



# 13th Street Business Park

5805 13th Street Building E  
Katy, TX 77493

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Luxury   
& Commercial

**exp**  
REALTY

5 NEW BUILDINGS

# 13th Street Business Park

## Pre-leasing

Rate **\$2.25 / SF**

NNN Opex estimate: **\$.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 S=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 renderings

## Aerial view

Total Parking space in complex: 97  
 Total Rentable Sq ft: 35,055 SF

### Building #5 (Office & Retail)

1180 SF	2361 SF
1129 SF	1749 SF
Retail 1st Floor	Office 2 <sup>nd</sup> Floor

### Building #4 (Warehouse)

7,647 sq ft  
 Office/Warehouse

### Building #4-A & #4-B

3,823 sq ft each

### Building #2 (Warehouse)

6,836 sq ft  
 Office/Warehouse

### Building #2-A & #2-B

3,418 sq ft each

### Building #3 (Warehouse)

7,647 sq ft  
 Office/Warehouse

### Building #3-A & #3-B

3,823 sq ft each

### Building #1 (Warehouse)

6,836 sq ft  
 Office/Warehouse

### Building #1-A & #1-B

3,418 sq ft each

# Building #5

## Floor plans | 1<sup>st</sup> Floor

Retail Space Available

TOTAL: 1180 SF and 1129 SF



This space is not available for lease

Building E (Office/Retail)



# Building E 1<sup>st</sup> Floor (Retail)



# Building #5

## RETAIL SPACE ON 1<sup>st</sup> FLOOR (Retail Space)



The first-floor features two shell retail spaces

1st shell space of 1,180 SF with one office and a bathroom.

2nd shell space of 1,129 SF with one office and a bathroom.

### Property Summary

**13<sup>th</sup> Street Business Park Katy, TX 77493**

#### PROPERTY INFORMATION

Building #5 (Retail)	<b>1<sup>st</sup> Floor</b>
Year Built	<b>2024</b>
Total Rentable SF	<b>2,309 SF</b>
Average SF Retail – 1 <sup>st</sup> Floor Rent / NNN	<b>1,180 SF   1,129 SF \$2.25/SF / \$.55/SF</b>
Total parking spaces in complex	<b>97 spaces</b>

County	<b>Harris County</b>
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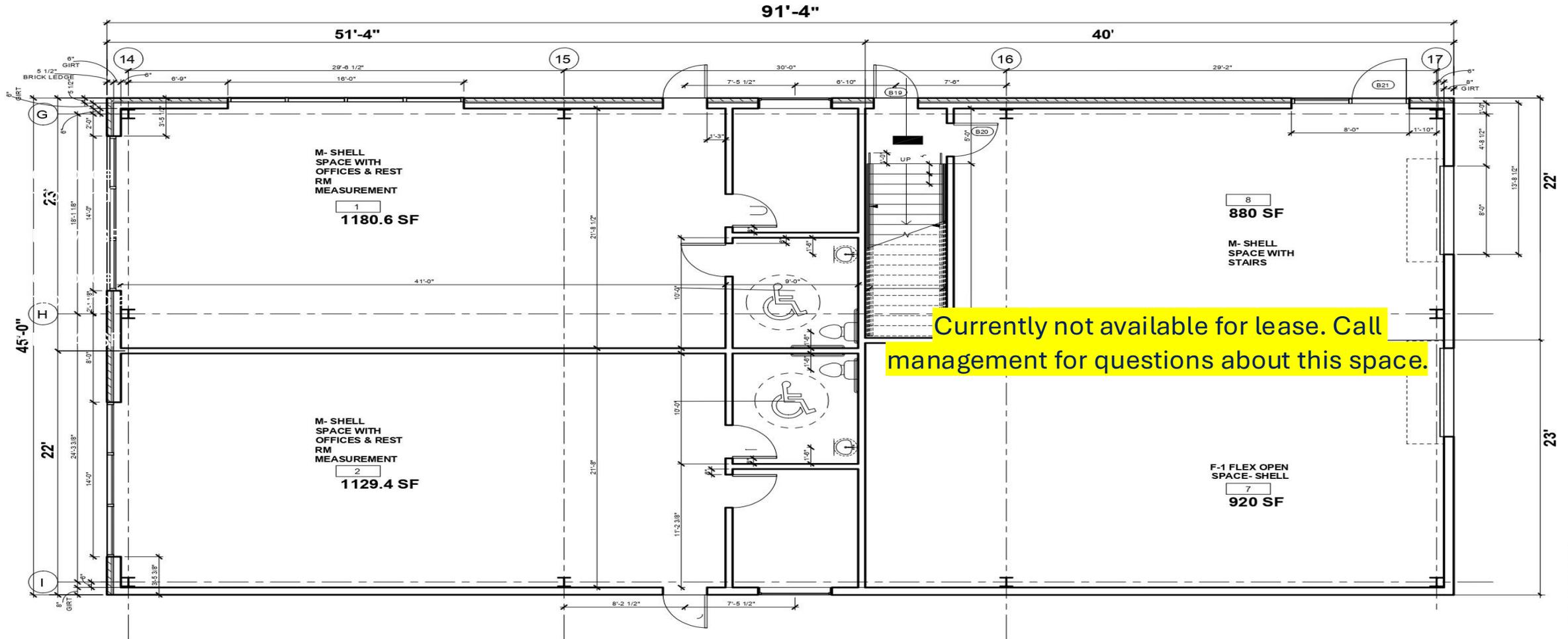
#### CONSTRUCTION

Exterior	<b>Brick &amp; Metal</b>
Roof	<b>Metal</b>

# Building E

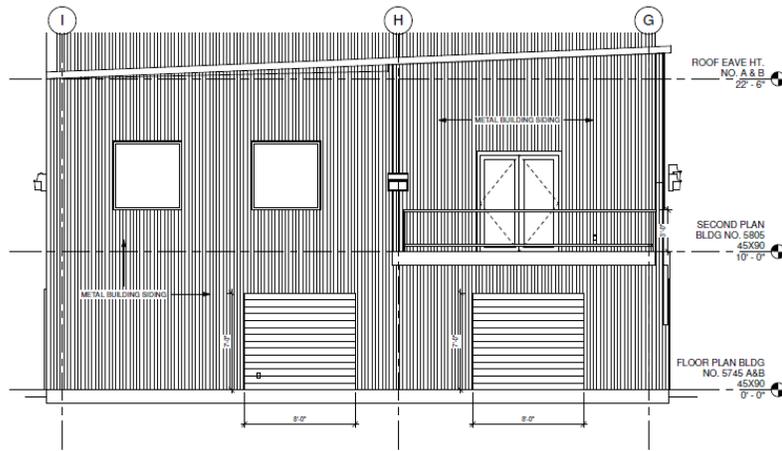
## Floor plans | 1<sup>st</sup> Floor

TOTAL: 1180 SF and 1129 SF

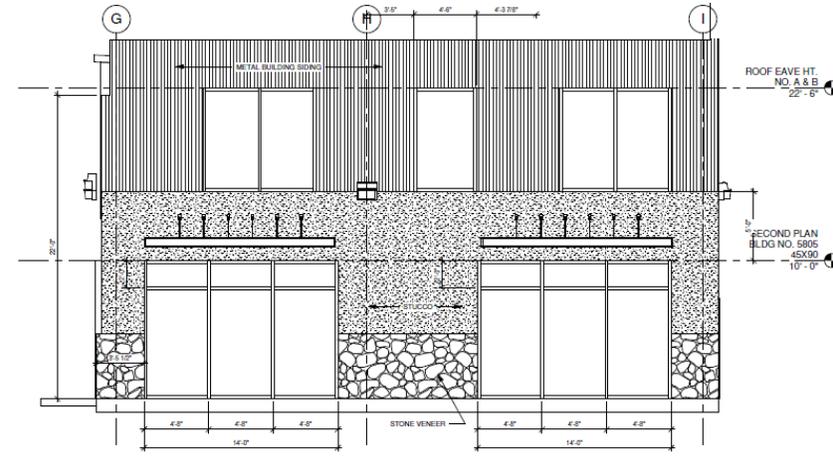


# Building Dimensions (BLDG E)

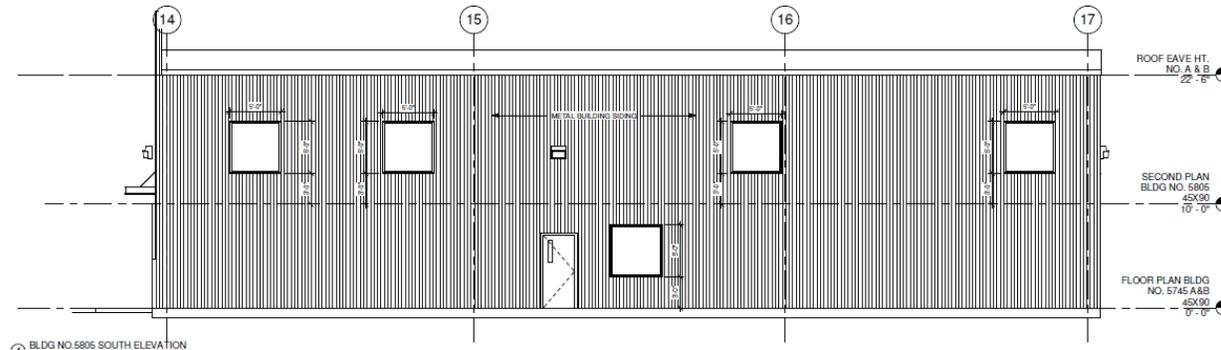
[Click here to access the file](#)



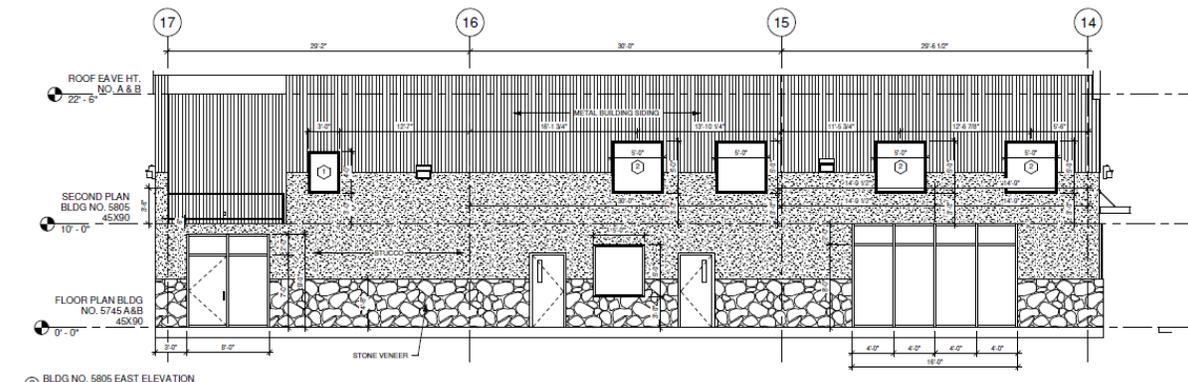
3 BLDG NO. 5805 WEST ELEVATION



1 BLDG NO. 5805 NORTH ELEVATIONS

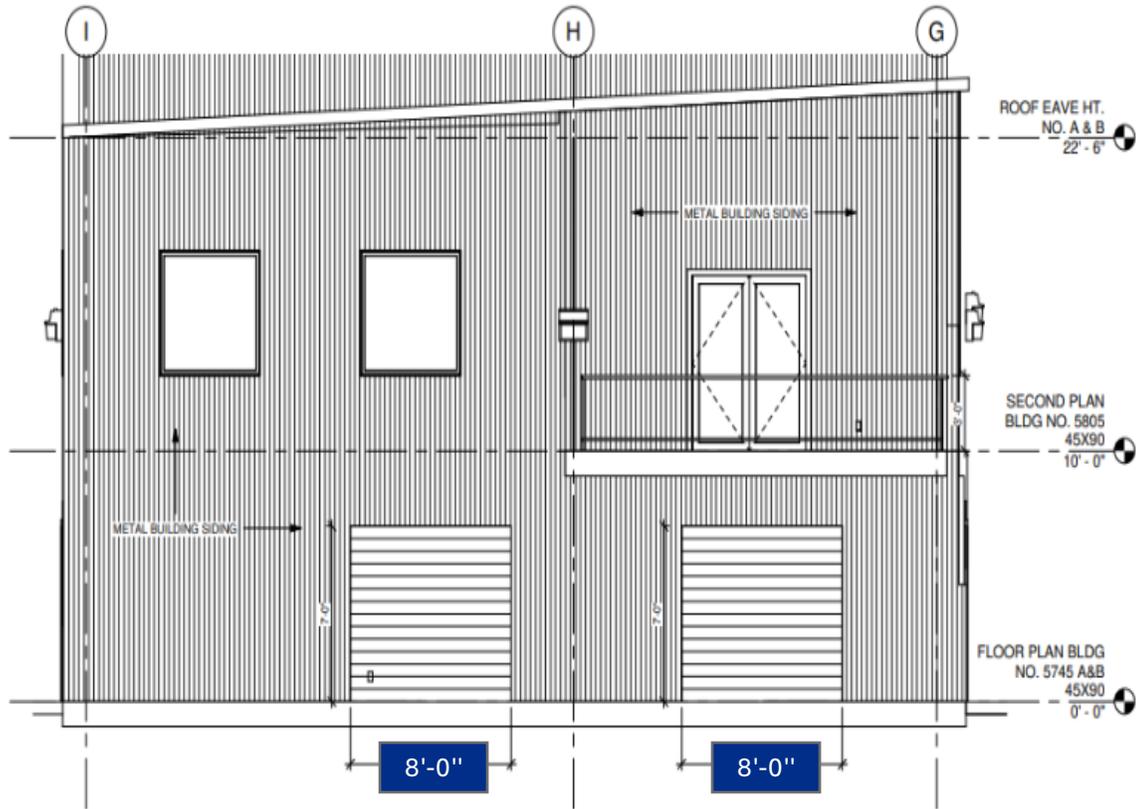


4 BLDG NO. 5805 SOUTH ELEVATION

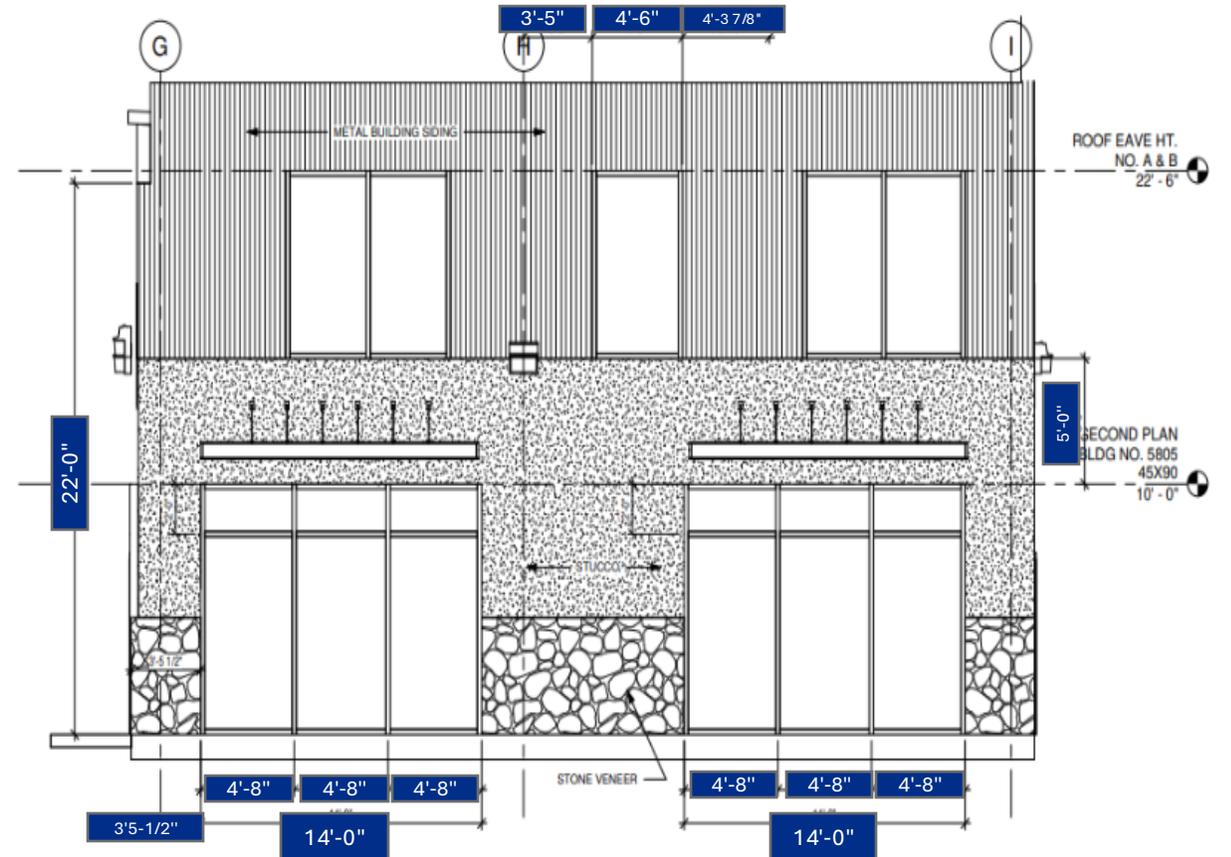


2 BLDG NO. 5805 EAST ELEVATION

# Building Dimensions (BLDG E)

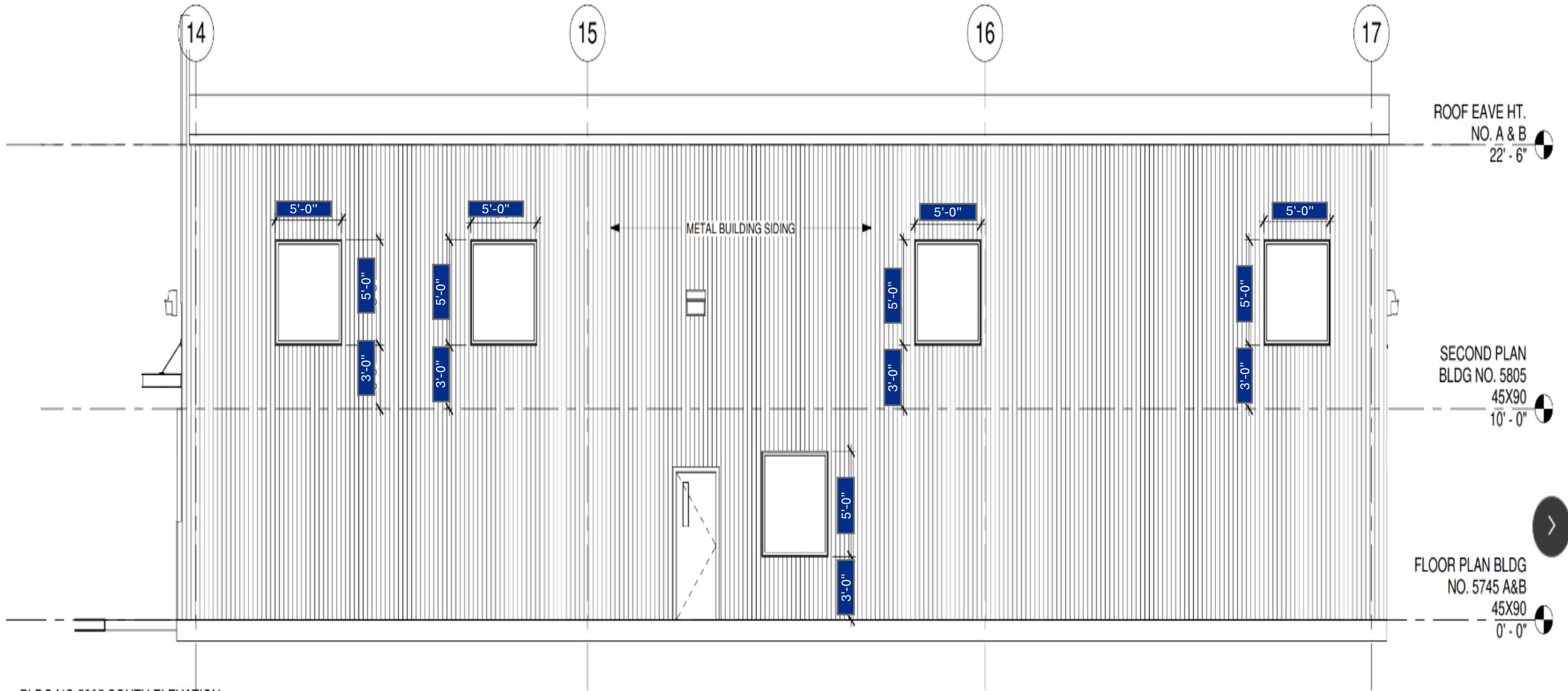


3 BLDG NO. 5805 WEST ELEVATION



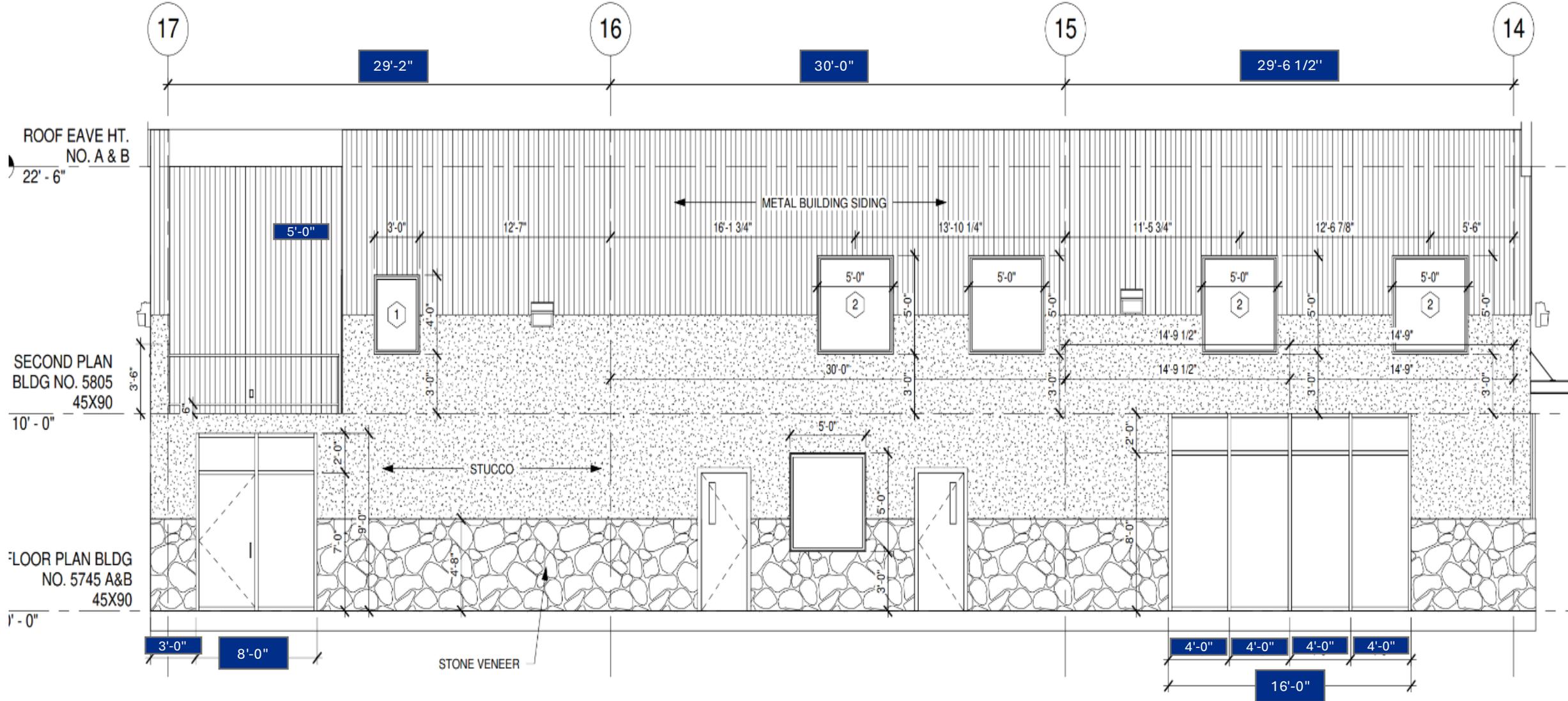
1 BLDG NO. 5805 NORTH ELEVATIONS

# Building Dimensions (BLDG E)



4 BLDG NO.5805 SOUTH ELEVATION

# Building Dimensions (BLDG E)



## Property Summary

13<sup>th</sup> Street Business Park Katy, TX 77493

IMPROVEMENT CHARACTERISTICS	OFFICE / WAREHOUSE
Building Description	Office / Retail / Warehouse
Number Buildings	5
<b>Number of Stories:</b>	
Building 1 to 4	1
Building 5	2
Rentable Area (Sq. Ft.)	35,385
Total Retail SF	2,309
Total Warehouse SF	28,966
Total Office SF	4,110

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

INTERIOR CHARACTERISTICS	WAREHOUSE
Floor Covering	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

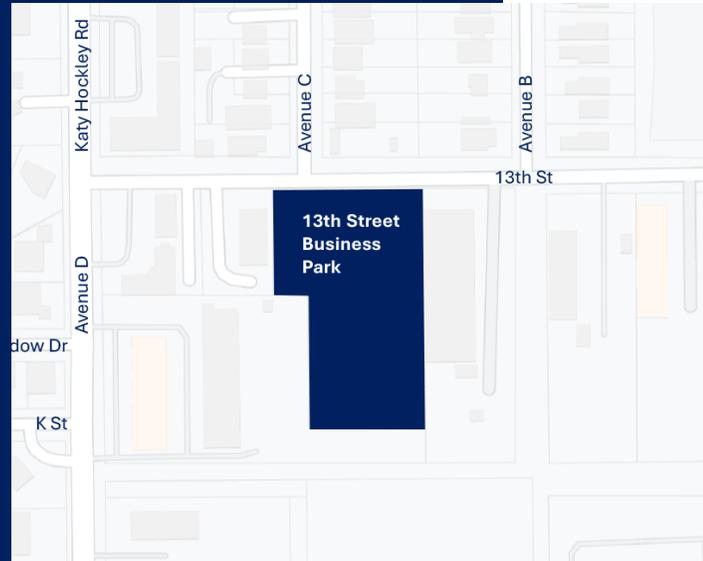
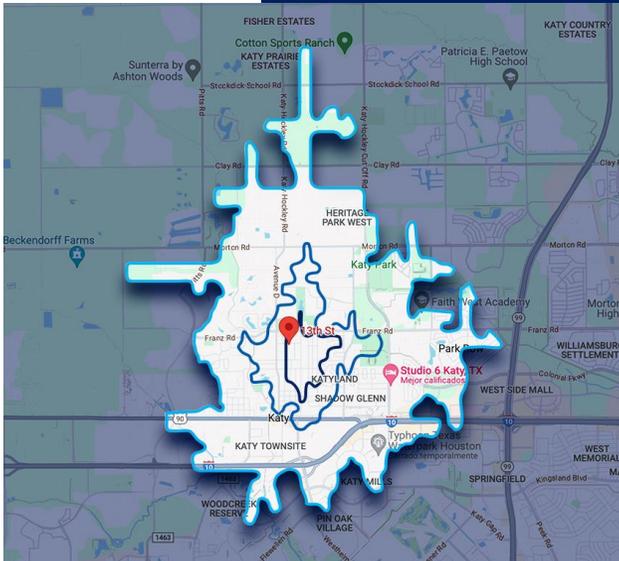
OTHER IMPROVEMENTS	OFFICE / WAREHOUSE
<ul style="list-style-type: none"> <li>• Unaffected by floodwaters.</li> <li>• Underground detention system.</li> <li>• Police station 3 minutes away.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Building Manufacturer Whirlwind Steel.</b></li> <li>• <b>Concrete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



# 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

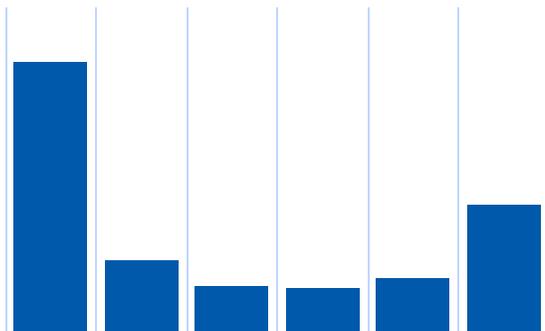
## Gender & Age



50.09%



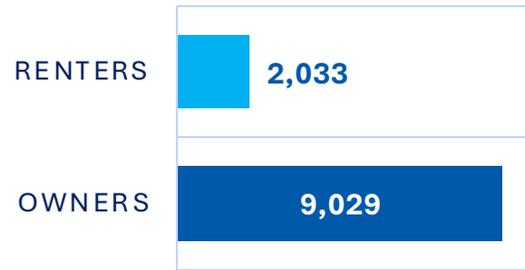
49.91%



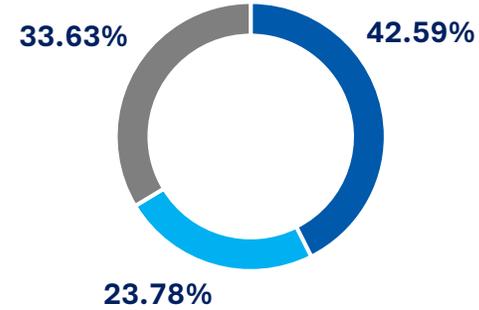
<19 20-34 34-44 45-54 55-64 65+

## Median Hh Income

\$88,478



## Employment



■ Blue Collar ■ White Collar ■ Services

50.33%

Employed

1.54%

Unemployed

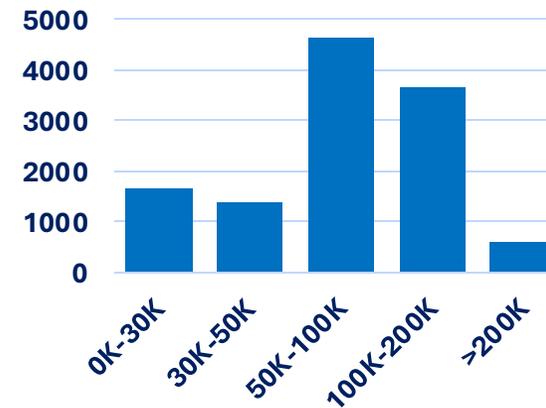
## Education

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

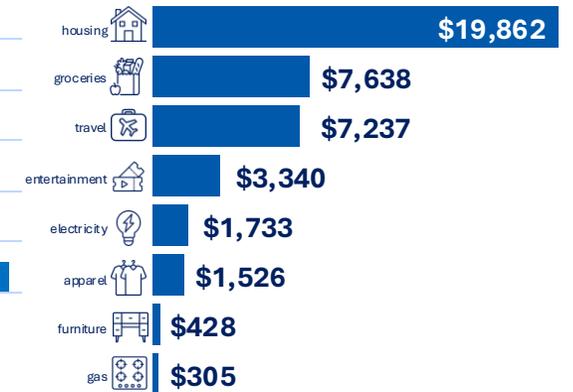
## Race & Ethnicity

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%

## Income by Household



## Household Spending



**Contact me  
for any additional questions**

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**Rachel Gonzalez-Dunham, CCIM**



Ph. 832-437-0471

Cell: 832-216-8524

[rachel@rachelinvest.com/info@kcgreatly.com](mailto:rachel@rachelinvest.com/info@kcgreatly.com)

[www.kcgGroupExp.com](http://www.kcgGroupExp.com)

