

NOW LEASING



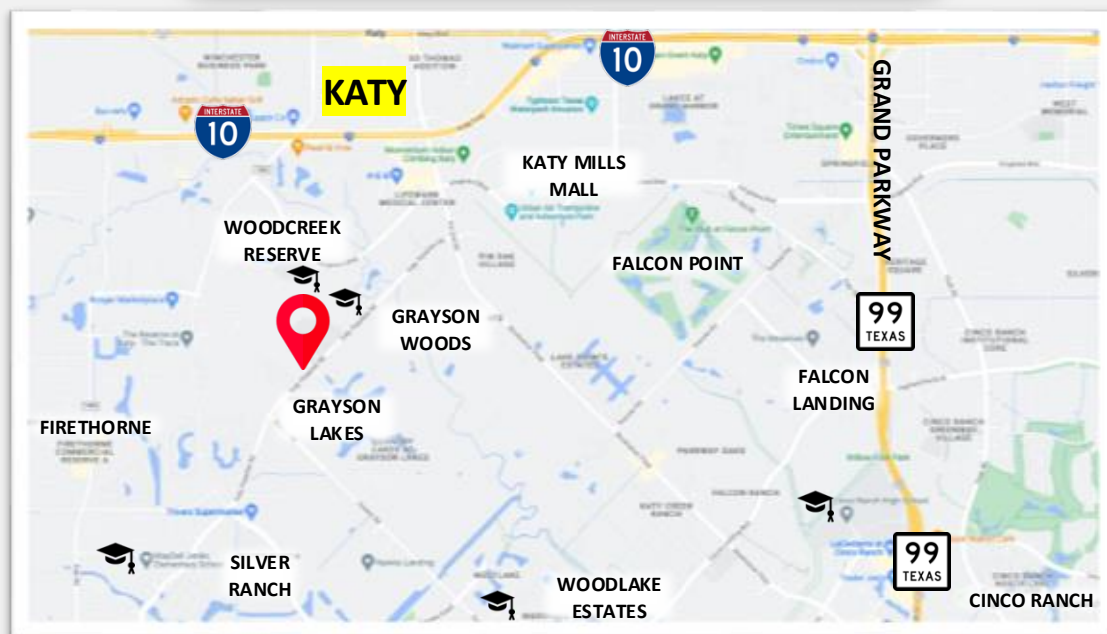
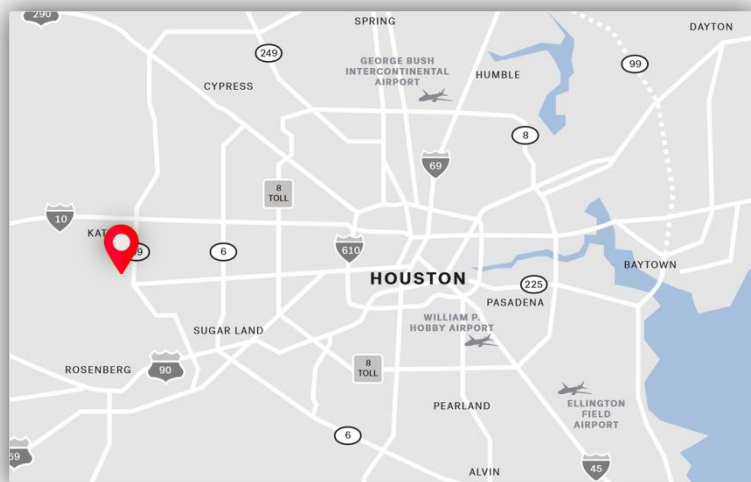
Leasing Contact

Sean Judge
(281) 944-8088
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Woodcreek Plaza

2206 Katy Flewellen Rd
Katy, TX 77494

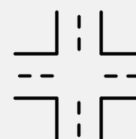
Property Overview



Highlights



Fast-growing suburb
bolstered by high incomes
& strong household growth



Prime location at a
signalized hard corner



Across the street from
Woodcreek Junior High
School and a mile from
Woodcreek Elementary



Near Master Planned Communities such as Grayson Lakes, Firethorne, Silver Ranch, Grayson Woods



2 Miles from Katy Mills Mall and
minutes from I-10 Katy Freeway

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Leasing Details



Available Suites

	SF	Condition
Suite D	2,660 (Divisible)	2 nd Gen Fitness

Leasing Rate (NNN)

Base: \$32/SF

NNN: \$10.50/SF

Nearby Retail



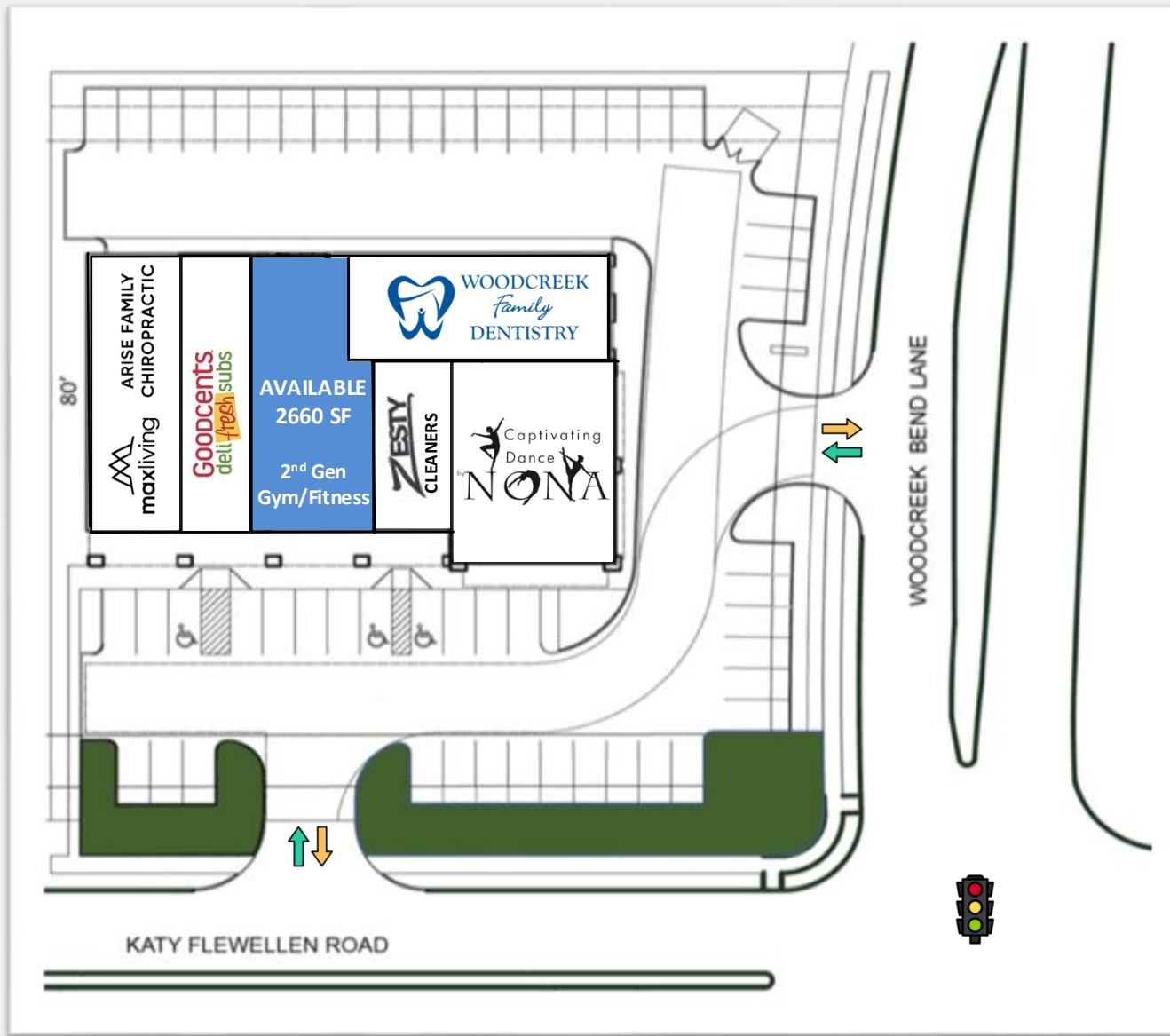
High Traffic Counts

Pin Oak Rd	25,922 VPD
Kingsland Blvd	14,652 VPD
Katy Flewellen Rd	18,713 VPD

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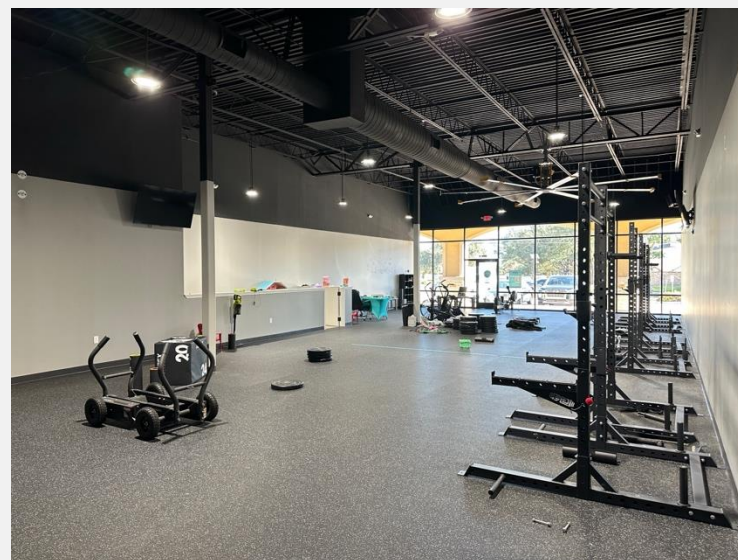
Site Plan



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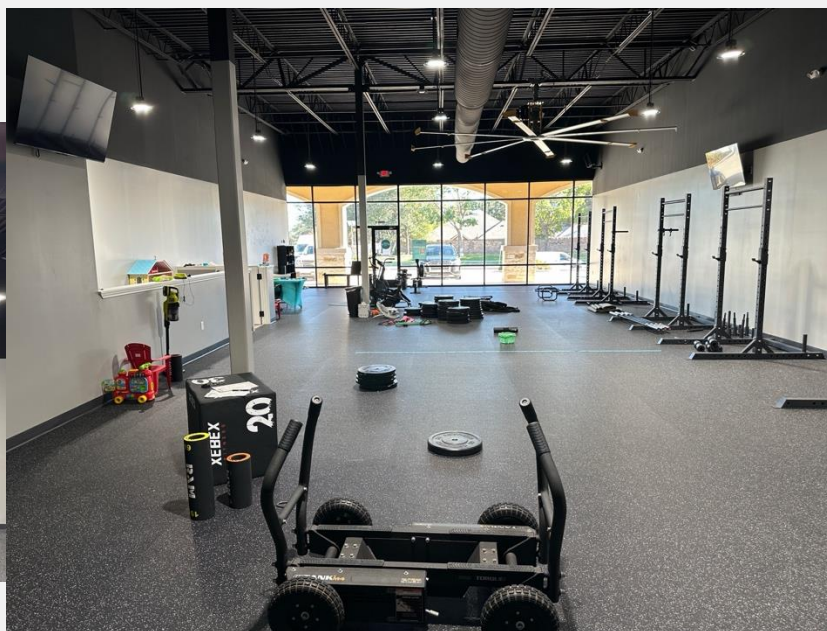
Interior Photos



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Interior Photos



Woodcreek Plaza Aerial



2206 Katy Flewellen Rd

± 1,254 SF to ± 2,660 SF Space For Lease

Woodcreek Reserve
463 Homes

Woodcreek Junior
High

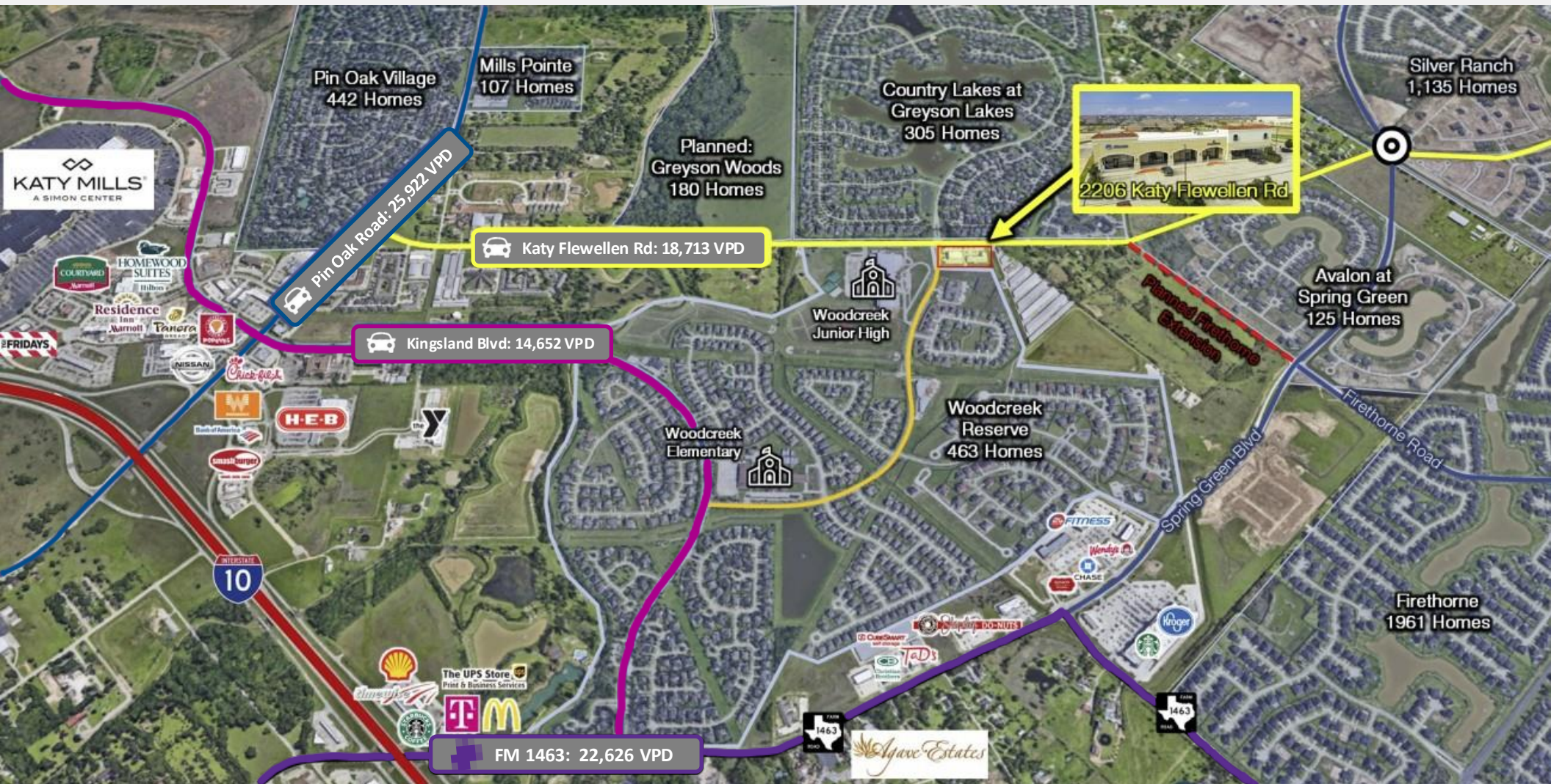
Country Lakes at
Greyson Lakes
305 Homes

 Katy Flewellen Rd: 18,713 VPD

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Residential Aerial



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Katy Aerial



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Demographics

Summary

2023	1 Mile	3 Mile	5 Mile
Population	8,460	101,820	247,385
2010-2023 Pop. Annual Growth Rate	12.7%	14.4%	8.7%
Households	4,049	33,185	81,076
Average HH Income	\$183,712	\$160,267	\$151,560

1 Mile Household Income

