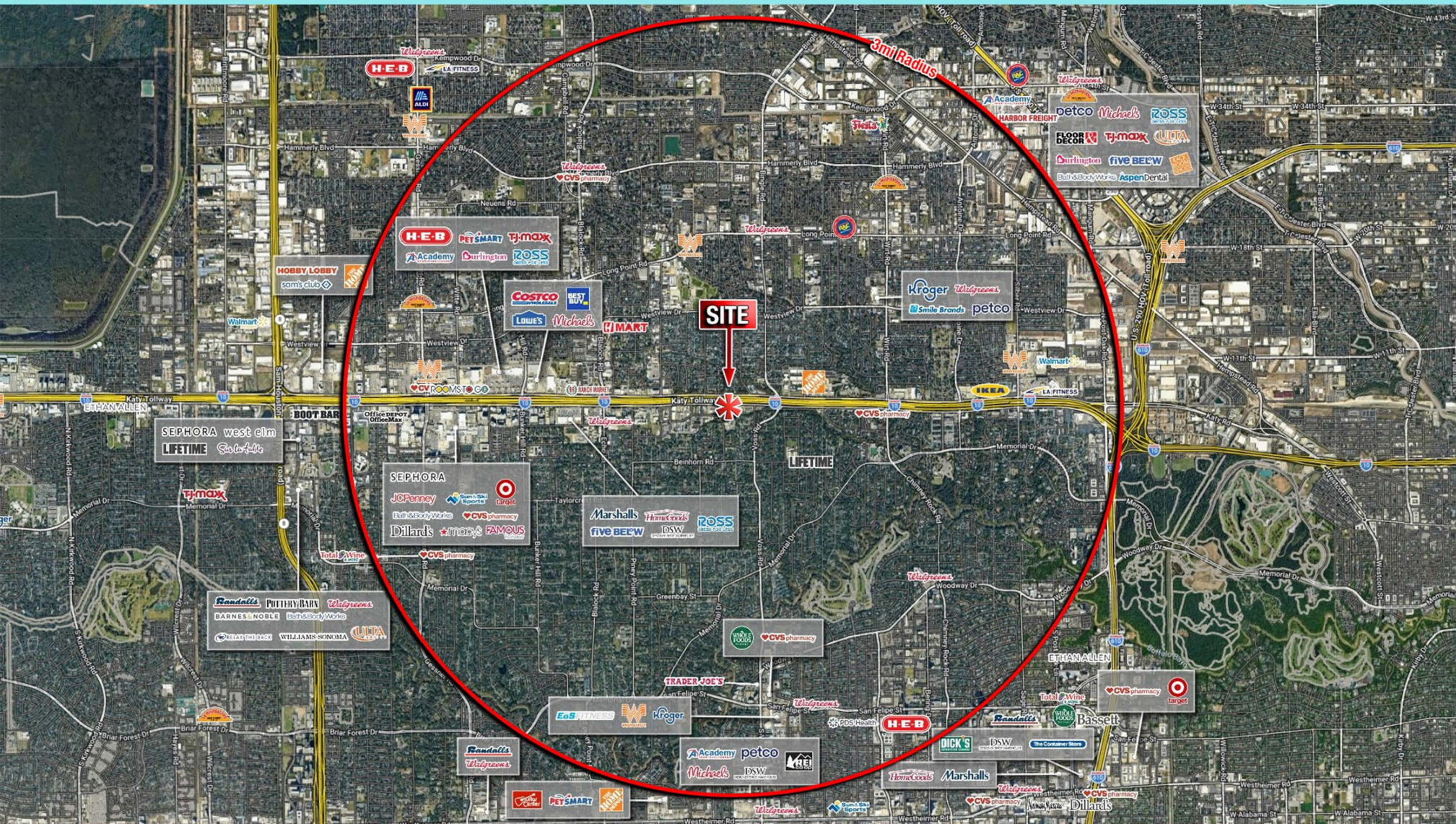




Free-standing Katy Fwy Building

8741 Katy Freeway | Houston, TX

FOR MORE INFORMATION
PLEASE CONTACT BROKERS:

David Wise | dwise@streetwisetail.com
Lucian Bukowski | lucian.bukowski@streamrealty.com



The Offering

Location: 8741 Katy Freeway, Houston, TX

Size: ±4,000 SF

Rate: Contact broker for more information



Property Information

- * Free-standing building on I-10 for lease.
- * **Freeway Frontage:** Direct exposure along Katy Freeway gives tenants constant visibility to extremely high traffic volumes, increasing brand awareness and walk-in potential.
- * **Affluent Customer Base:** Ideal for boutique retail, medical, fitness, or specialty services targeting high-income households.
- * **Multiple Access Points:** The property's layout allows vehicles to enter and exit from more than one direction, reducing congestion and improving customer flow.



Major Area Retailers



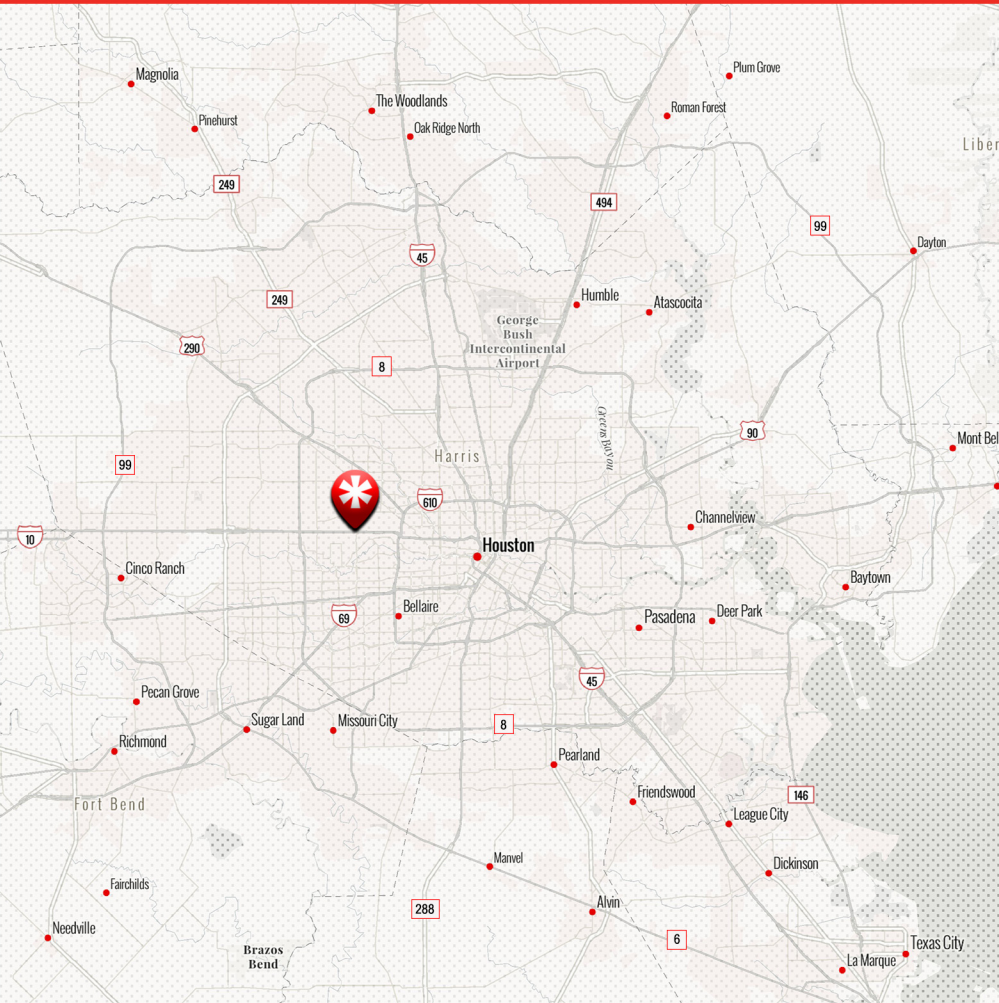
THE RICE BOX



2025 Demographic Profile

1 MILE 3 MILE 5 MILE

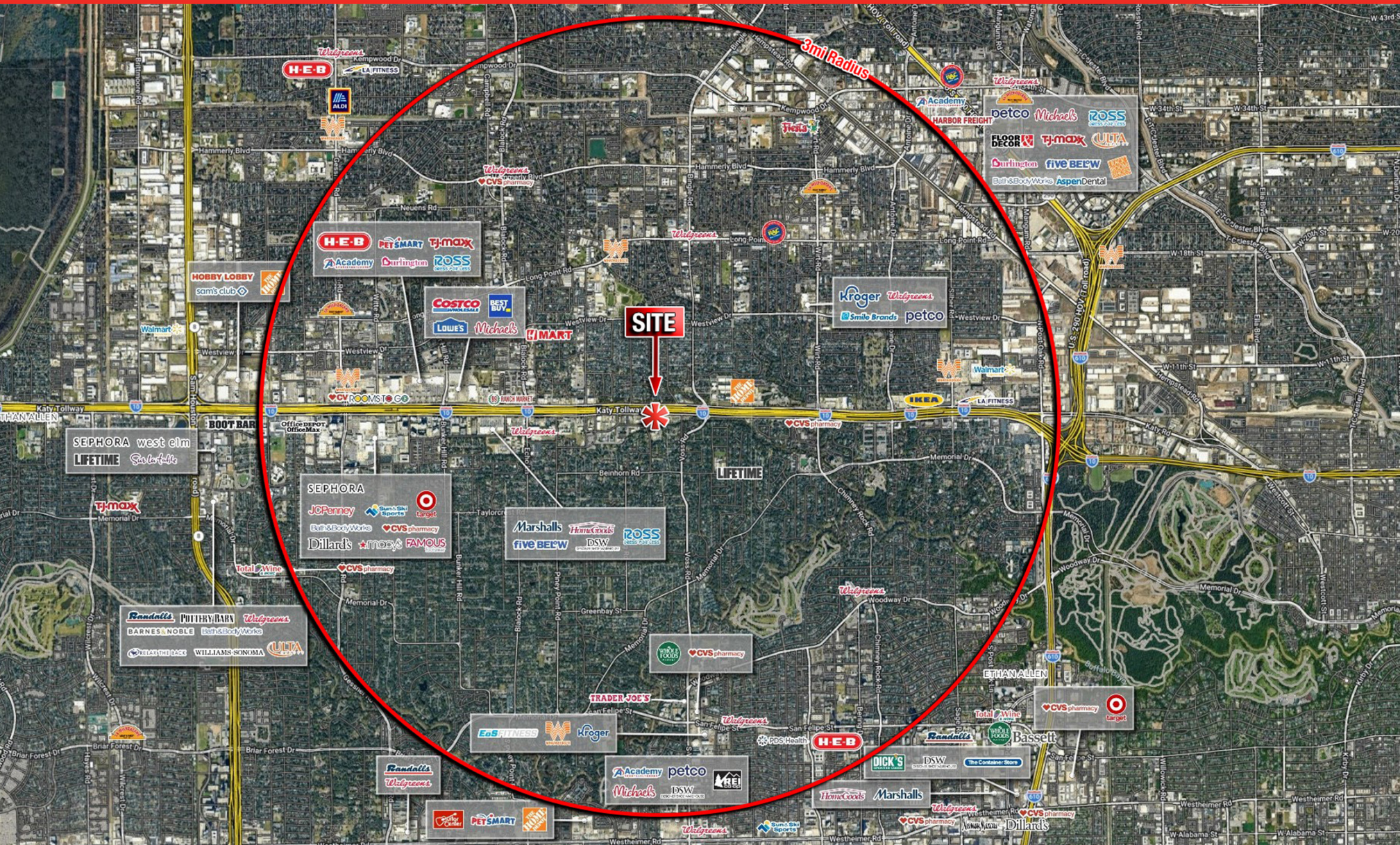
Total Population	9,102	144,516	442,743
Daytime Population	14,451	189,445	675,848
2030 Projected Population	9,436	149,145	456,882
Median HH Income	\$221,173	\$86,934	\$73,892
Average HH Income	\$349,733	\$168,298	\$133,317
Median Home Value	\$1,321,118	\$626,029	\$474,828
Median Age	44.0	38.3	36.2



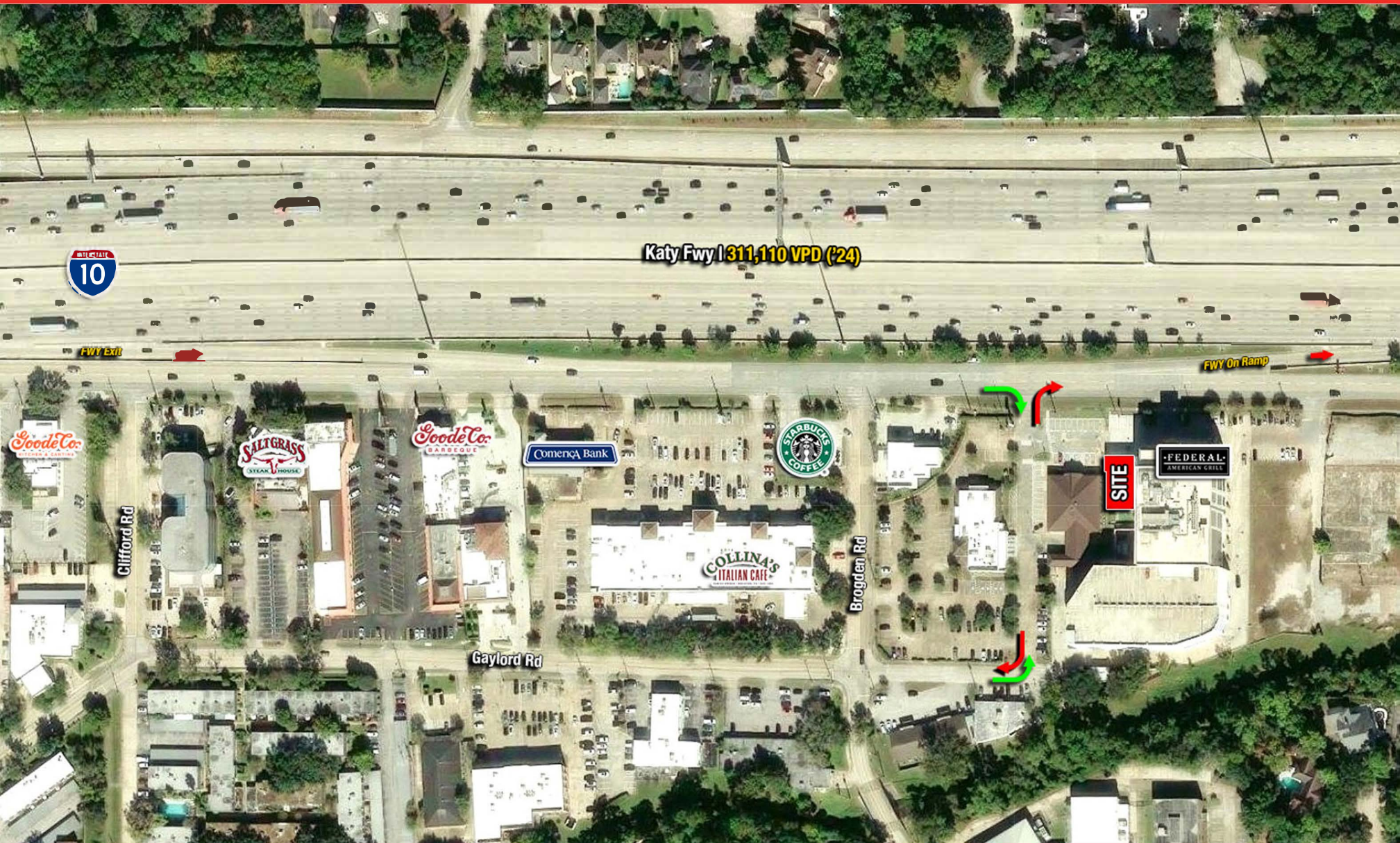
Traffic Counts

Katy Fwy

311,110 VPD







Katy Fwy | 311,110 VPD ('24)

INTERSTATE
10

FWY Exit

FWY On Ramp

SITE

FEDERAL
AMERICAN GRILL

Gaylord Rd

Brogden Rd

Clifford Rd

COLLINA'S
ITALIAN CAFE

Comerica Bank

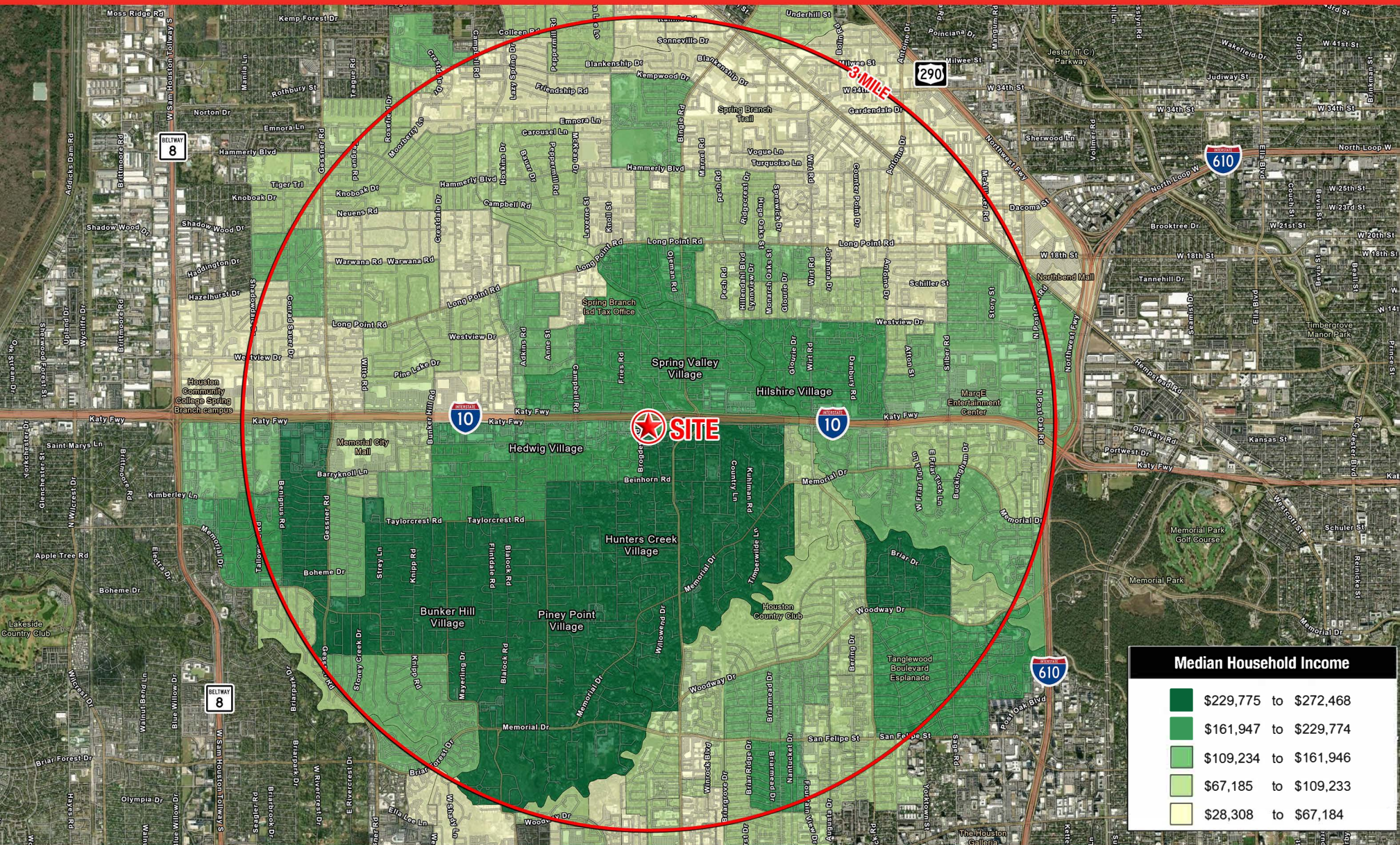
STARBUCKS
COFFEE

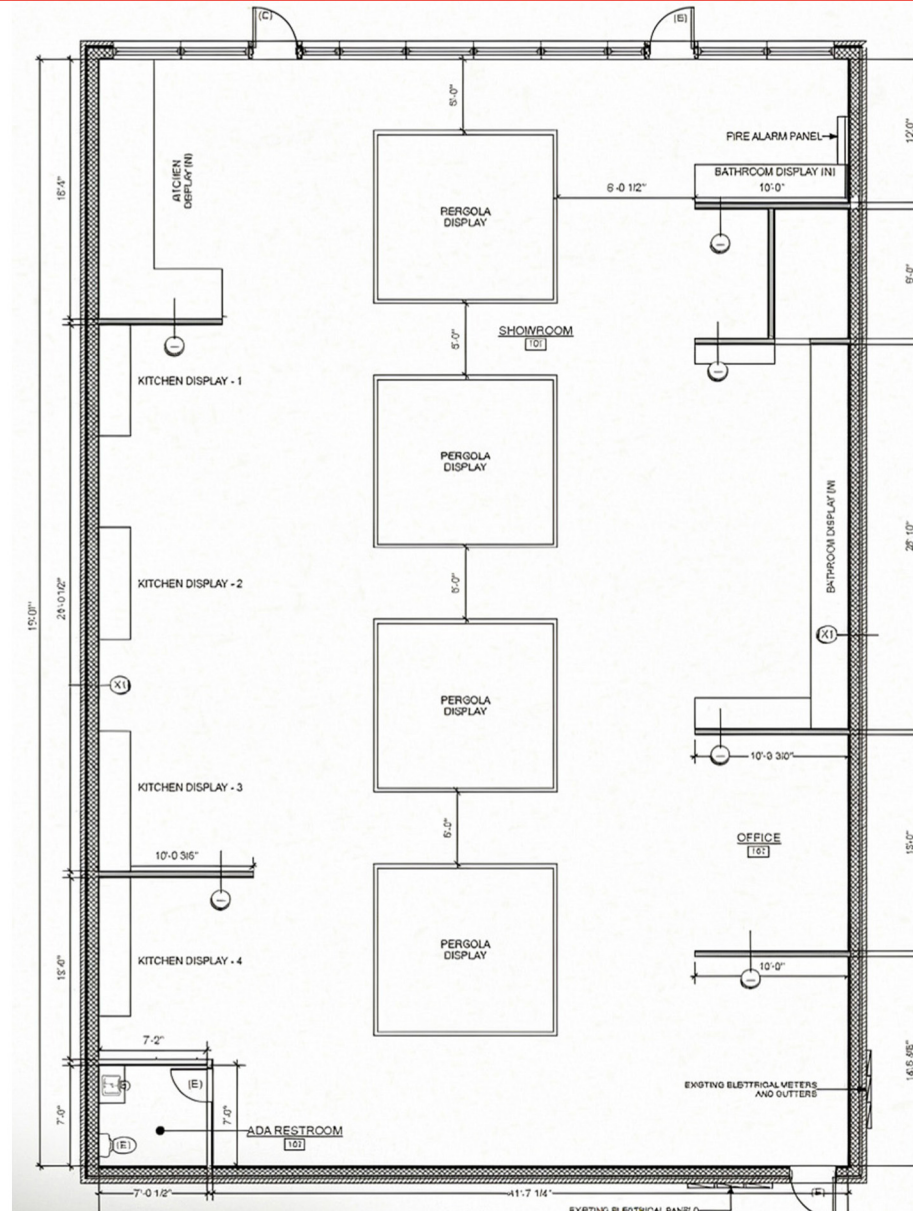
Goode's Co.
BARBECUE

SALTGRASS
STEAKHOUSE

Goode's Co.
KITCHEN & CANTINA

MEDIAN HOUSEHOLD INCOME







Community Change Snapshot

8741 Katy Fwy, Houston, Texas, 77024 (3 miles)
8741 Katy Fwy, Houston, Texas, 77024
Ring of 3 miles

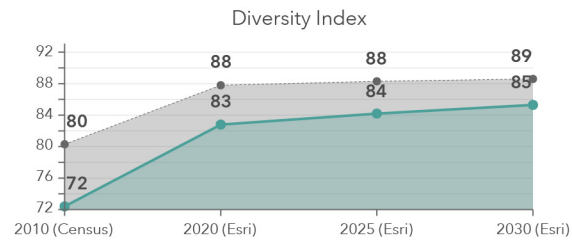
Prepared by Streetwise
Latitude: 29.78355
Longitude: -95.50496

Community Change Snapshot

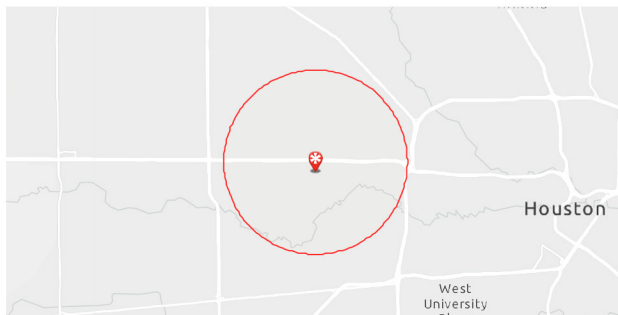
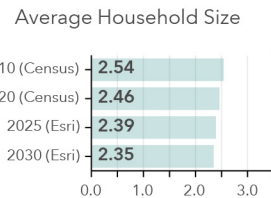
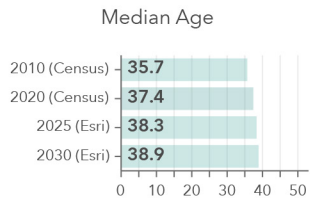
How is my area changing over time?

8741 Katy Fwy, Houston, Texas, 77024
Ring of 3 miles

streetwise
RETAIL ADVISORS

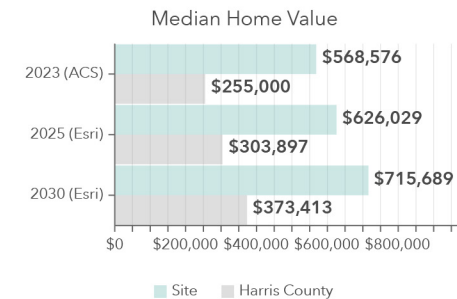
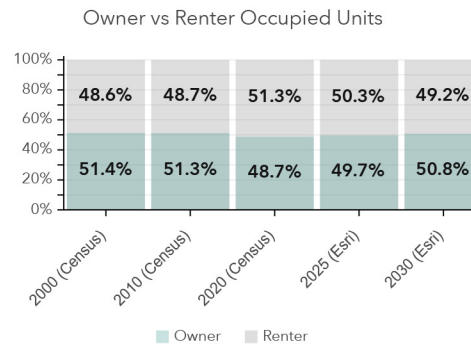
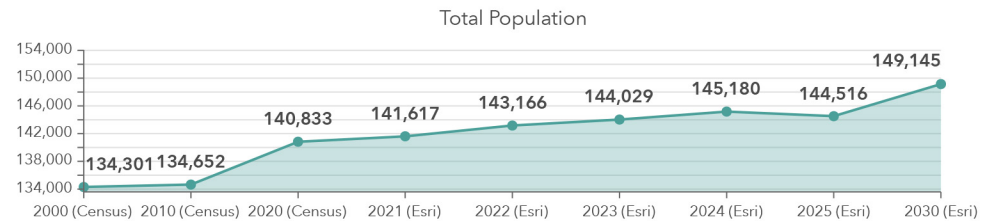


Dots show comparison to Harris County



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2025, 2030), ACS (2019-2023). © 2026 Esri

Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2025, 2030), ACS (2019-2023).



Bars show comparison to Harris County

2000-2020 Compound Annual Growth Rate



0.24%
Population
(Census)



0.42%
Households
(Census)



0.59%
Housing Units
(Census)



58,819
2010
(Census)



63,440
2020
(Census)



66,452
2025
(Esri)



69,873
2030
(Esri)

Total Housing Units: Past, Present, Future

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

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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

JP Retail Advisors LLC	9003881	info@streetwiseretail.com	713.595.9500
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
V. Edward James	374627	ejames@streetwiseretail.com	713.595.9500
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.