



# CANE ISLAND PARKWAY FLEX

Flex Space For Sale / 132 Cane Island Parkway/ Katy TX 77494



1,750 SF - 7,000 SF AVAILABLE!

Located in West Katy at the intersection of I-10 West and Cane Island Parkway in Katy, TX.

Units start at approximately 1,750 SF of highly efficient space, with options to expand up to 7,000 SF.

This flex space is strategically located near major distribution centers including Home Depot, Amazon, Costco, Igloo, Tesla, and more. It is positioned within a center of high retail, industrial, and residential growth, offering excellent potential for a variety of business uses. The development includes a build-to-suit option, available for either ownership or lease.

Additionally, the property is part of a deed-restricted development, ensuring quality and consistency throughout the area. With high visibility from both I-10 and Cane Island Parkway, this location provides outstanding exposure and accessibility.

CONTACT



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HIGHLIGHTS





SALE OPTIONS | 1,750 - 7,000 SF



AVAILABILITIES | FLEX SPACE & PRICE

## Building #2

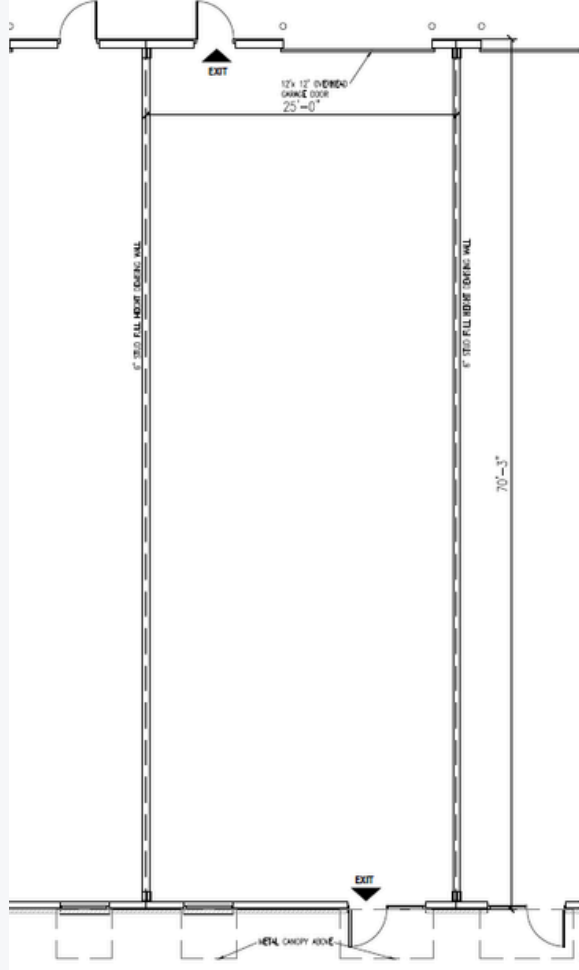
/ BUILD OUT- STANDARD FLOOR PLAN

\$495,000 - 1,750 SF (500 SF Office  
Build Out)

/ SHELL BUILDING

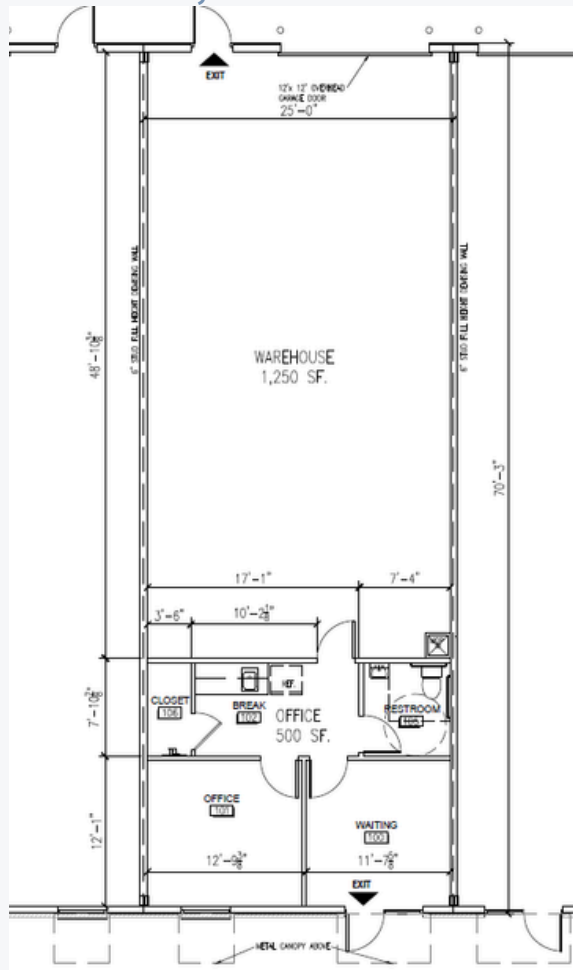
\$445,000 - 1,750 SF

Property Tax: 1.9641%  
POA Fee: \$1.4841 SF



**TYPICAL  
1,750 SF SUITE SHELL**

**TYPICAL  
1,750 SF SUITE**



**Property Tax: 1,9641%  
POA Fee: \$1.4841 SF**

# ESTIMATED PROJECT CONSTRUCTION TIMELINE



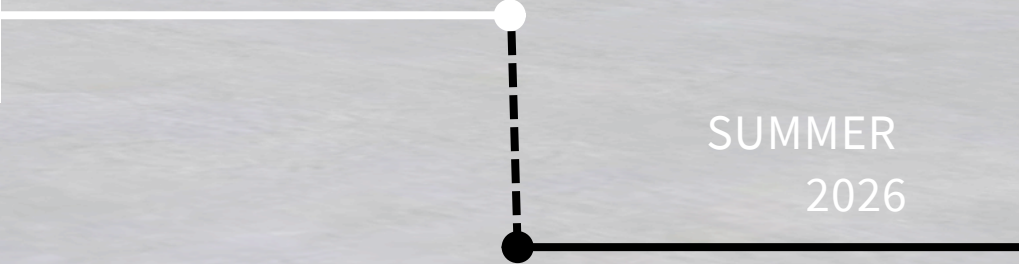
BREAKING  
GROUND

01

SUMMER  
2026

02

CERTIFICATE OF  
OCCUPANCY



KATY

KATY



HIGH VISIBILITY FROM I-10 AND CANE ISLAND PARKWAY



HWY 90

FM 1463 RD



Site Location



CANE ISLAND PARKWAY



1 MINUTE  
to I-10

10 MINUTES  
to 99 Grand Parkway

6 MINUTES  
to 1463 FM



SURROUNDED BY

**SITE**

**LEGEND**

- SUBJECT SITE
- INDUSTRIAL
- RESIDENTIAL
- RETAIL/MIXED-USE
- OTHER