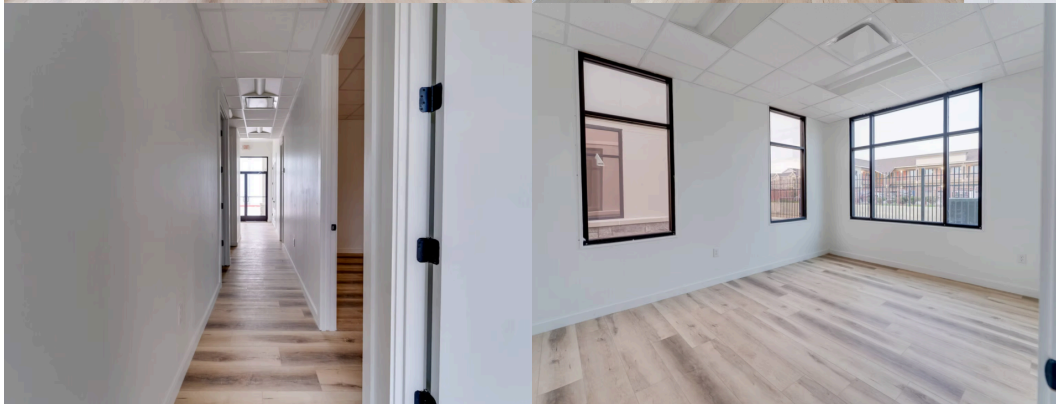
- 1 THE DRYER - HISTORIC J.V...

EDUCATION

- 1 Alianza Preschool
- 2 Martha Raines Acad...
- 3 Opportunity Aware...
- 4 Spanish Learning...
- 5 Tiger Land Child Care...
- 6 Little Visionaries Pre...
- 7 Rammies Academy

SPORTS

- 1 Legacy Stadium
- 2 Planet Fitness
- 3 PACE Pickleball Club
- 4 Rhodes Stadium
- 5 AGR Sports - Arcade...
- 6 Kanga's Indoor Playcenter



Katy, TX

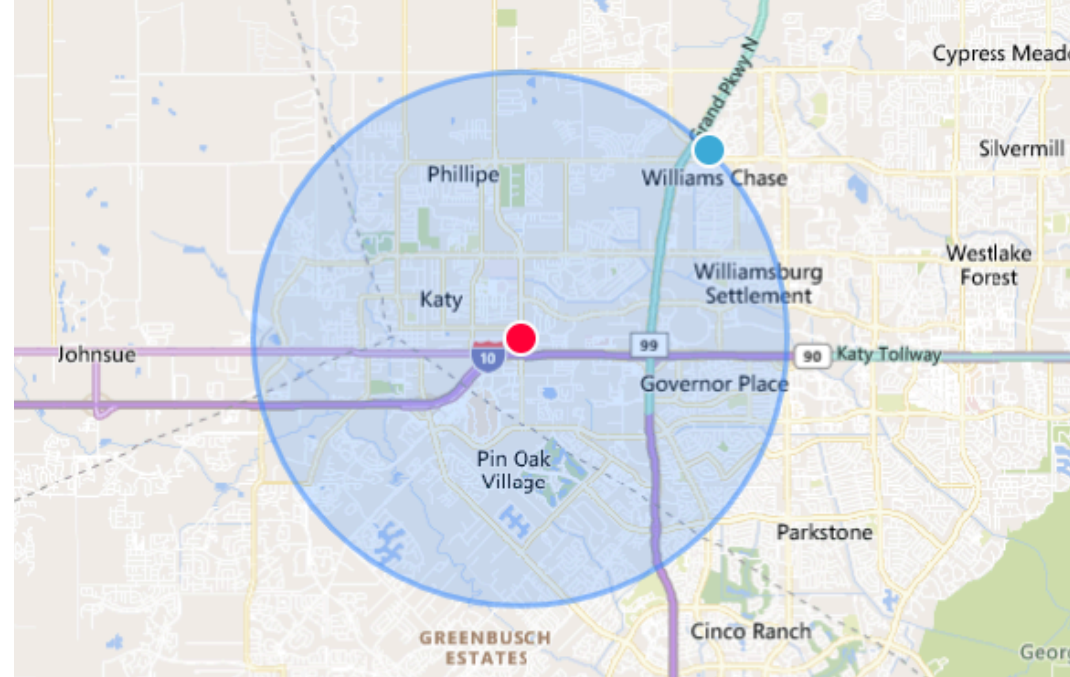
Katy, TX, located just west of Houston, is a dynamic and fast-growing suburban community known for its exceptional schools, family-friendly atmosphere, and economic growth. As part of the Greater Houston area, Katy blends small-town charm with access to major metropolitan amenities. The city is home to a thriving population, supported by strong industries such as energy, healthcare, and education. With its strategic location near the Energy Corridor and major highways, Katy continues to attract families, professionals, and businesses alike.

Recreational Delights

Katy offers a wide variety of recreational opportunities for residents of all ages. The area boasts numerous parks and green spaces, including Mary Jo Peckham Park, Katy Park, and the scenic trails of Mason Creek South Hike & Bike Trail. Families can enjoy outdoor fun at Typhoon Texas Waterpark or explore local history at the Katy Heritage Museum. Community events such as the Katy Rice Festival and outdoor concerts at Central Green enhance the vibrant local lifestyle. Sports enthusiasts benefit from modern facilities and youth leagues throughout the area.

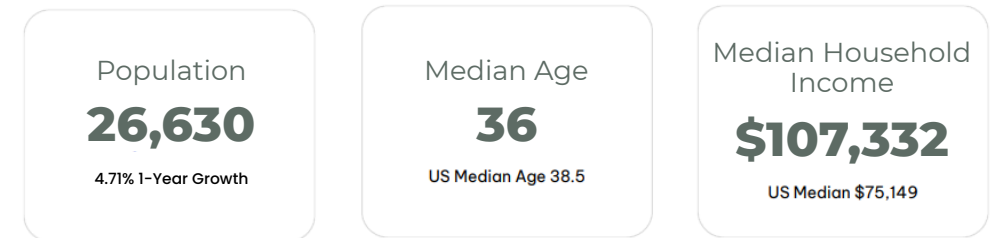
Culinary Scene

The culinary scene in Katy reflects its growing diversity and suburban sophistication. From authentic Tex-Mex and Southern comfort food to Asian fusion and gourmet burgers, the city offers a wide array of dining experiences. Popular food districts like LaCenterra at Cinco Ranch and Katy Asian Town feature everything from trendy cafés to upscale restaurants. Local breweries, dessert shops, and international markets add to Katy's evolving foodie culture, making it a destination for both casual bites and fine dining.



Demographics (3-miles)

- Population: Approximately 26,630 residents in 2023.
- Median Age: 35 years, compared to the national average of 38.5 years.
- Median Household Income: \$107,332, surpassing the national figure of \$75,149.



2023 POPULATION BY AGE



Quality of Life

Katy, TX offers an outstanding quality of life, blending small-town charm with big-city convenience. The area features top-rated schools, safe neighborhoods, and abundant parks and trails. A strong local economy, family-friendly amenities, and proximity to Houston's major job centers make Katy a highly desirable place to live, work, and raise a family.