



ZARA SPACES

LA SENDERA

@ BARKER CYPRESS

6211 Barker Cypress Rd, Katy, TX 77449

FOR LEASE – PRIME RETAIL/MEDICAL/OFFICE SPACE

An excellent leasing opportunity in a high-traffic, high-visibility location! This space is ideal for retail, medical, and office use, offering immediate availability with flexible sizing options.

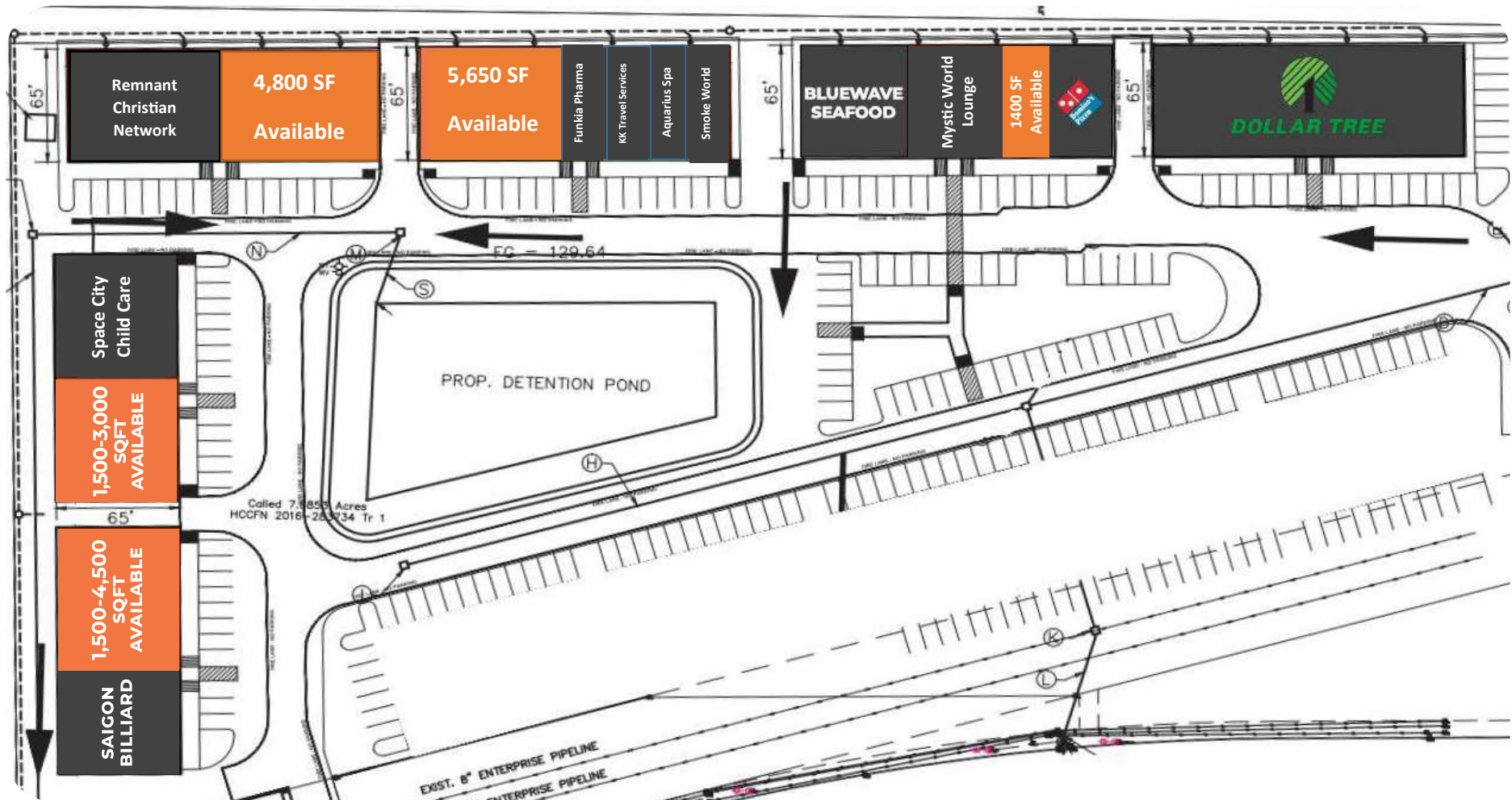


Property Features:

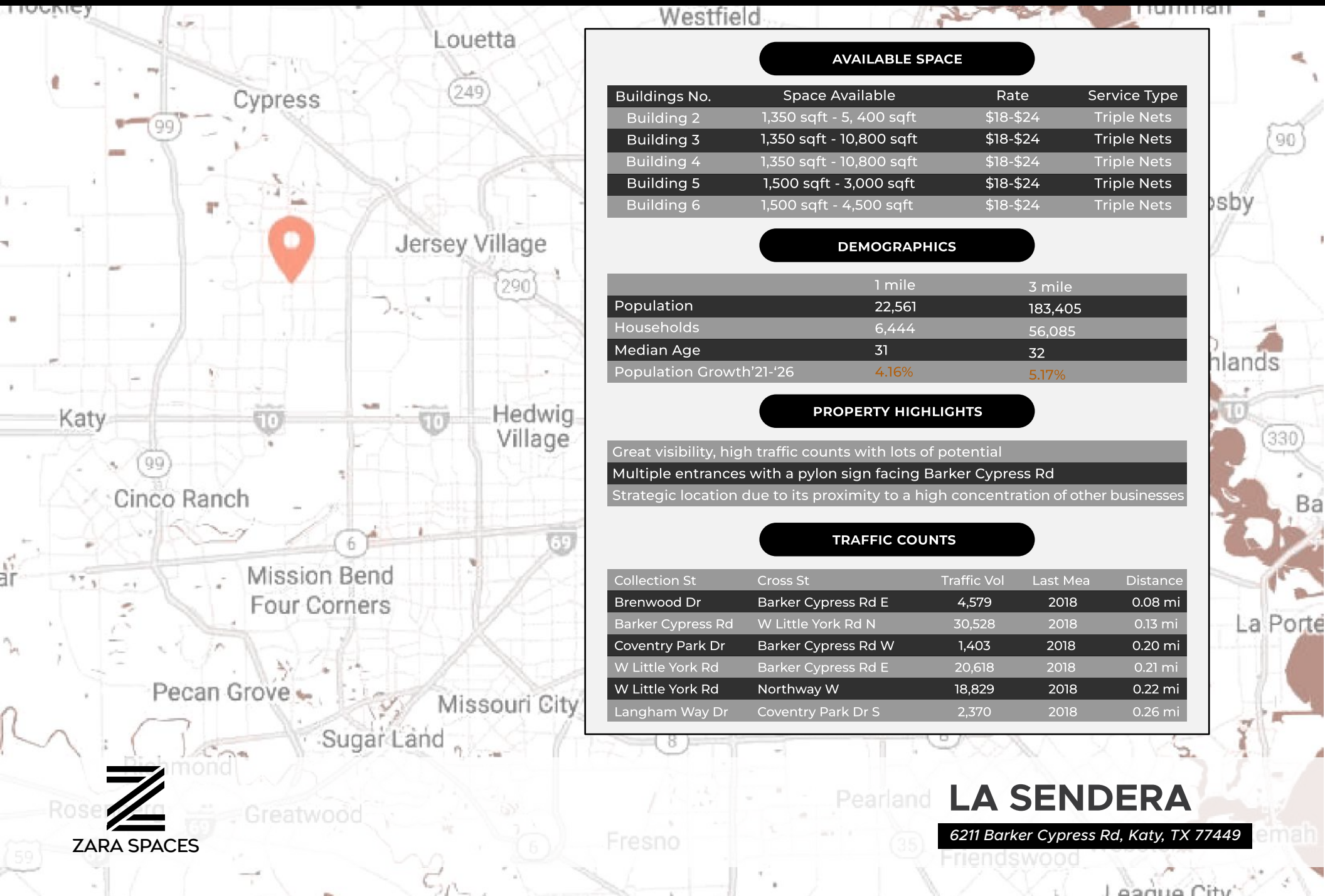
- ✓ **Lease Rate:** \$22.00 - \$25.00 PSF/YR + NNN.
- ✓ **NNN Charges:** \$6.02 PSF (Estimate provided by the Landlord, subject to change).
- ✓ **Available Space:** 1,100 – 5,650 SF (Inline & End Cap).
- ✓ **Strategic Location:** 350 feet of frontage on Barker Cypress with 2 curb cuts.
- ✓ **High Traffic & Visibility:** Over 30,000 VPD on Barker Cypress & 20,618 VPD on W Little York.
- ✓ **Strong Retail Presence:** Anchored by high-performing Dollar Tree & Domino's Pizza.
- ✓ **End Cap with Patio:** Perfect for restaurant or specialty retail.
- ✓ **Ample Parking:** Convenient access for customers and employees.

This highly sought-after location in a densely populated area provides outstanding business potential, offering maximum visibility, strong foot traffic, and a thriving commercial environment for success.

Property Site: Floor Plan



Prime Retail/Commercial Space for Lease



AVAILABLE SPACE

Buildings No.	Space Available	Rate	Service Type
Building 2	1,350 sqft - 5,400 sqft	\$18-\$24	Triple Nets
Building 3	1,350 sqft - 10,800 sqft	\$18-\$24	Triple Nets
Building 4	1,350 sqft - 10,800 sqft	\$18-\$24	Triple Nets
Building 5	1,500 sqft - 3,000 sqft	\$18-\$24	Triple Nets
Building 6	1,500 sqft - 4,500 sqft	\$18-\$24	Triple Nets

DEMOGRAPHICS

	1 mile	3 mile
Population	22,561	183,405
Households	6,444	56,085
Median Age	31	32
Population Growth '21-'26	4.16%	5.17%

PROPERTY HIGHLIGHTS

Great visibility, high traffic counts with lots of potential
Multiple entrances with a pylon sign facing Barker Cypress Rd
Strategic location due to its proximity to a high concentration of other businesses

TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea	Distance
Brenwood Dr	Barker Cypress Rd E	4,579	2018	0.08 mi
Barker Cypress Rd	W Little York Rd N	30,528	2018	0.13 mi
Coventry Park Dr	Barker Cypress Rd W	1,403	2018	0.20 mi
W Little York Rd	Barker Cypress Rd E	20,618	2018	0.21 mi
W Little York Rd	Northway W	18,829	2018	0.22 mi
Langham Way Dr	Coventry Park Dr S	2,370	2018	0.26 mi

High Traffic & Strong Customer Base

Take advantage of this prime location with exceptional daily traffic flow, ensuring maximum visibility and footfall for your business.

📍 **Traffic Count:**

Barker Cypress: 30,528 VPD (Vehicles Per Day)

W Little York: 20,618 VPD (Vehicles Per Day)

Key Area Traffic Generators

Surrounded by thriving businesses, retail stores, and dining options.

High-performing national brands like Dollar Tree & Domino's Pizza attract steady customer traffic.

Densely populated residential and commercial areas ensure a consistent customer base.

Excellent road connectivity and accessibility enhance business potential.



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Property Pictures: LA SENDERA



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Call Broker for Pricing and More Details!

For inquiries or to schedule a site visit, contact us today:

- 📍 **Property Location:** 6211 Barker Cypress Rd, Katy, TX 77449.
- 👤 **Gunnar Holman**
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Our team is ready to assist you with leasing, purchasing, or ground lease options.

Don't miss out on this prime commercial opportunity!



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