



AKIN PLAZA | FOR LEASE



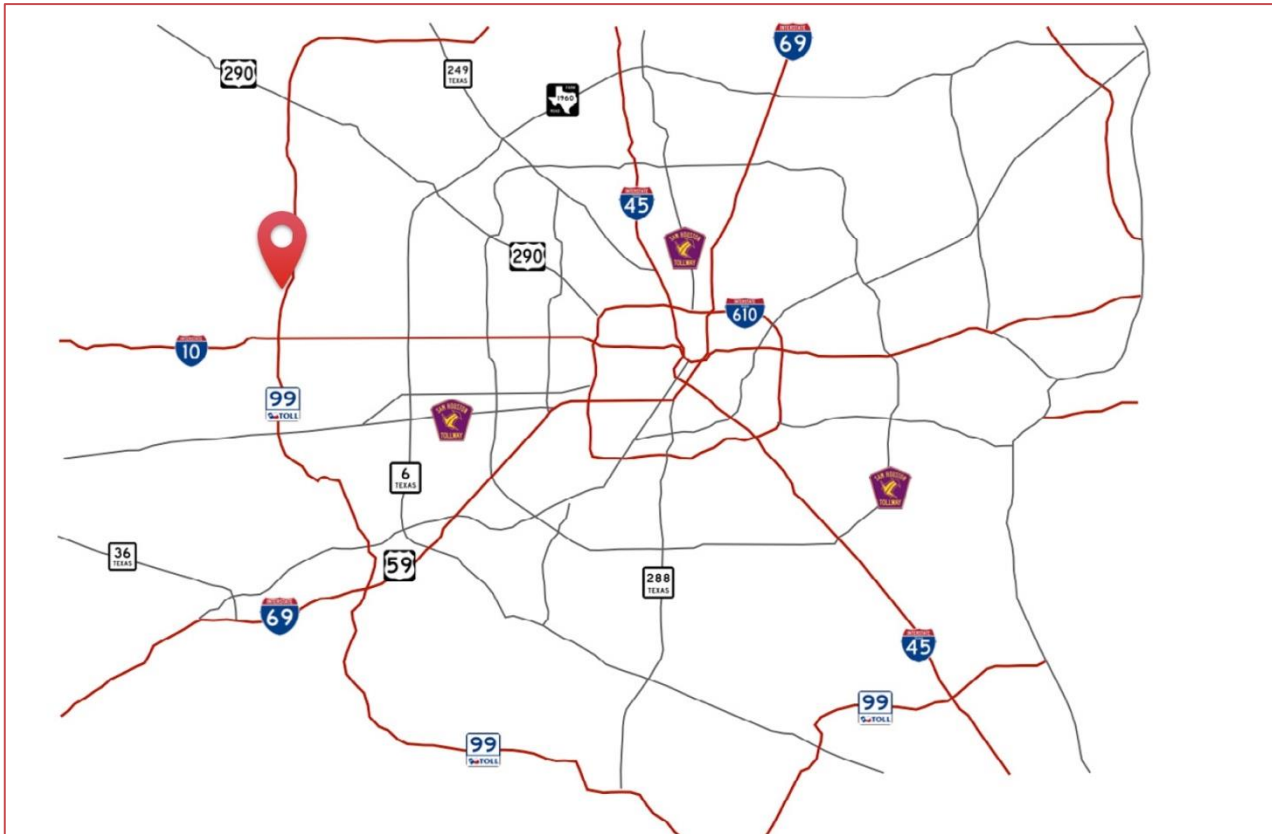
Akin Plaza

13,423 SF

3170 Peek Road Katy, TX 77449

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LOCATION

3170 Peek Road Katy, TX 77449



AVAILABLE

6,433 SF in total



RATE

Please call for pricing



TRAFFIC COUNTS (TXDOT)

64,509 VPD

Grand Parkway



PROPERTY INFORMATION

- **High Traffic & Exposure:** Just moments from Grand Parkway (TX-99), benefiting from 64,509 Vehicles Per Day (VPD).
- **Brand New Construction:** Delivering in March 2026 with first-generation spaces ready for custom build-outs.
- **Prime Retail Synergy:** Situated in a powerhouse retail corridor, guaranteeing immense cross-shopping opportunities and daily consumer draw.
- **Ideal Size:** 13,423 SF GLA tailored to create a synergistic mix of local and national tenants.
- **Prime Katy Location:** Direct access on Peek Road, serving densely populated, high-growth residential neighborhoods.

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	9,917	92,177	267,885
AVG HH INCOME	\$107,236	\$99,296	\$101,334

AREA RETAILERS

Discount Tire, Panda Express, Burger King, Culver's, Domino's Pizza, Dairy Queen, La Michoacana, Kroger, Jack in the Box, AT&T, Petco, Wingstop, McDonald's, Starbucks, Whataburger, Chick-fil-A, Chipotle, Haidilao, H Mart, La Madeleine, Target, Costco, Taco Bell, First Watch, Gringo's, Public Storage, etc.

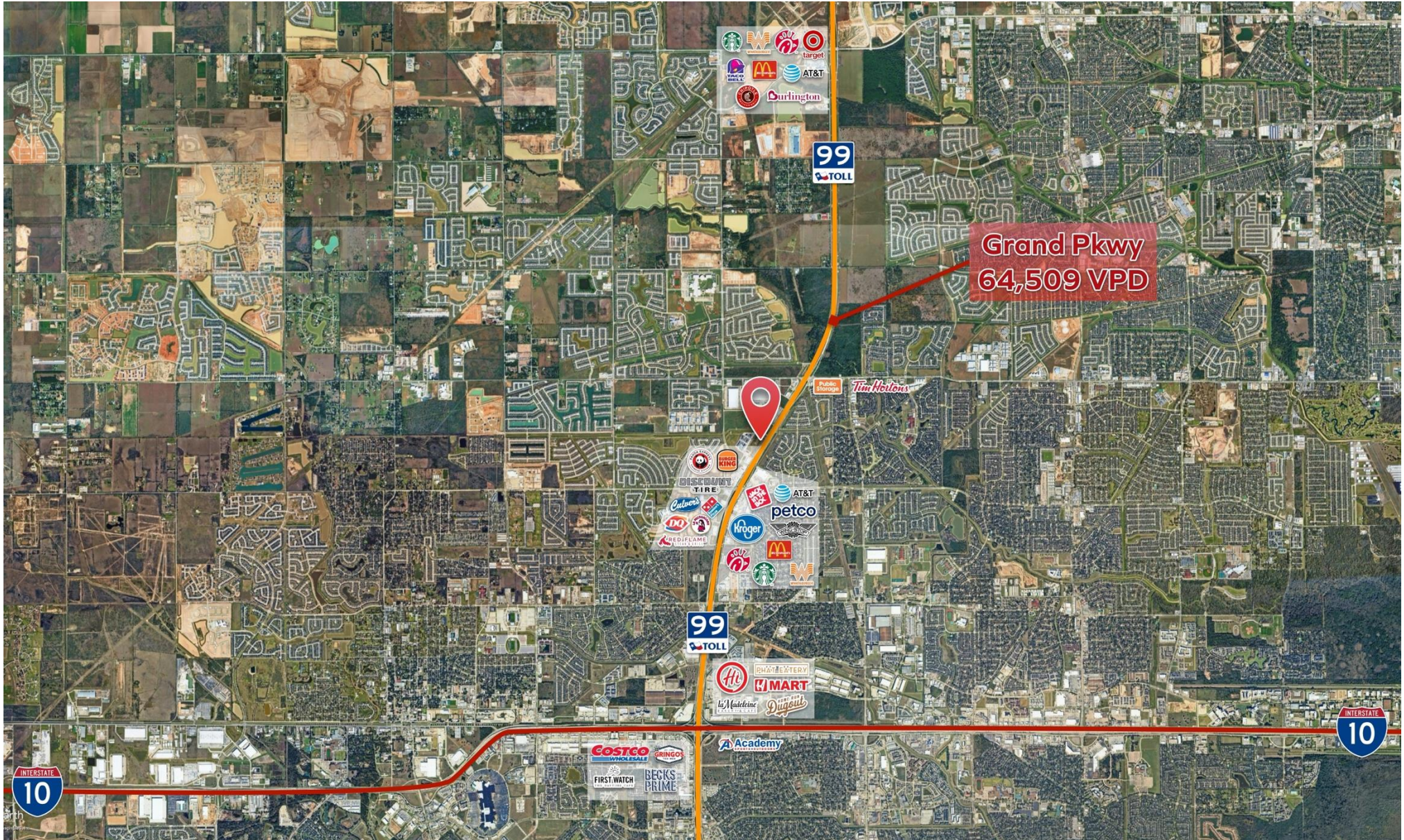
Visitor data from Placer.ai

Akin Plaza is a newly constructed retail and commercial center located at 3170 Peek Road in Katy, Texas 77449. Scheduled for completion next month in March 2026, the property offers **13,423 SF** of Gross Leasable Area (GLA) providing first-generation shell space ready for custom commercial build-outs.

The building's layout features flexible floor plans that can be subdivided to accommodate a variety of commercial uses, including standard retail storefronts, restaurants, medical clinics, and professional offices.

Situated near the **Grand Parkway (TX-99)**, the site is connected to a major regional transit corridor that records a traffic volume of approximately **64,509 vehicles per day** (VPD). Akin Plaza directly serves the surrounding high-density residential neighborhoods and is positioned within an established commercial sector, sharing the immediate retail corridor with major national anchors such as **Target, Costco, and Kroger**.





AKIN PLAZA

Available Total: 6,433 SF

3,023 SF

1,300 SF

2,110 SF





	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
Population			
2024 Population	9,917	92,177	267,885
2029 Population Projection	10,235	95,325	278,431
Annual Growth 2024-2029	0.6%	0.7%	0.8%
Households			
2024 Households	3,022	28,537	85,928
2029 Household Projection	3,115	29,456	89,246
Annual Growth 2024-2029	0.6%	0.6%	0.8%
Avg Household Size	3.20	3.20	3.10
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$247,005	\$235,619	\$238,474
Median Year Built	2011	2009	2004
Household Income			
Avg Household Income	\$107,236	\$99,296	\$101,334
Median Household Income	\$106,866	\$88,435	\$84,857
Population Summary			
Median Age	34.00	34.60	35.10
Avg Age	33.80	34.80	35.60
Employment			
Civilian Employed	5,369	49,845	142,099
Marital Status			
Married	1,862	16,525	48,135
Married No Children	778	7,539	23,470
Married with Children	1,084	8,986	24,665

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

KM Realty Management LLC	530124	randy@kmrealty.net	713.690.1093
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
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DESIGNATED BROKER	LICENSE NO.	EMAIL	PHONE
Ronald Patrice	780842	ronald@kmrealty.net	713.275.2616
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE

BUYER/TENANT/SELLER/LANDLORD INITIALS

DATE