



FOR LEASE

1,500 SF AVAILABLE

3333 Porter Katy, Texas 77493

FLEX BUSINESS PARK



RISE
GROUP INVESTMENTS

827 North Loop W Fwy, Suite A Houston, TX 77008 US



Property Highlights

3333 Porter
Katy, Texas 77493

Unit B104

Availability 1,500 SF
Rate \$17 NNN



2021 Construction



Office, Restroom & Reception



Flex Office/Warehouse Layout



3 Phase Power



20 FT Clear Height



12 x 14 Grade Level OHD

Location Highlights



Prime Location – Minutes from TX-99 and I-10, ensuring easy regional access.



Dense Residential & Commercial Area – Surrounded by growing neighborhoods and businesses.



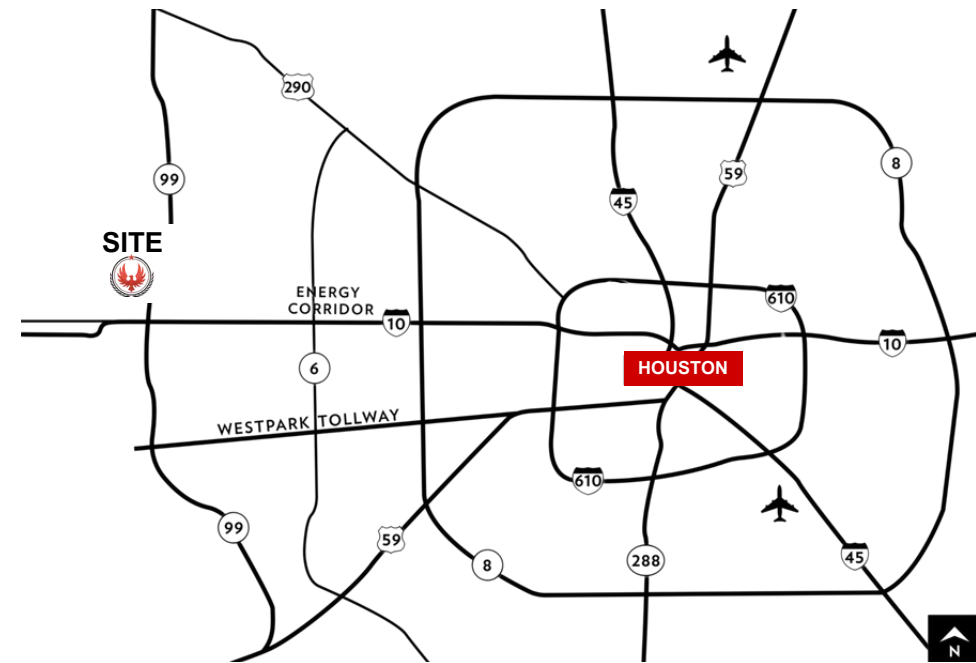
High-Growth Corridor – Located in one of Katy's fastest-developing areas.



Strong Demographics – Large, affluent population within a 5-mile radius.



Affluent Demographics – Top rated schools and high consumer spending.



Demographics



POPULATION
62,264



MEDIAN AGE - 31.5



AVERAGE HH SIZE - 3.14



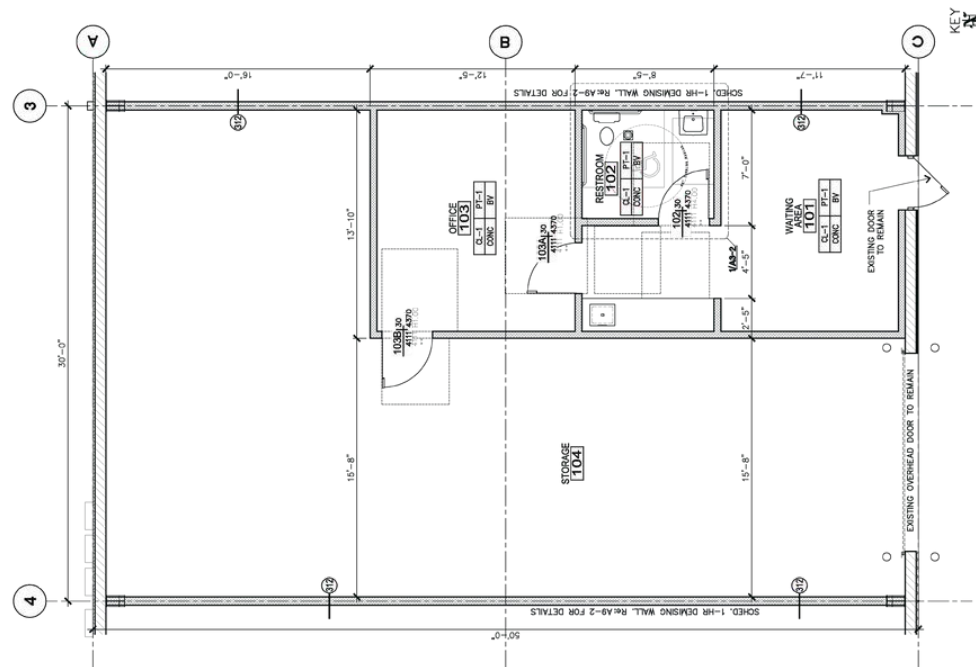
AVERAGE HH INCOME - \$113,388



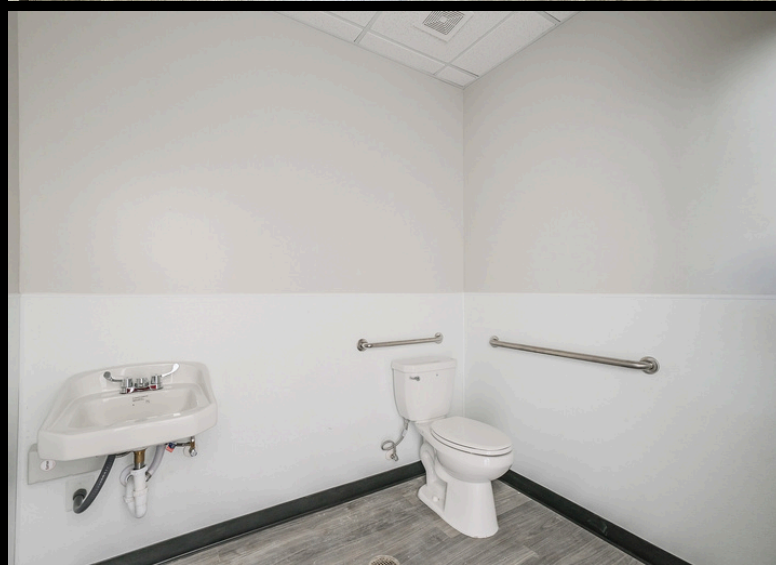
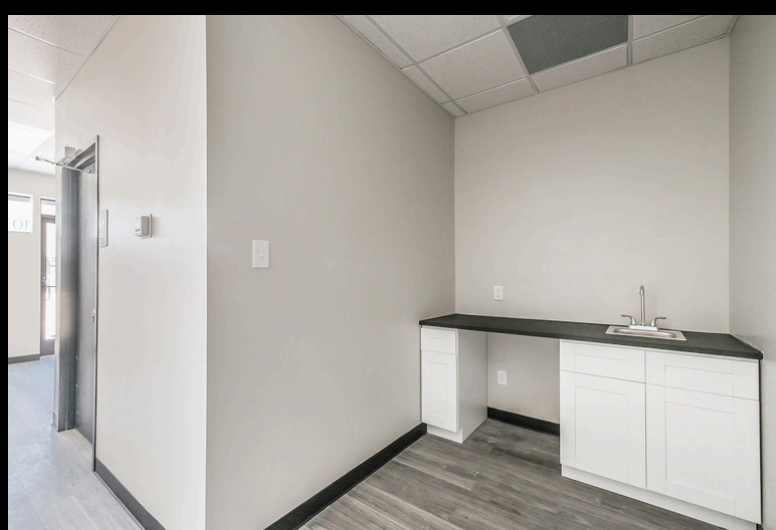
1,573 TOTAL BUSINESSES



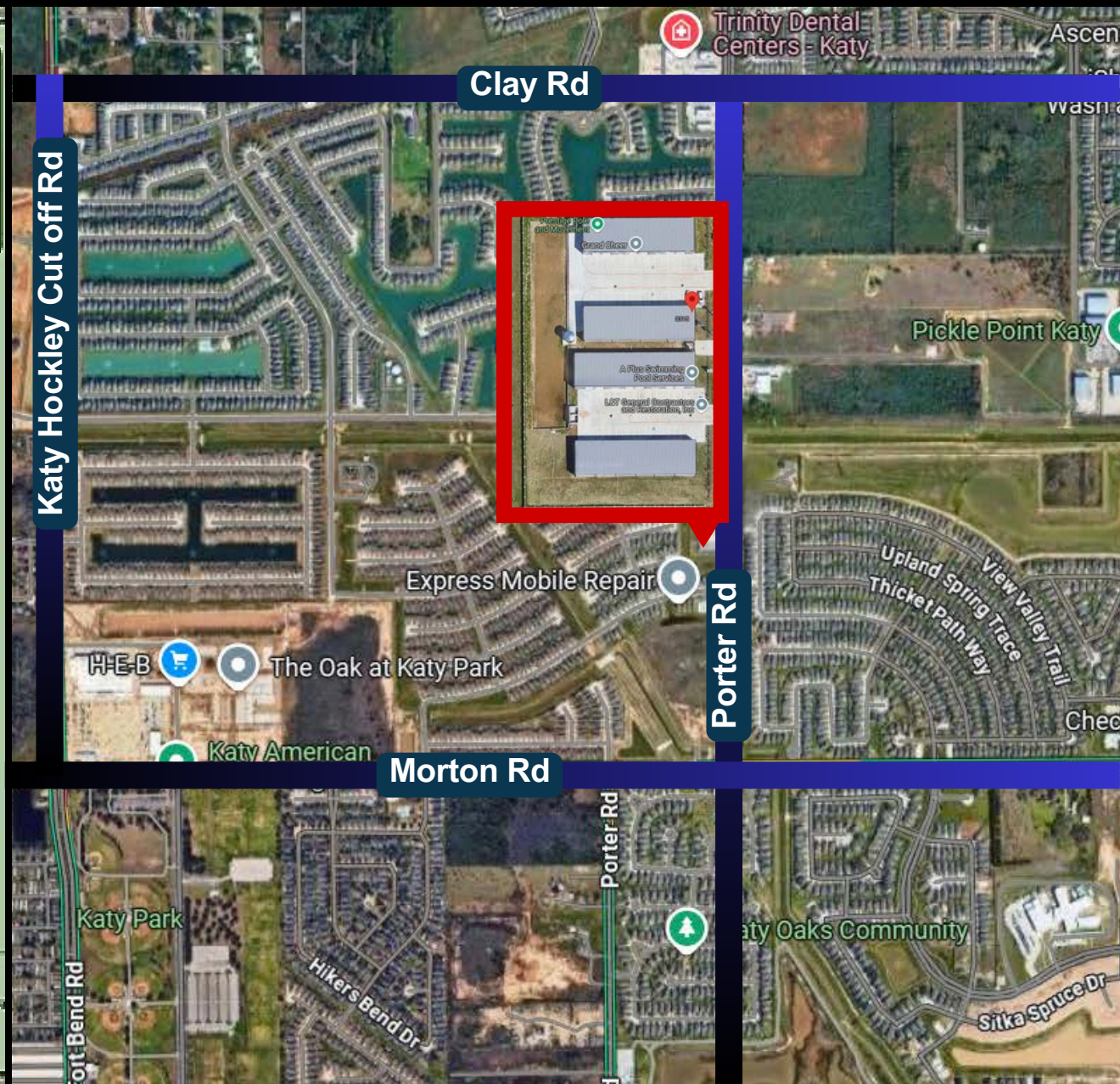
EMPLOYEES - 10,900 TOTAL



Floor Plan



Site Plan & Aerial Map





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