



**FOR LEASE**

**23015 Colonial Pkwy**

23015 Colonial Pkwy, Katy, TX 77449

## **KAT ELITE TOWN III Building "A"**

- New construction
- 11,600 SF available
- Free grease trap
- Fire sprinkler system installed



**SHAWN ACKERMAN**

shawnackerman@henrysmiller.com

**713-386-1088**

9434 Katy Fwy | Suite 180

Houston, TX 77055

713-626-2828 | henrysmiller.com



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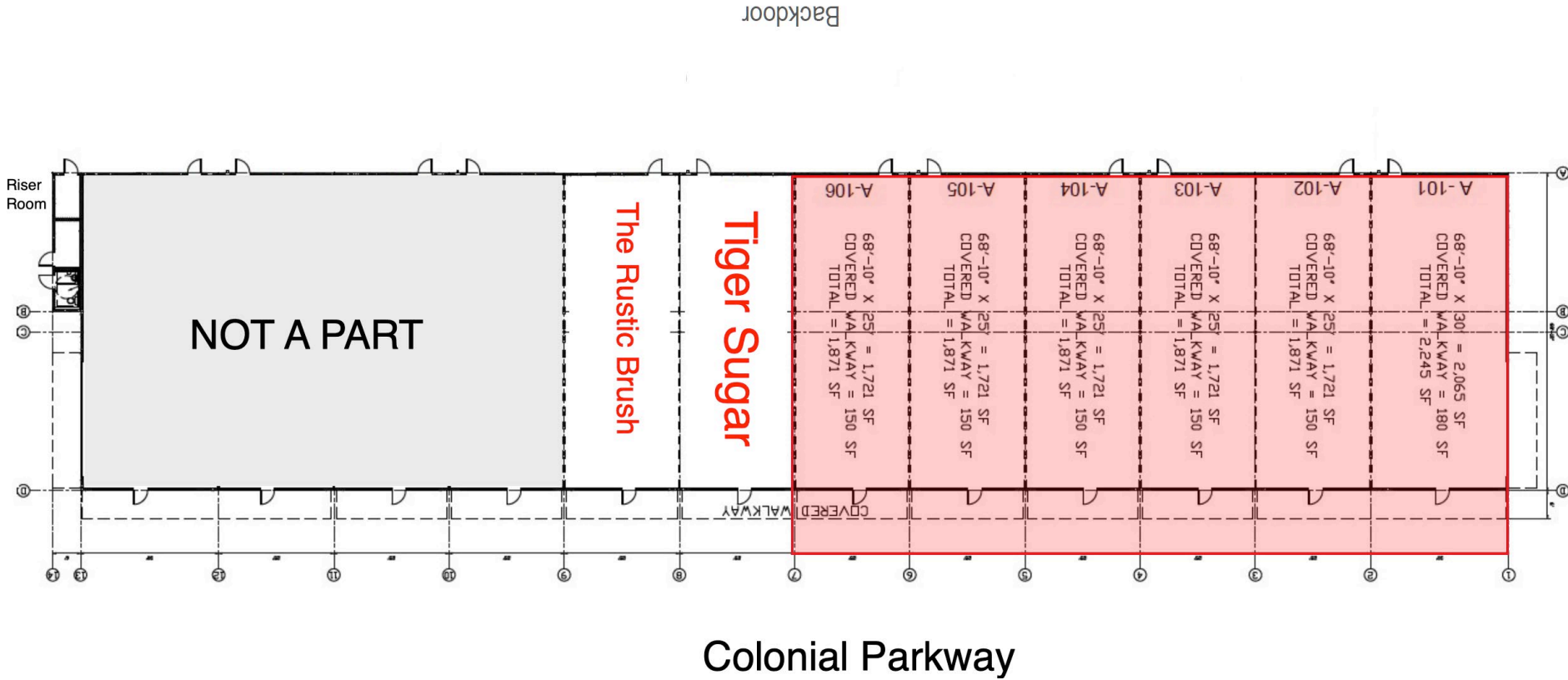
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# SITE PLAN

23015 Colonial Pkwy

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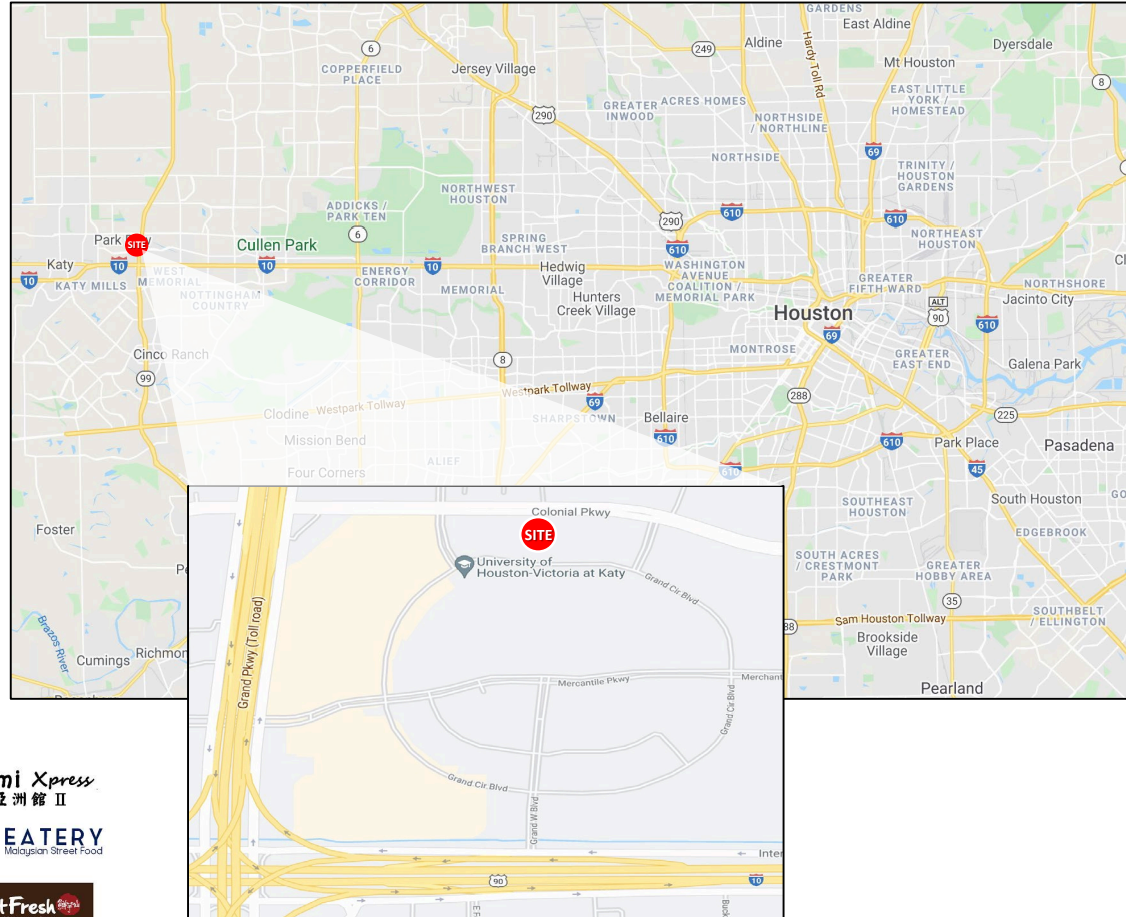
## DETAILS

- 11,600 SF available for lease
- Next to the University of Houston Katy Campus
- Lot size: 2.02 AC
- Year built: 2021
- 6.16/1,000 SF parking ratio (123 spaces)
- Pylon signage available
- Over 250,000 people within 5-mile radius
- Free grease trap and fire sprinkler system tap in
- Parking ratio: 6.32/1,000 SF- 136 parking spaces

## TRAFFIC COUNTS

- **Colonial Parkway** 5,242 CPD
- **Grand Parkway** 35,902 CPD

## AREA RETAILERS



	1 mile	3 miles	5 miles
<b>Demographics</b>			
<b>Population</b>	7,473	116,941	276,857
<b>Average HH Income</b>	\$112,213	\$93,599	\$109,278



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INTERSTATE 10 - 144,883 CPD

HWY 99 - 132,117 CPD



11,600 SF

PARTNERSHIP WAY

SAN REMO



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# Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.7939/-95.7771

<b>23015 Colonial Pkwy</b> <b>Katy, TX 77493</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2021 Estimated Population	7,473	116,941	276,857
2026 Projected Population	9,002	139,877	323,334
2010 Census Population	5,838	75,730	190,101
2000 Census Population	3,465	50,829	109,591
Projected Annual Growth 2021 to 2026	4.1%	3.9%	3.4%
Historical Annual Growth 2000 to 2021	5.5%	6.2%	7.3%
<b>Households</b>			
2021 Estimated Households	2,559	41,323	93,628
2026 Projected Households	3,119	50,121	110,609
2010 Census Households	1,864	25,369	61,570
2000 Census Households	1,067	16,447	34,918
Projected Annual Growth 2021 to 2026	4.4%	4.3%	3.6%
Historical Annual Growth 2000 to 2021	6.7%	7.2%	8.0%
<b>Age</b>			
2021 Est. Population Under 10 Years	13.1%	14.1%	14.4%
2021 Est. Population 10 to 19 Years	14.5%	15.1%	15.8%
2021 Est. Population 20 to 29 Years	11.2%	12.7%	12.0%
2021 Est. Population 30 to 44 Years	21.6%	22.1%	22.6%
2021 Est. Population 45 to 59 Years	18.2%	18.0%	18.8%
2021 Est. Population 60 to 74 Years	14.1%	13.2%	12.3%
2021 Est. Population 75 Years or Over	7.2%	4.9%	4.0%
2021 Est. Median Age	37.5	34.8	34.6
<b>Marital Status &amp; Gender</b>			
2021 Est. Male Population	48.0%	49.0%	49.1%
2021 Est. Female Population	52.0%	51.0%	50.9%
2021 Est. Never Married	25.3%	27.9%	26.5%
2021 Est. Now Married	53.2%	52.7%	56.2%
2021 Est. Separated or Divorced	17.4%	15.2%	13.4%
2021 Est. Widowed	4.2%	4.3%	3.9%
<b>Income</b>			
2021 Est. HH Income \$200,000 or More	9.6%	9.2%	13.6%
2021 Est. HH Income \$150,000 to \$199,999	10.7%	9.0%	9.5%
2021 Est. HH Income \$100,000 to \$149,999	22.4%	20.8%	20.4%
2021 Est. HH Income \$75,000 to \$99,999	14.2%	15.3%	14.9%
2021 Est. HH Income \$50,000 to \$74,999	18.5%	19.0%	17.8%
2021 Est. HH Income \$35,000 to \$49,999	9.6%	10.1%	8.9%
2021 Est. HH Income \$25,000 to \$34,999	7.4%	6.8%	6.0%
2021 Est. HH Income \$15,000 to \$24,999	5.7%	5.3%	4.2%
2021 Est. HH Income Under \$15,000	2.0%	4.6%	4.7%
2021 Est. Average Household Income	\$112,213	\$93,599	\$109,278
2021 Est. Median Household Income	\$86,945	\$85,908	\$96,065
2021 Est. Per Capita Income	\$38,424	\$33,082	\$36,960
2021 Est. Total Businesses	316	4,268	9,592
2021 Est. Total Employees	3,409	33,048	69,389

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23015 Colonial Pkwy Katy, TX 77493		1 mi radius	3 mi radius	5 mi radius
<b>Race</b>				
2021 Est. White		73.8%	68.8%	65.4%
2021 Est. Black		10.0%	11.1%	11.7%
2021 Est. Asian or Pacific Islander		4.1%	5.7%	9.4%
2021 Est. American Indian or Alaska Native		0.6%	0.6%	0.6%
2021 Est. Other Races		11.5%	13.7%	12.8%
<b>Hispanic</b>				
2021 Est. Hispanic Population		2,226	40,087	90,148
2021 Est. Hispanic Population		29.8%	34.3%	32.6%
2026 Proj. Hispanic Population		31.9%	35.1%	33.2%
2010 Hispanic Population		32.4%	31.1%	28.9%
<b>Education (Adults 25 &amp; Older)</b>				
2021 Est. Adult Population (25 Years or Over)		5,033	75,932	177,359
2021 Est. Elementary (Grade Level 0 to 8)		2.6%	3.9%	4.0%
2021 Est. Some High School (Grade Level 9 to 11)		4.4%	4.7%	4.5%
2021 Est. High School Graduate		21.9%	21.5%	19.4%
2021 Est. Some College		22.6%	23.3%	21.7%
2021 Est. Associate Degree Only		10.7%	10.0%	9.2%
2021 Est. Bachelor Degree Only		26.4%	24.5%	26.5%
2021 Est. Graduate Degree		11.5%	12.2%	14.8%
<b>Housing</b>				
2021 Est. Total Housing Units		2,692	43,439	97,917
2021 Est. Owner-Occupied		68.4%	62.4%	69.8%
2021 Est. Renter-Occupied		26.7%	32.7%	25.8%
2021 Est. Vacant Housing		5.0%	4.9%	4.4%
<b>Homes Built by Year</b>				
2021 Homes Built 2010 or later		21.0%	25.3%	22.9%
2021 Homes Built 2000 to 2009		23.3%	17.8%	23.8%
2021 Homes Built 1990 to 1999		13.5%	16.5%	19.5%
2021 Homes Built 1980 to 1989		19.2%	15.2%	14.6%
2021 Homes Built 1970 to 1979		13.3%	14.3%	9.7%
2021 Homes Built 1960 to 1969		1.9%	2.8%	2.3%
2021 Homes Built 1950 to 1959		1.5%	1.8%	1.5%
2021 Homes Built Before 1949		1.3%	1.3%	1.3%
<b>Home Values</b>				
2021 Home Value \$1,000,000 or More		0.6%	0.5%	0.8%
2021 Home Value \$500,000 to \$999,999		0.8%	2.7%	6.1%
2021 Home Value \$400,000 to \$499,999		1.2%	3.5%	6.6%
2021 Home Value \$300,000 to \$399,999		3.8%	10.1%	13.9%
2021 Home Value \$200,000 to \$299,999		49.3%	35.2%	33.3%
2021 Home Value \$150,000 to \$199,999		27.1%	28.4%	23.3%
2021 Home Value \$100,000 to \$149,999		10.9%	12.9%	10.4%
2021 Home Value \$50,000 to \$99,999		3.8%	3.3%	2.7%
2021 Home Value \$25,000 to \$49,999		1.3%	1.2%	1.0%
2021 Home Value Under \$25,000		1.1%	2.2%	1.8%
2021 Median Home Value		\$204,914	\$212,430	\$245,044
2021 Median Rent		\$1,211	\$1,149	\$1,178

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<b>Labor Force</b>			
2021 Est. Labor Population Age 16 Years or Over	5,808	89,563	209,360
2021 Est. Civilian Employed	65.8%	64.1%	63.4%
2021 Est. Civilian Unemployed	5.5%	5.5%	5.3%
2021 Est. in Armed Forces	0.4%	0.1%	-
2021 Est. not in Labor Force	28.4%	30.2%	31.3%
2021 Labor Force Males	47.3%	48.2%	48.5%
2021 Labor Force Females	52.7%	51.8%	51.5%
<b>Occupation</b>			
2021 Occupation: Population Age 16 Years or Over	3,819	57,454	132,689
2021 Mgmt, Business, & Financial Operations	17.4%	17.4%	19.0%
2021 Professional, Related	28.9%	27.6%	27.9%
2021 Service	15.5%	15.9%	14.7%
2021 Sales, Office	19.5%	20.1%	20.3%
2021 Farming, Fishing, Forestry	-	0.1%	-
2021 Construction, Extraction, Maintenance	6.9%	7.2%	6.6%
2021 Production, Transport, Material Moving	11.9%	11.7%	11.4%
2021 White Collar Workers	65.8%	65.1%	67.2%
2021 Blue Collar Workers	34.2%	34.9%	32.8%
<b>Transportation to Work</b>			
2021 Drive to Work Alone	83.2%	81.5%	81.2%
2021 Drive to Work in Carpool	6.5%	9.8%	9.7%
2021 Travel to Work by Public Transportation	1.2%	1.5%	1.7%
2021 Drive to Work on Motorcycle	0.4%	0.1%	0.1%
2021 Walk or Bicycle to Work	0.4%	1.2%	0.9%
2021 Other Means	0.2%	0.6%	0.7%
2021 Work at Home	8.0%	5.3%	5.8%
<b>Travel Time</b>			
2021 Travel to Work in 14 Minutes or Less	20.6%	21.6%	18.4%
2021 Travel to Work in 15 to 29 Minutes	28.5%	26.5%	26.2%
2021 Travel to Work in 30 to 59 Minutes	41.1%	40.4%	42.6%
2021 Travel to Work in 60 Minutes or More	19.5%	17.4%	16.2%
2021 Average Travel Time to Work	31.5	30.1	31.1
<b>Consumer Expenditure</b>			
2021 Est. Total Household Expenditure	\$197.68 M	\$2.78 B	\$7 B
2021 Est. Apparel	\$7.04 M	\$99.19 M	\$251.73 M
2021 Est. Contributions, Gifts	\$11.45 M	\$160.14 M	\$417.74 M
2021 Est. Education, Reading	\$6.52 M	\$91.6 M	\$243.33 M
2021 Est. Entertainment	\$11.33 M	\$158.67 M	\$403.95 M
2021 Est. Food, Beverages, Tobacco	\$30.15 M	\$425.36 M	\$1.06 B
2021 Est. Furnishings, Equipment	\$7.03 M	\$98.43 M	\$249.84 M
2021 Est. Health Care, Insurance	\$17.96 M	\$251.47 M	\$626.11 M
2021 Est. Household Operations, Shelter, Utilities	\$63.52 M	\$895.94 M	\$2.24 B
2021 Est. Miscellaneous Expenses	\$3.74 M	\$52.51 M	\$132.45 M
2021 Est. Personal Care	\$2.66 M	\$37.33 M	\$93.76 M
2021 Est. Transportation	\$36.28 M	\$509.89 M	\$1.28 B

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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>AFC REALTY LLC</b>	<b>9003354</b>	<b>shawnackerman@henrysmiller.com</b>	<b>(713)626-2828</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>SHAWN ACKERMAN</b>	<b>462530</b>	<b>shawnackerman@henrysmiller.com</b>	<b>(713)386-1088</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>SAM CHANG</b>	<b>645529</b>	<b>samchang@henrysmiller.com</b>	<b>(713)386-1070</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TAR-2501

Henry S Miller, 9434 Katy Freeway #180 Houston, TX 77055  
Sam Chang

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Commercial

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