

KATY CREEK RANCH PLAZA

Prime Katy Retail Corridor • Stabilized Neighborhood Shopping Center

25031 Westheimer Pkwy, Katy, TX 77494



ASKING PRICE

\$7.80M

\$353/SF • 22,082 SF • Built 2019

PUBLISHED NOI

\$527,192

Published Offering Data

CAP RATE

6.76%

Based on \$7.8M
Asking Price

BASE RENT / MO

\$40,908

Based on Provided
Rent Roll

INVESTMENT HIGHLIGHTS

- ✓ Neighborhood retail center serving an affluent, high-density residential trade area
- ✓ Strategic location along Westheimer Pkwy near Falcon Landing Blvd
- ✓ Surrounded by established retail anchors including Walmart Neighborhood Market and Starbucks
- ✓ Diversified tenant mix across fitness, dental, healthcare, music, massage, nails and martial arts
- ✓ Published marketing indicates 100% leased; however, the provided rent roll still lists Suite 400 as vacant. Buyer should verify current occupancy.



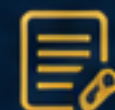
CASH FLOW & INVESTMENT RETURNS

RENT ROLL + PUBLISHED INVESTMENT METRICS

SUITE	TENANT	MONTHLY RENT
25033	Zen Thai Massage	\$4,036.70
100	Title Boxing Club	\$7,269.17
200	Smileology Dentistry	\$5,083.33
300	Music Academy of Texas	\$6,503.54
350	New Edge Smoke	\$3,005.00
369	Revamp Nails	\$3,666.67
500	Mercie Health	\$3,634.12
700	Joyous Smiles Pediatric	\$4,791.67
800	Meng's Martial Arts	\$2,917.48
CURRENT BASE RENT TOTAL		\$40,907.68 / month

INVESTMENT METRICS

Purchase Price	\$7,800,000
Annualized Base Rent	\$490,892
Published Net Operating Income	\$527,192
Cap Rate	6.76%
Price / SF	\$353
Published Assessed Value	\$6,229,807



Taxes / CAM / Insurance: typically passed through or reimbursed by tenants under an NNN structure.

Note: Published NOI exceeds the annualized base rent shown in the provided rent roll. The difference may reflect NNN reimbursements, other income, or updated lease terms. Verify against the latest T-12, rent roll and tax bill before final distribution.



LOCATION & CONSUMER DEMOGRAPHICS

DEMOGRAPHICS & LOCATION DRIVERS

1 MILE



14,760

2023 Population

\$125,057

Median Household Income

3 MILES



129,878

2023 Population

\$124,439

Median Household Income

5 MILES



300,143

2023 Population

\$114,107

Median Household Income

WHY THIS LOCATION

- ✓ Affluent households: historical 1–3 mile median household income of approximately \$124K–\$125K
- ✓ Established residential neighborhoods provide a stable customer base with average household size near or above 3 persons
- ✓ Close to Walmart Neighborhood Market, Starbucks and other high-frequency daily retail destinations
- ✓ Retail, healthcare, education and family-oriented services support recurring customer traffic

INVESTMENT THESIS



\$7.8M

ASKING PRICE



6.76%

PUBLISHED CAP RATE

An attractive opportunity for investors seeking stabilized cash flow, exposure to Katy's growing residential base, and neighborhood retail fundamentals.

Demographic data shown above is from a prior Katy Creek Ranch Plaza leasing brochure (2023 population estimates). Buyer should verify current demographics.



LISTING AGENT



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STABILIZED RETAIL • AFFLUENT KATY SUBMARKET