

AVAILABLE: END OF SUMMER 2024

13th Street Business Park

5745 13th Street Bldg A, B, C, and D
5805 13th Street Bldg E
Katy, TX 77493

Visit us at [kcggrouppexp.com](https://www.kcggrouppexp.com)

Luxury
& Commercial



exp
REALTY

5 NEW BUILDINGS

13th Street Business Park

Pre-leasing

Starting Rates **\$1.25 / SF**

NNN Opex estimate: **\$0.55 / SF**

01 Property Overview

The new 13th Street Industrial Park presents a range of versatile mixed-use opportunities, encompassing but not limited to warehouse, office, medical, sports, and retail activities. Strategically situated in a prime location within the City of Katy, it not only grants easy access to all city services but also benefits from a favorable low tax rate.

04 Leasing Incentives

Tenant improvement allowance and free rent are negotiable on a case-by-case basis, subject to the tenant's creditworthiness.

02 Location

With a flourishing retail market experiencing rapid growth and major industrial players such as Amazon, FedEx, and Tesla, the area of Katy stands out as a compelling hub for diverse industries opportunities, boasting high-paying employment, exceptional living standards, and renowned educational institutions.

05 Strategic Advantages of our location

Easy access: 5 minutes to Grand Parkway and I-10.

Proximity to: Police Station, City Sport Complex, Transportation/Shipping hubs

Site location has remained unaffected by floodwaters

03 Construction

The buildings showcase cutting-edge pre-fabricated metal construction, slated for completion by END OF OCTOBER 2024, offering sizes ranging from 3200 SF to 7600 SF. Each unit is divisible into two spaces or suitable for single-tenant use. Additionally, one unit incorporates up to 2500 SF of dedicated retail space. These warehouses boast a generous 24' ceiling height, feature 2 grade-level doors, ample parking, green spaces, and 3-Phase electric capacity.



Building A,B,C,D

WAREHOUSE



Property Summary

13th Street Business Park Katy, TX 77493

PROPERTY INFORMATION

Number of Buildings	5
Year Built	2024
Total Rentable SF	33,634 SF
Average SF Office Warehouse Rent / NNN	3,365 – 7,588 SF \$1.25/SF / \$.55/SF
Parking	97 spaces

SITE

County **Harris County**

CONSTRUCTION

Exterior	Brick & Metal
Roof	Metal

Building E

RETAIL SPACE ON 1st FLOOR (Retail Space)



The first-floor features two shell retail spaces.

1 shell space of 890 SF with one 96 SF office and an 85 SF bathroom

Total 1,079 SF

1 shell space of 869 SF with one 92 SF office and an 85 SF bathroom

Total 1,046 SF

Property Summary

13th Street Business Park Katy, TX 77493

PROPERTY INFORMATION

Number of Buildings	5
Year Built	2024
Total Rentable SF	33,634 SF
Average SF Retail – 1 st Floor Rent / NNN	1,180.6 SF 1129.4 SF \$2.25/SF / \$.55/SF
Parking	97 spaces

SITE

County **Harris County**

CONSTRUCTION

Exterior	Brick & Metal
Roof	Metal

Building E

OFFICE SPACE ON 2ND FLOOR (Office Space)



Property Summary

13th Street Business Park Katy, TX 77493

PROPERTY INFORMATION

Number of Buildings (2 nd floor)	5
Year Built	2024
Total Rentable SF	33,634 SF
2 office space available– 2 nd Floor Rent / NNN	2361 SF and 1749 SF \$2.25/SF / \$.55/SF
Parking	97 spaces

SITE

County **Harris County**

CONSTRUCTION

Exterior	Brick & Metal
Roof	Metal

The office space offers modern and versatile options for single or multiple tenants. Offices include well-equipped bathrooms and an open area.

For individual tenants, each area offers a dedicated layout with access to a conference room, open work areas, and a balcony, ensuring adaptability for diverse business needs.

Building renderings

Aerial view

Total Parking spaces: 97
Total Rentable Sq ft: 33,634 sq ft

Building #E

1180.6 SF	2361 SF
1129.4 SF	1749 SF
Retail 1st Floor	Office 2 nd Floor

Building #D

7,648 sq ft
Office/Warehouse

Building D - Ste-1 & Ste 2

3,824 sq ft each

Building #B

6,836 sq ft
Office/Warehouse

Building B - Ste-1 & Ste 2

3,418 sq ft each

Building #C

7,648 sq ft
Office/Warehouse

Building C - Ste-1 & Ste 2

3,824 sq ft each

Building #A

6,836 sq ft
Office/Warehouse

Building A - Ste-1 & Ste 2

3,418 sq ft each

Aerial View



Ground View



Building A (Warehouse)



Building A (Warehouse)



Building B (Warehouse)



Building B (Warehouse)



Building C (Warehouse)



Building C (Warehouse)



Building D (Warehouse)



Building D (Warehouse)



Building E (Office/Retail)



Building E 1st Floor (Retail)



Building E 2nd Floor (Office)

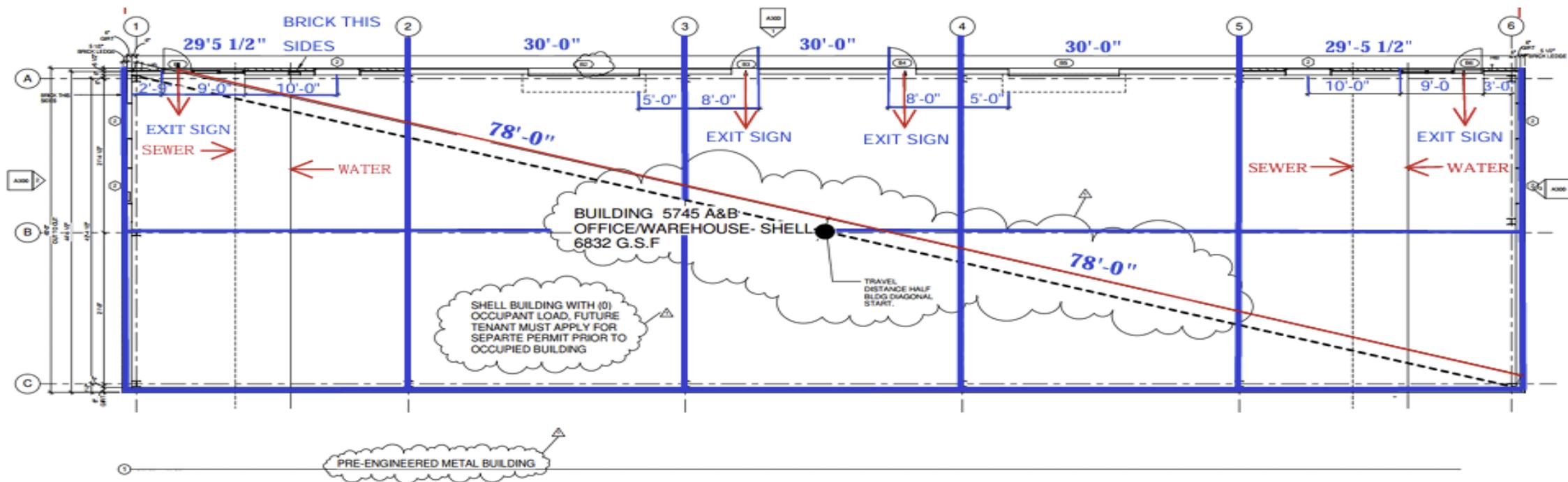


Building E 2nd Floor (Office)



Building A & B

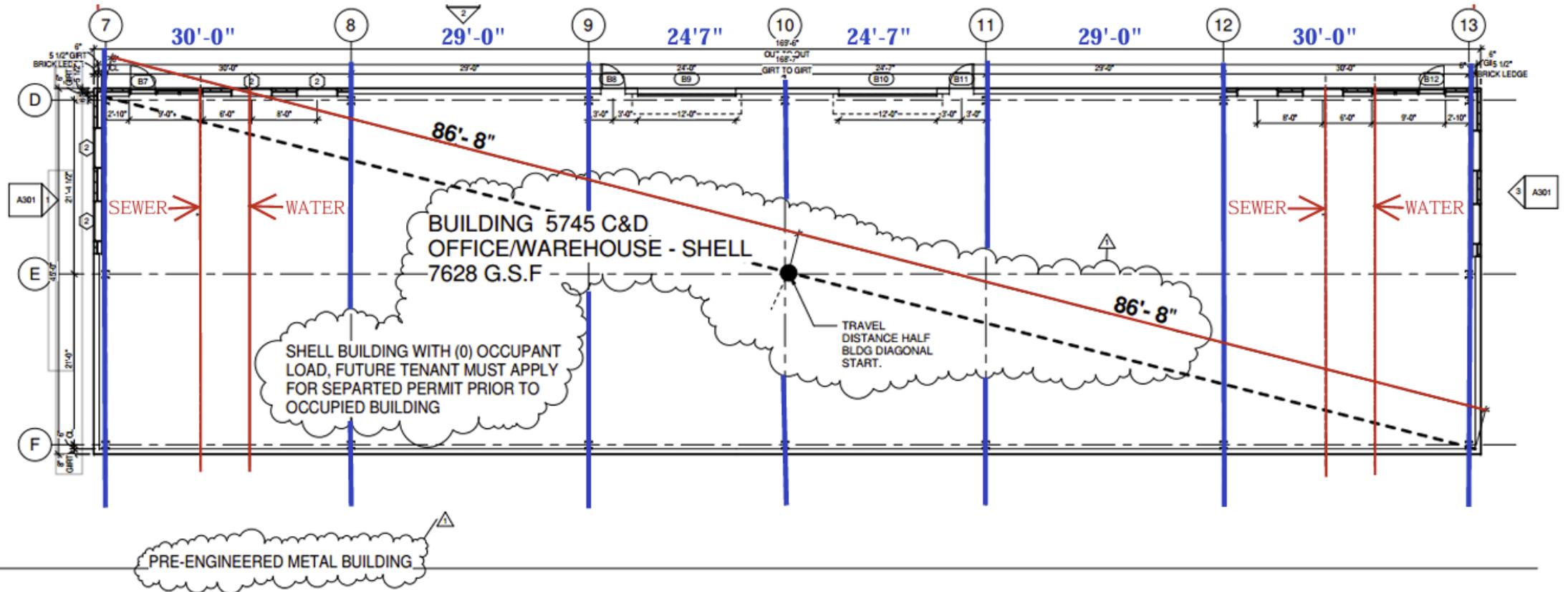
WAREHOUSE FLOORPLAN



Note: This floor plan is for informational purposes only. For details regarding the warehouse size and additional information, please refer to the property summary.

Building C & D

WAREHOUSE FLOORPLAN

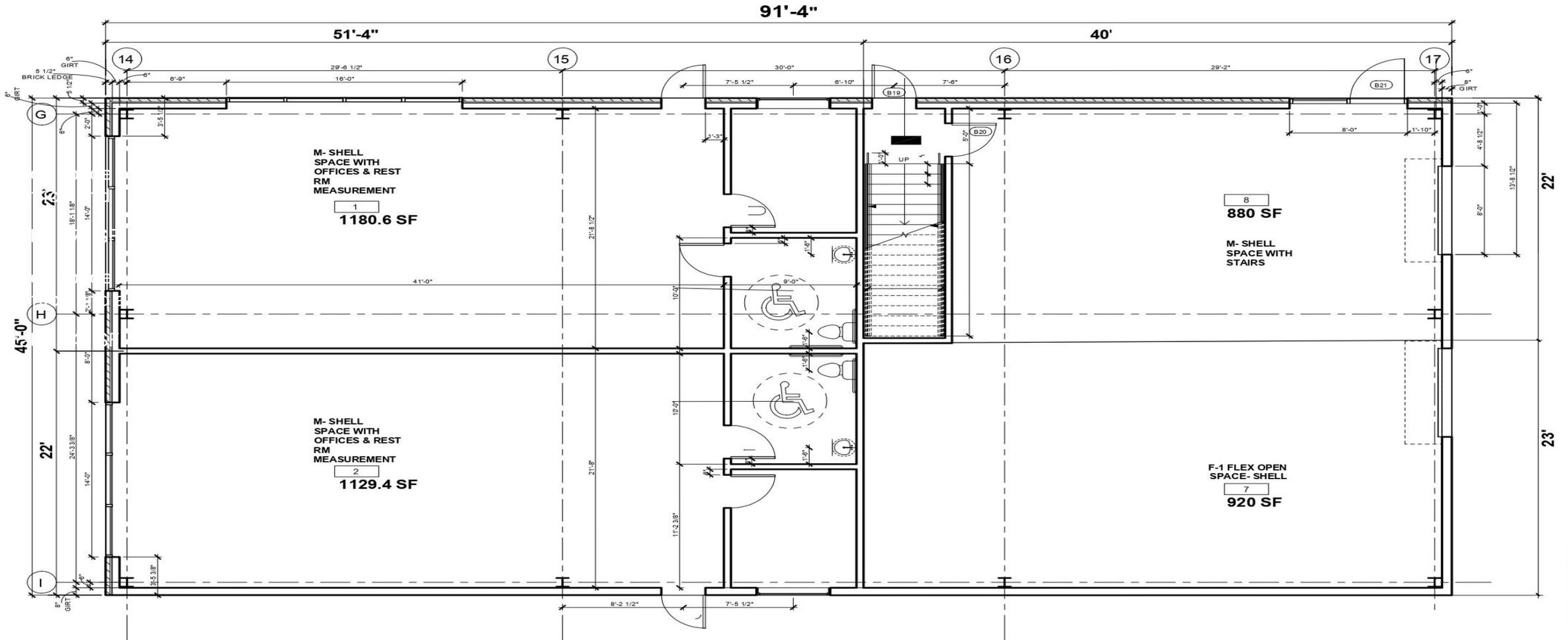


Note: This floor plan is for informational purposes only. For details regarding the warehouse size and additional information, please refer to the property summary.

Building E

Floor plan | 1st Floor

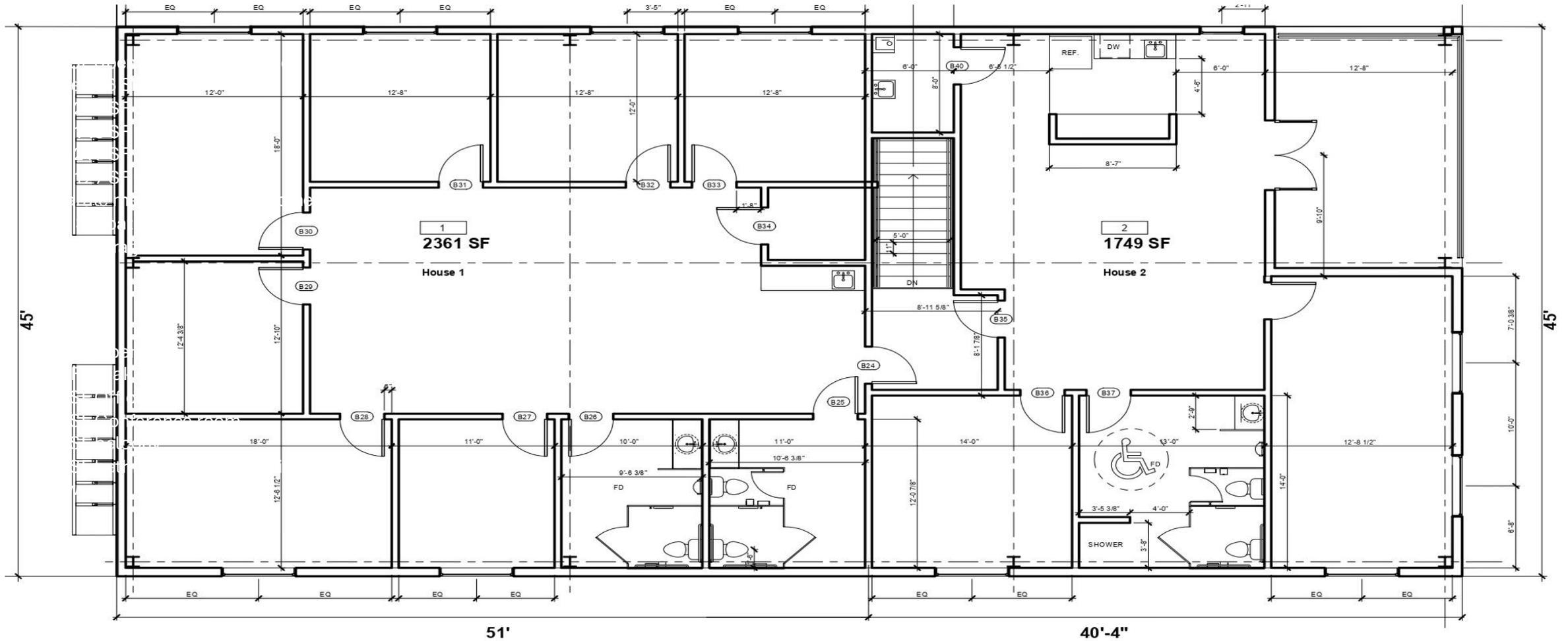
TOTAL: 4,110 SF



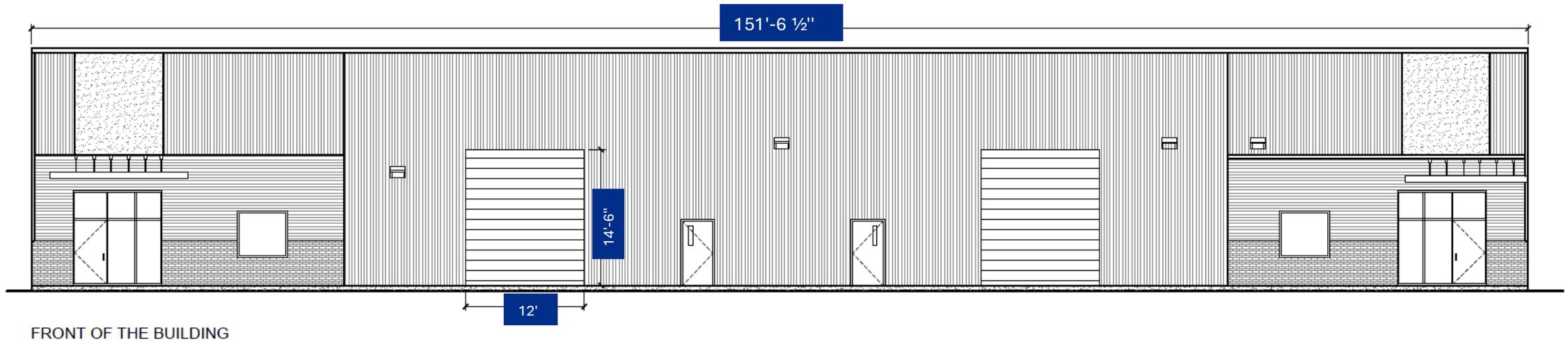
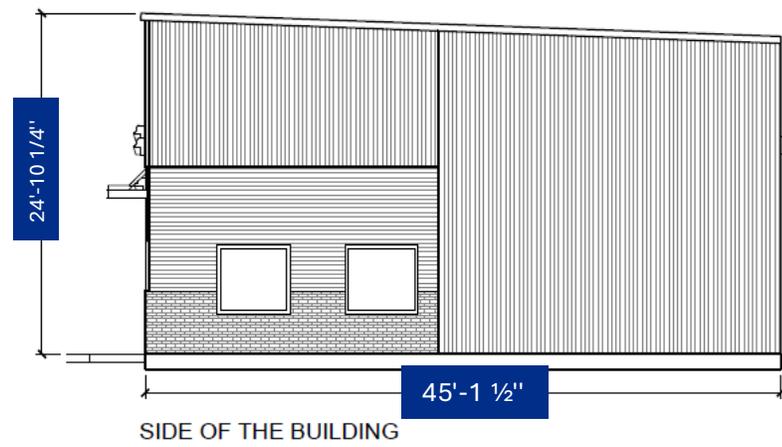
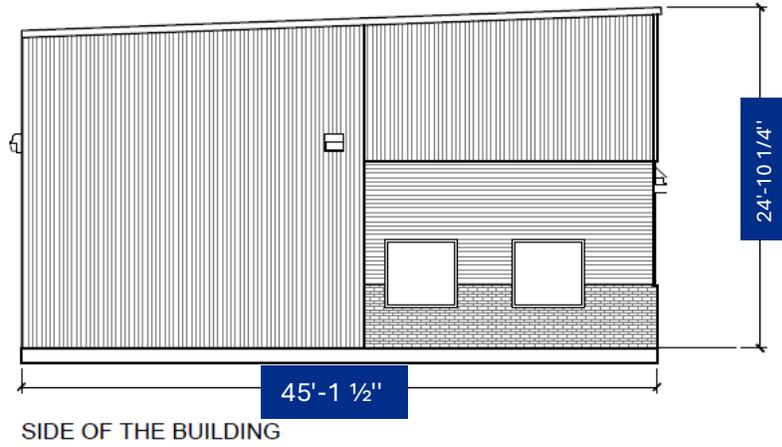
Building E

Floor plan | 2nd Floor

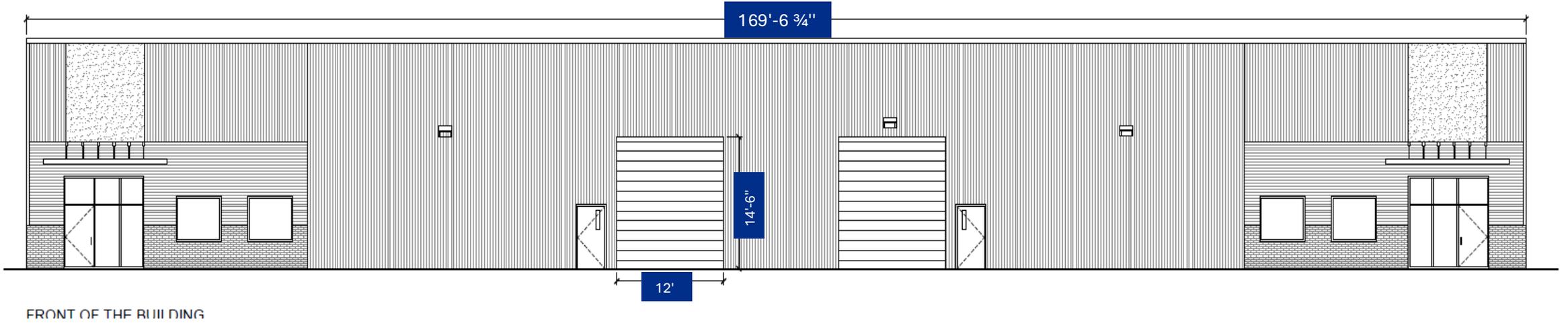
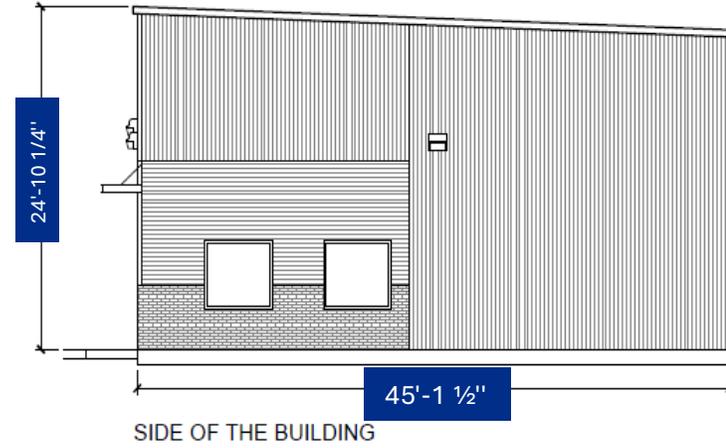
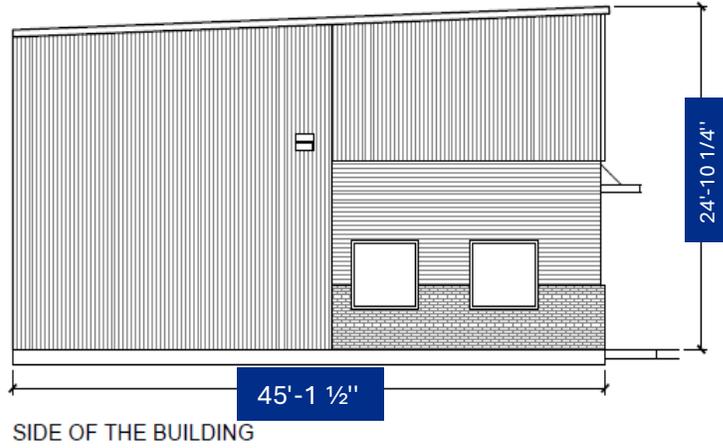
TOTAL: 2361 SF and 1749 SF



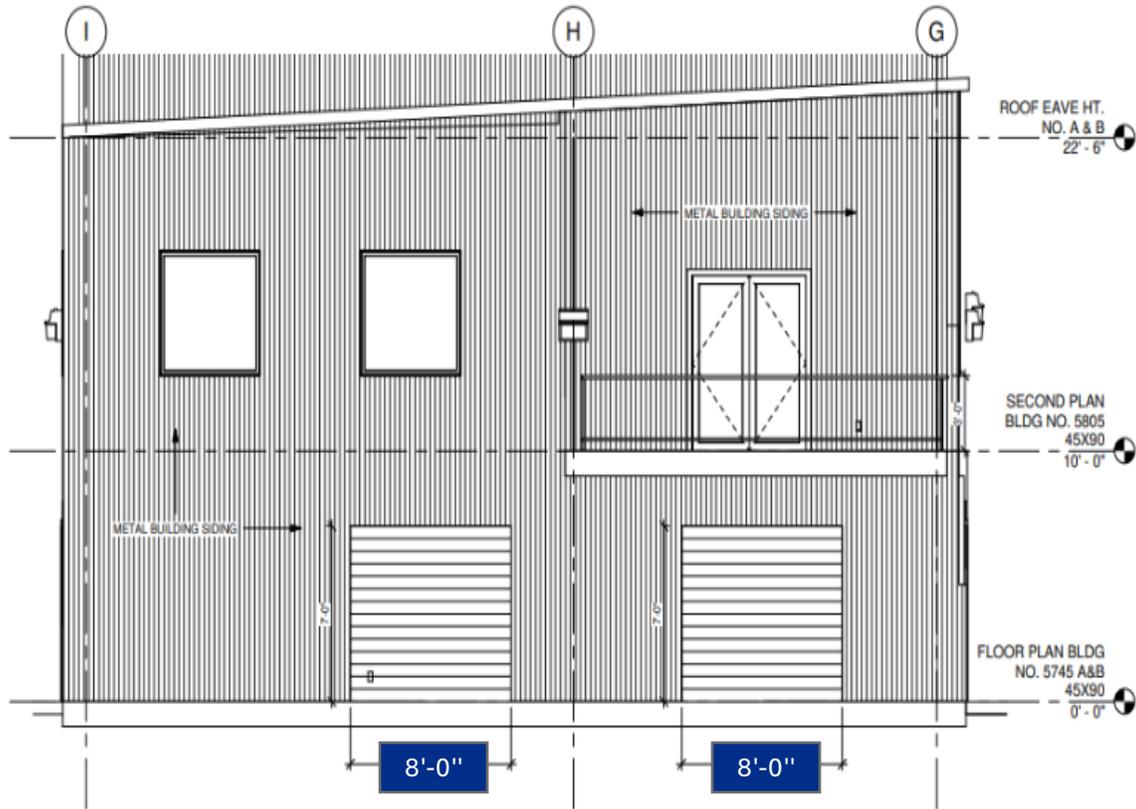
Building Dimensions (BLDG A & B)



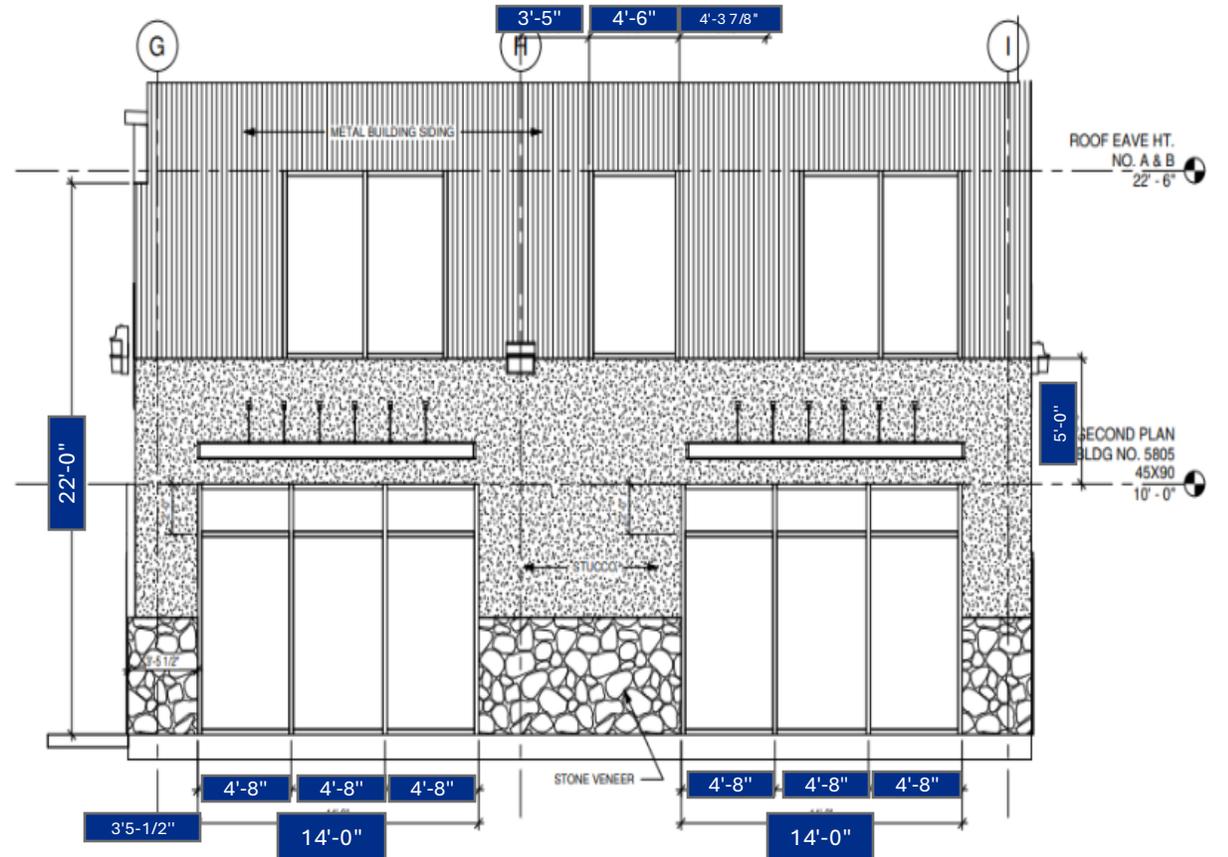
Building Dimensions (BLDG C & D)



Building Dimensions (BLDG E)

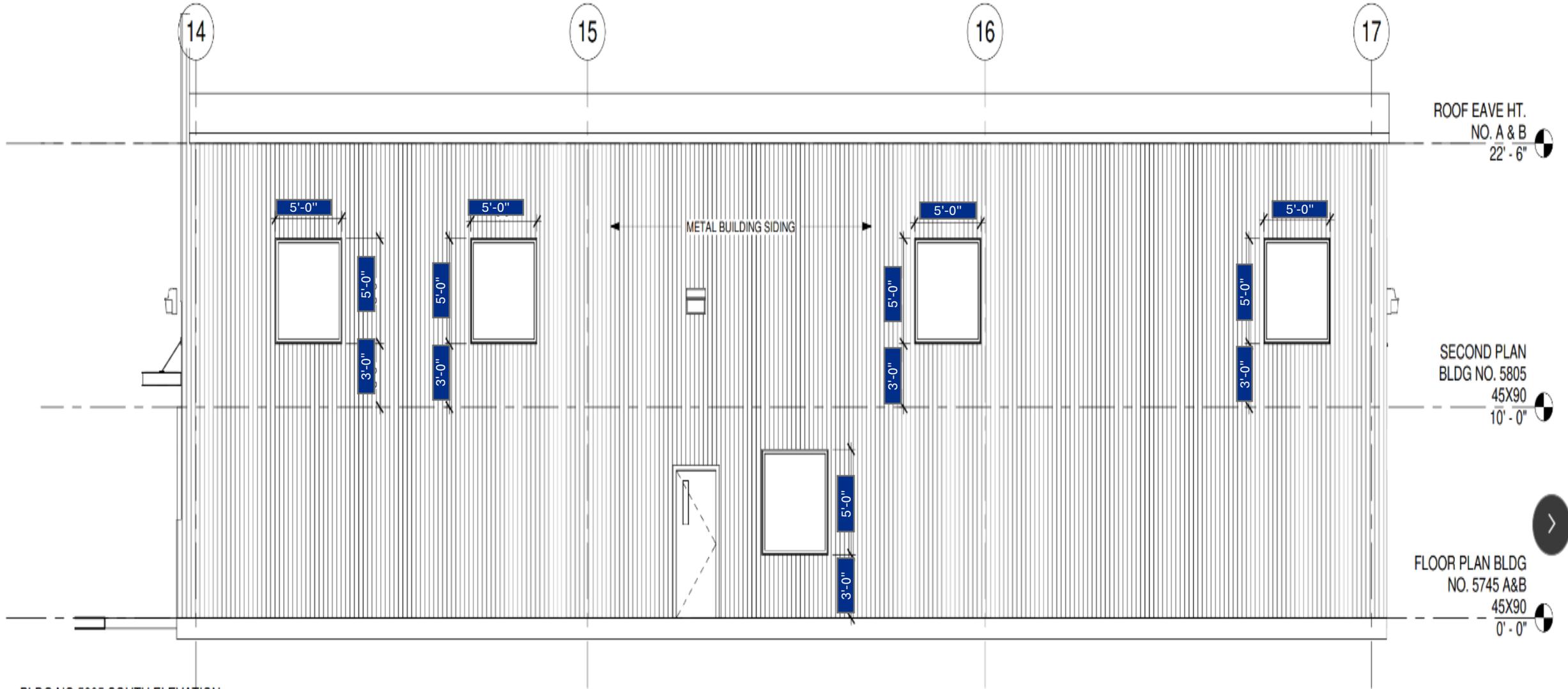


3 BLDG NO. 5805 WEST ELEVATION



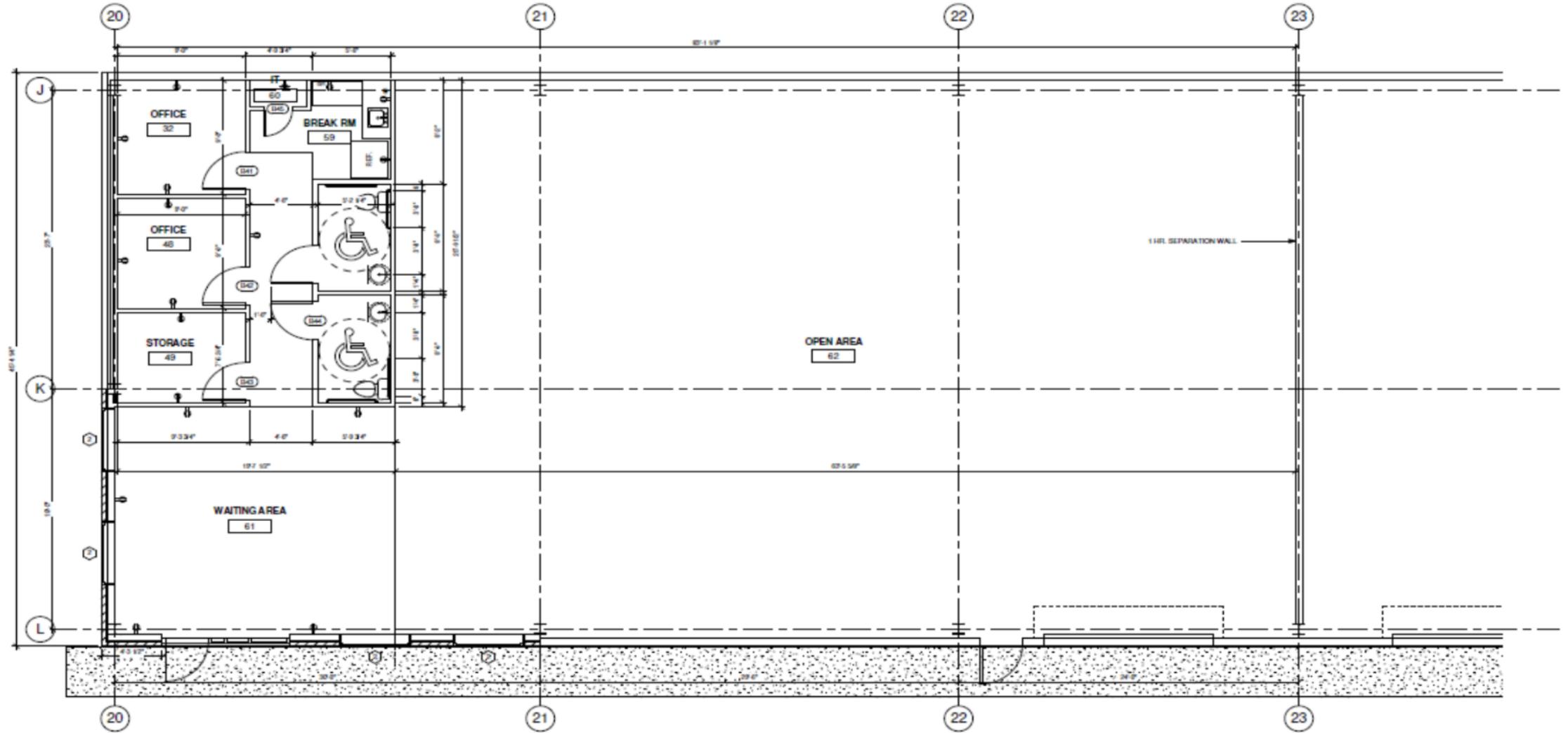
1 BLDG NO. 5805 NORTH ELEVATIONS

Building Dimensions (BLDG E)



4 BLDG NO.5805 SOUTH ELEVATION

Building A-D (Sample Buildout)



Building E 2nd Floor (Office- Sample Buildout)



Property Summary

13th Street Business Park Katy, TX 77493

IMPROVEMENT CHARACTERISTICS	OFFICE / WAREHOUSE
Building Description	Industrial / Office Warehouse
Number Buildings	5
Number of Stories:	
Building A to D	1
Building E	2
Rentable Area (Sq. Ft.)	33,634
Retail Area (Sq. Ft.)	2,500
Office - Warehouse Area	31,134
Percent Warehouse / office	92% / 8%

STRUCTURAL CHARACTERISTICS	OFFICE / WAREHOUSE
Foundation	Poured Concrete Slab
Frame	Steel
Exterior Walls	Metal & Masonry
Roof Type	Pitched
Roof Cover	Metal

INTERIOR CHARACTERISTICS	OFFICE / WAREHOUSE
Floor Covering	Wood, Sealed Concrete
Interior Walls	Gypsum Board, Insulated Metal
Ceiling Cover	Acoustical Tile, Insulated Metal
Interior Lighting	Fluorescent
Ceiling Height (Effective Ft)	24
Loading	Grade Level
Number of Truck Doors	2 per building

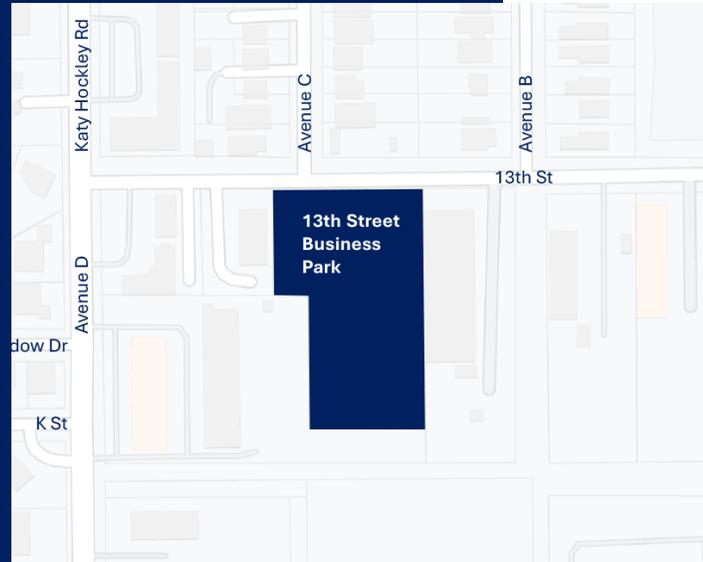
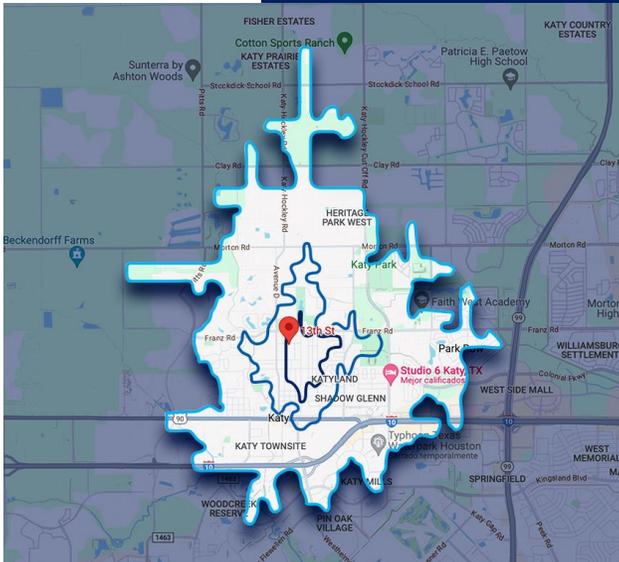
OTHER IMPROVEMENTS	OFFICE / WAREHOUSE
<ul style="list-style-type: none"> • Unaffected by floodwaters. • Underground detention system. • Police station 3 minutes away. 	<ul style="list-style-type: none"> • Building Manufacturer Whirlwind Steel. • Concrete paving and parking, landscaping, exterior lighting.



Demographics

Population 3-10 MINUTE RADIUS

Within a 3 to 10-mile radius, property enjoys a diverse population, diverse employment base, healthy household income, educated population, and varied employee base.



DISTANCE	MALE	FEMALE	TOTAL
3 MINUTE	878	843	1,721
5 MINUTE	4,181	4,091	8,271
10 MINUTE	17,298	17,238	34,537

City State

Katy, TX

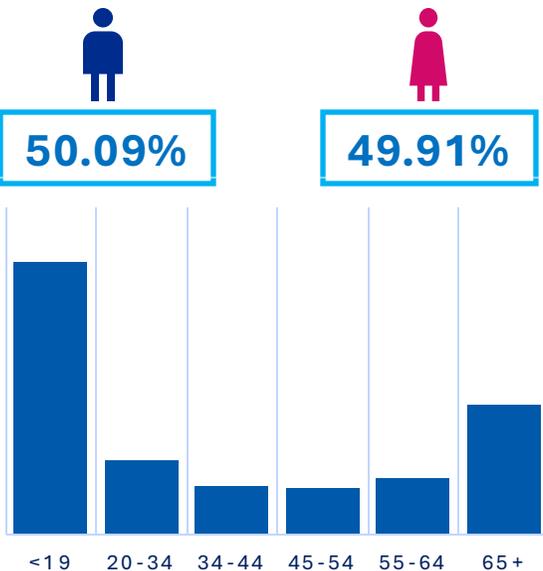
Population

34,537

Avg. Hh Size

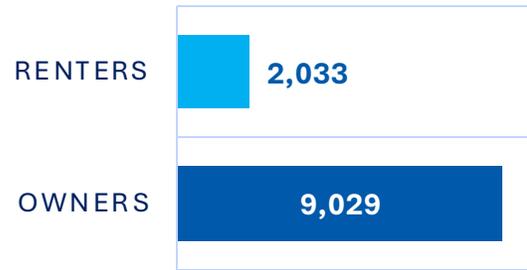
3.04

Gender & Age



Median Hh Income

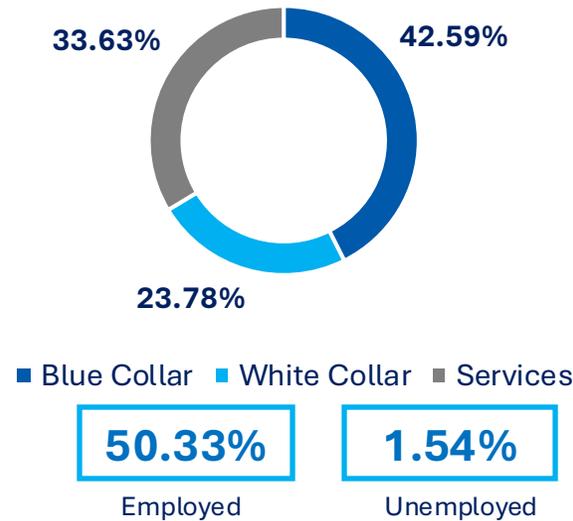
\$88,478



Race & Ethnicity

White:	57.18%
Asian:	1.97%
Native American:	0.08%
Pacific Islanders:	0.0%
African-American:	3.25%
Hispanic:	26.65%
Two or More Races:	10.87%

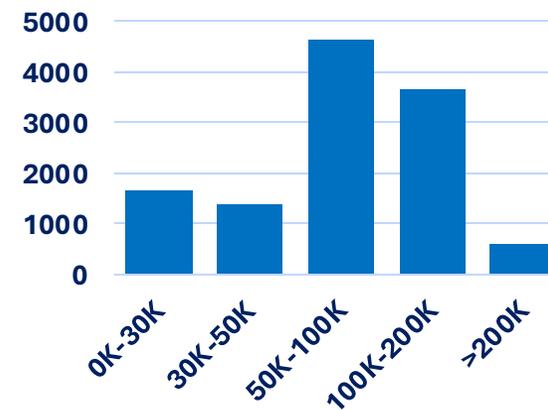
Employment



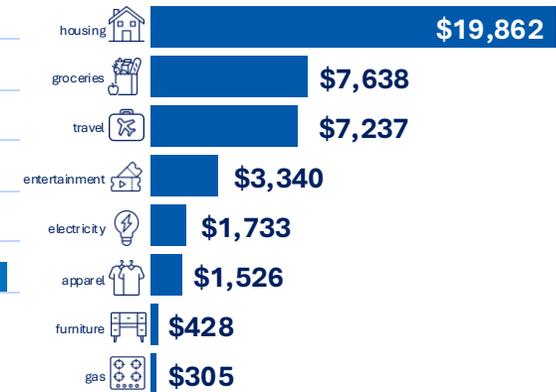
Education

High School Grad:	23.82%
Some College:	25.18%
Associates:	4.60%
Bachelors:	26.98%

Income by Household



Household Spending



**Contact me
for any additional questions**

Rachel Gonzalez-Dunham, CCIM



Ph. 832-437-0471

Cell: 832-216-8524

rachel@rachelinvest.com

realestateinfo@kcgrealty.com

www.kcgGroupExp.com

