

FOR LEASE

Katy Retail Center

1417 FM 1463 | Katy, TX 77494



XAG Properties
6115 FM 359 | Richmond, TX 77406
www.xaggroup.com
(346) 843-1281

FOR LEASE



Major Area Retailers



Katy Retail Center

1417 FM 1463 | KATY, TX 77494

Property Information

Space Available	± 1,960 SF
Rental Rate	Call for Pricing
Tenant Buildout Allowance	Negotiable

Property Features

- Last available space, end-cap with potential pick-up window.
- Strategically located on FM-1463 connecting to I-10 and FM 1093.
- Minutes away from Katy Mills Mall.
- Close proximity to master-planned communities over 16,000 homes.

Population

Population 2024	1 mile 8,775
	3 mile 79,353
	5 mile 229,925

Household Income

Average HH Income 2024	1 mile \$216,354
	3 mile \$177,183
	5 mile \$168,471

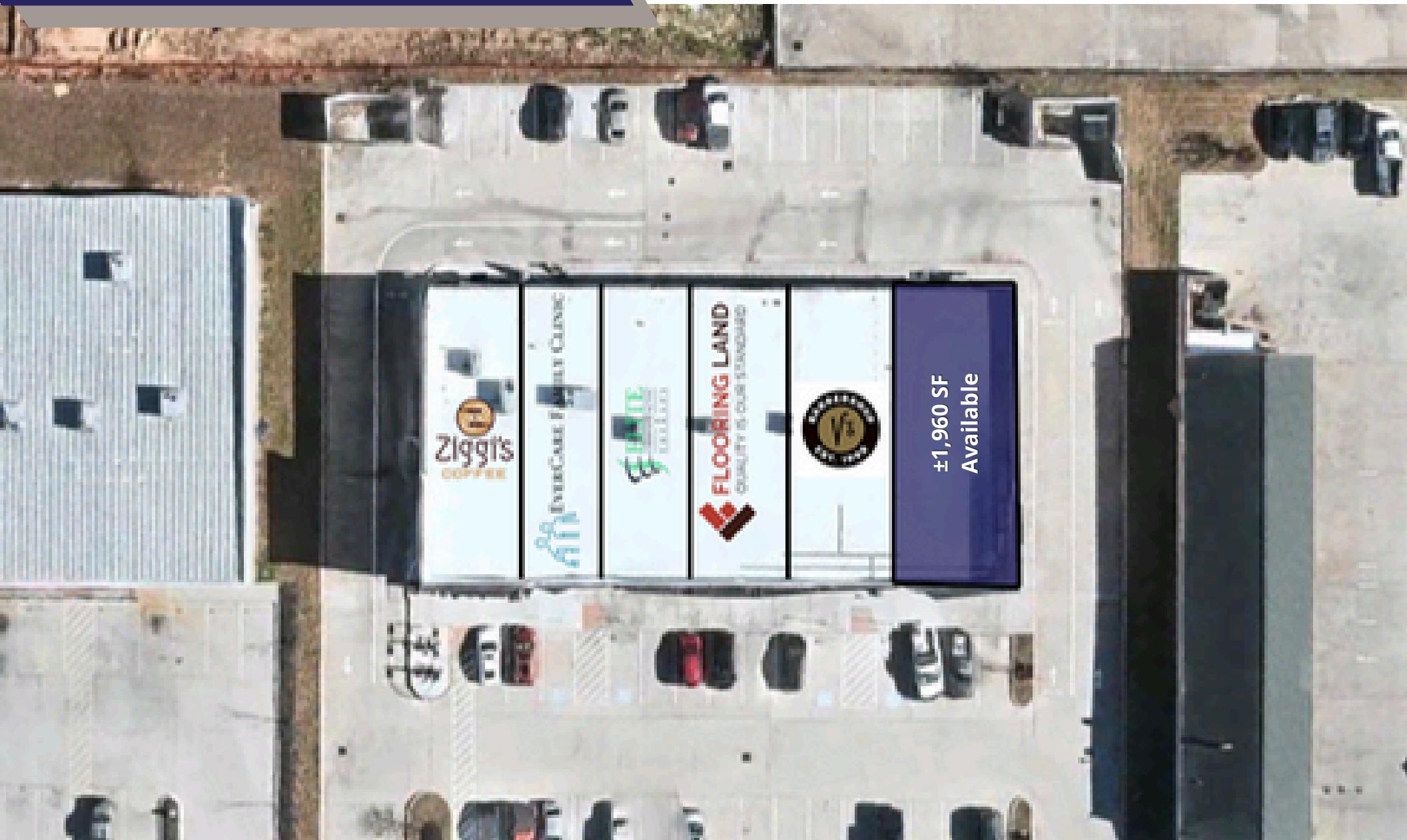
Traffic Count

FM 1463	22,268 VPD
I-10	109,870 VPD
Spring Green Blvd	14,450 VPD

SITE PLAN

Katy Retail Center

1417 FM 1463 | Katy, TX 77494



NOW LEASING

Katy Retail Center

1417 FM 1463 | Katy, TX 77494



NOW LEASING

Katy Retail Center

1417 FM 1463 | Katy, TX 77494



Disclaimer: The content of this brochure is intended for general informational purposes only. Although XAG takes sufficient care to ensure that the information provided is up-to-date, accurate, and correct, readers are urged to conduct their independent inquiries before relying on it. XAG does not offer any warranty on the information and will not be liable for any loss or damage, including indirect or consequential loss, associated with the use of information in this brochure. XAG provides notice that the particulars outlined herein are a general outline and do not constitute an offer or contract. Descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are believed to be correct in good faith but should not be relied upon as statements or representations of fact. No responsibility is accepted for expenses incurred in inspecting properties that have been sold/let or withdrawn. Property descriptions are subjective opinions, and plans and imagery, while published for identification convenience, may be digitally enhanced and their accuracy cannot be guaranteed, not forming part of any contract. XAG reserves the right to terminate, revoke, modify, alter, add, and delete any terms and conditions outlined in the brochure without obligation to notify users of the amendments. By using or accessing this brochure, you agree to the disclaimer without qualification or limitation.



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.

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.

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.

XAG Properties,LLC	9009836	info@xagproperties.com	346-843-1281
--------------------	---------	------------------------	--------------

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
--	-------------	-------	-------

Rick E. Gutierrez	464315	rickg@xagproperties.com	346-843-1281
-------------------	--------	-------------------------	--------------

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
--	-------------	-------	-------

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------



FOR FURTHER DETAILS,
PLEASE CONTACT OUR AGENTS

XAG PROPERTIES

6115 FM 359 | RICHMOND, TX 77406

WWW.XAGGROUP.COM

(346) 843-1281

RICK GUTIERREZ

BROKER

C: (832) 435-4033

RICKG@XAGPROPERTIES.COM