

4555 KATY HOCKLEY CUTOFF RD

OFFICE & WAREHOUSE
IN KATY, TEXAS



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4555 EXECUTIVE SUMMARY

Rockspring Properties is pleased to present 4555 Katy Hockley Cutoff Rd, Katy, TX 77493, a versatile commercial property featuring office, warehouse, and laydown yard facilities.

Situated on 5 acres, this property includes a 9,200 SF office building with 20+ private offices, multiple conference rooms, a full network system, and covered parking. Two warehouse spaces measuring 3,375 SF and 2,730 SF further enhance its flexibility for a wide range of industrial, distribution, or office uses. The stabilized laydown yard spans 2.5 acres, providing ample space for storage or equipment staging, and multiple entrances ensure seamless access for both employees and deliveries. The property also offers approximately 281.5 feet of frontage on Katy Hockley Cutoff Road and ample parking on +/- 40,000 SF of asphalt/concrete paving.

Conveniently located near I-10 and the Grand Parkway (99), the property offers excellent connectivity to major transportation corridors and the thriving commercial and industrial hubs of Katy and the greater Houston area. This strategic location enhances accessibility for businesses serving local, regional, or national markets.

4555 Katy Hockley Cutoff Rd presents a rare opportunity to secure a well-positioned, multi-functional property in one of Katy's rapidly growing commercial areas.





ADDRESS:

4555 KATY HOCKLEY
CUTOFF RD, KATY, 77493



PRICE:

\$3,499,000



ENTRANCES:

3 OFF KATY HOCKLEY
CUTOFF RD



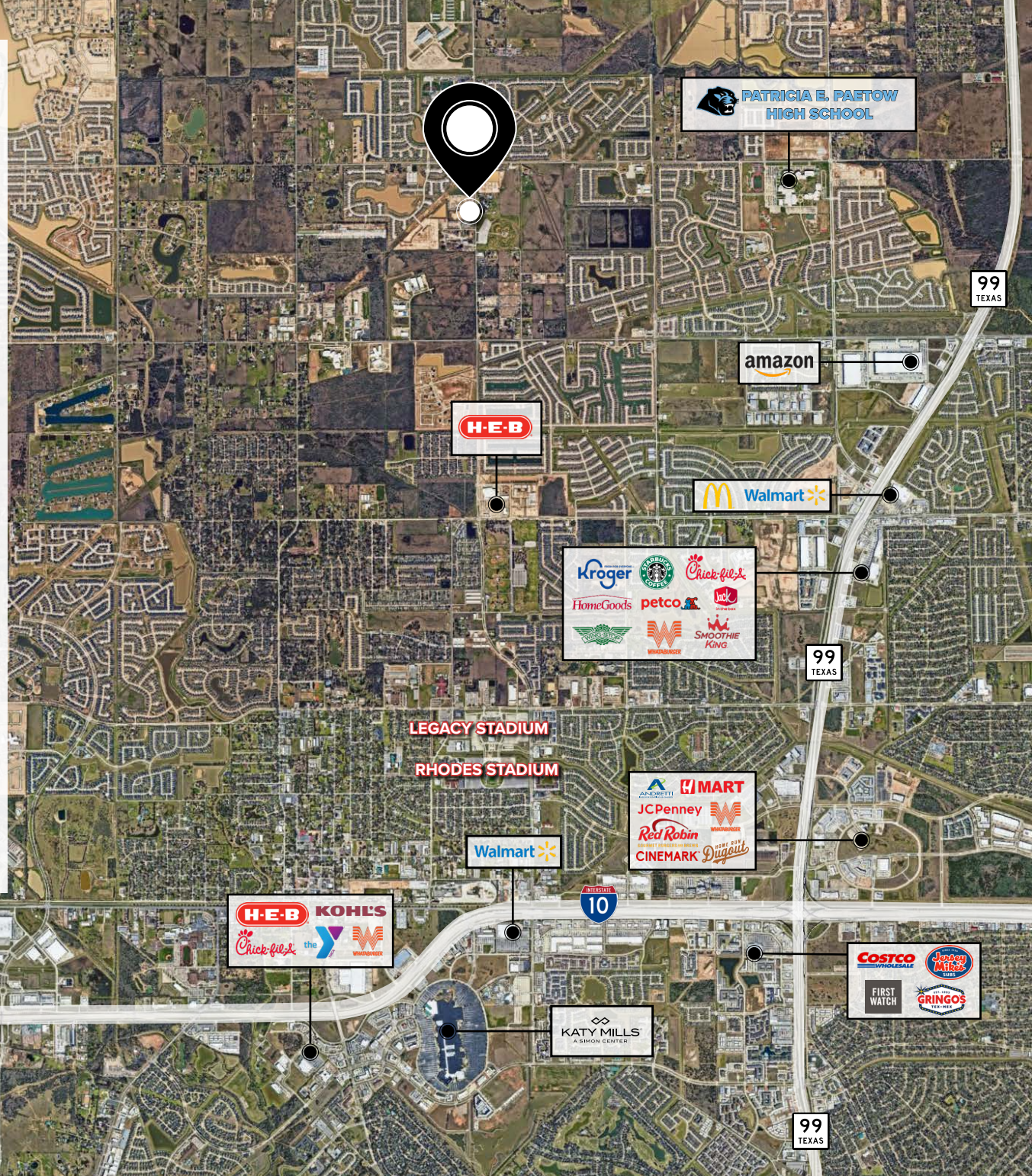
SIZE:

5 ACRES
9200 SF OFFICE
3,375 SF WAREHOUSE
2,730 SF WAREHOUSE



HIGHWAYS:

8 MINUTES TO TX 99
20 MINUTES TO I-10



PROPERTY HIGHLIGHTS

- Covered parking
- Fully equipped with a comprehensive network system
- 20+ private offices and multiple conference rooms
- Excellent location with great visibility and approximately 281.5 feet of frontage on Katy Hockley Cut Off Road
- Ample parking on +/- 40,000 SF of asphalt / concrete paving
- 2.5 acres of stabilized land

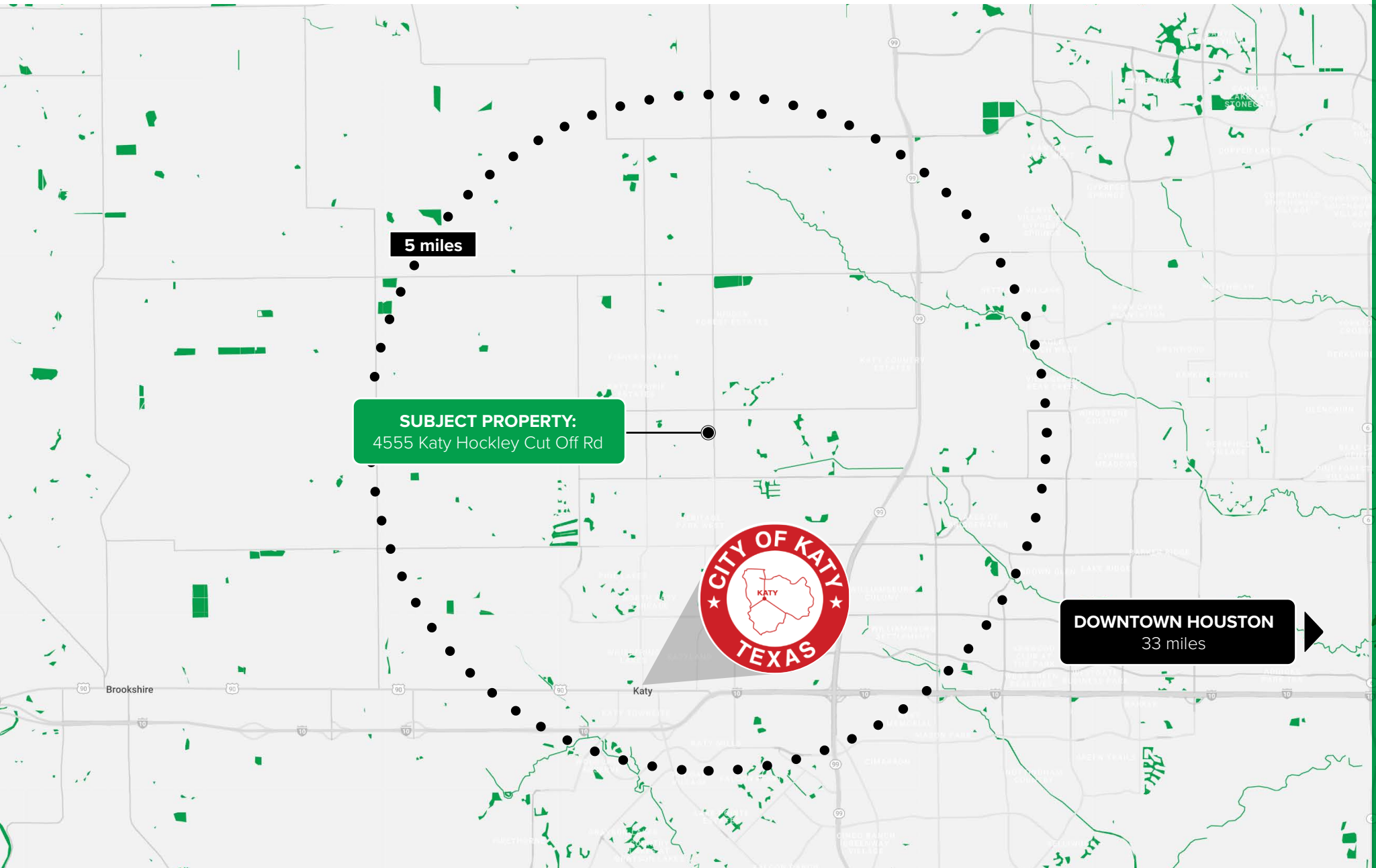


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PROPERTY PHOTOS



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\$119,329 average household income within 5 miles

Employees within 5 miles total **34,058**

DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	8,666	58,464	150,369
Households	2,604	17,880	48,741
Families	2,220	14,930	38,094
Average Household Size	3.33	3.27	3.08
Owner Occupied Housing Units	2,271	14,431	34,811
Renter Occupied Housing Units	333	3,449	13,930
Median Age	32.7	33.6	34.0
Median Household Income	\$119,090	\$114,025	\$102,356
Average Household Income	\$135,349	\$131,602	\$119,329

2029 Summary	1 Mile	3 Miles	5 Miles
Population	9,857	66,297	173,388
Households	3,007	20,580	57,162
Families	2,553	17,134	44,518
Average Household Size	3.28	3.22	3.03
Owner Occupied Housing Units	2,461	16,312	40,206
Renter Occupied Housing Units	546	4,269	16,956
Median Age	33.5	34.8	35.1
Median Household Income	\$143,902	\$133,113	\$113,053
Average Household Income	\$163,520	\$155,842	\$138,522



PRESENTED BY

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