

Offering Memorandum

Property Address: 8854 Katy Freeway Katy, TX 77024

Executive Summary: This offering memorandum presents an exceptional opportunity to acquire a prime commercial lease and assets located at 8854 Katy Freeway in the thriving Katy, TX area. The property is strategically situated with high visibility and accessibility, making it an ideal location for various business ventures.

Property Overview:

- **Type:** Commercial, Retail, Medical Spa, Beauty Salon, Eye Lash Bar, Nail Salon
- **Size:** 1650 sqft
- **Year Built:** April 2025
- **Zoning:** Commercial
- **Parking:** Parking lot

Key Features:

- Fully renovated and modernized space
- New fire alarm system, security systems
- Ample parking space for clients and employees
- Proximity to I10 and HWY 99 intersection; frontage to I10; minutes from Katy Mills Mall

Financial Information:

- **Asking Price:** \$100K
- **Lease Terms:** NNN lease, base rent \$4125, 4 years remaining on lease thru 9/2029
- **Current Tenant:** Med Spa

Location Highlights:

- Conveniently located near major highways and thoroughfares
- Close proximity to shopping centers, restaurants, and entertainment venues
- High traffic counts and strong demographic support in the area
- Growing community with a robust economic outlook

Contact Information:

For more information or to schedule a viewing, please contact:

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