

FOR LEASE



24025 KATY FWY, KATY, TX 77494

KATY I-10 SHOPS

2,400 SQ FT 2nd Gen Retail/Office



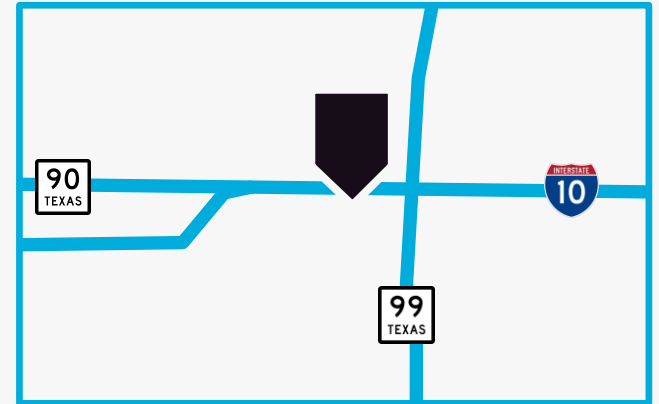
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201 Roberts St, Ste. 10
Houston, TX 77003

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PROPERTY HIGHLIGHTS

- SWQ of I-10 & Grand Pkwy; I-10 Frontage
- Driveway access to Grand Pkwy & Costco
- Ample parking, greater than 200 spaces
- Proximity: Costco, Memorial Hermann
- Traffic Counts: 140,000+ VPD
- 1st floor former Geico office



AREA DEMOGRAPHICS

	2 MI	5 MI
Population	52,888	278,927
Avg HH Income	\$107,701	\$126,875
Households	18,362	91,311



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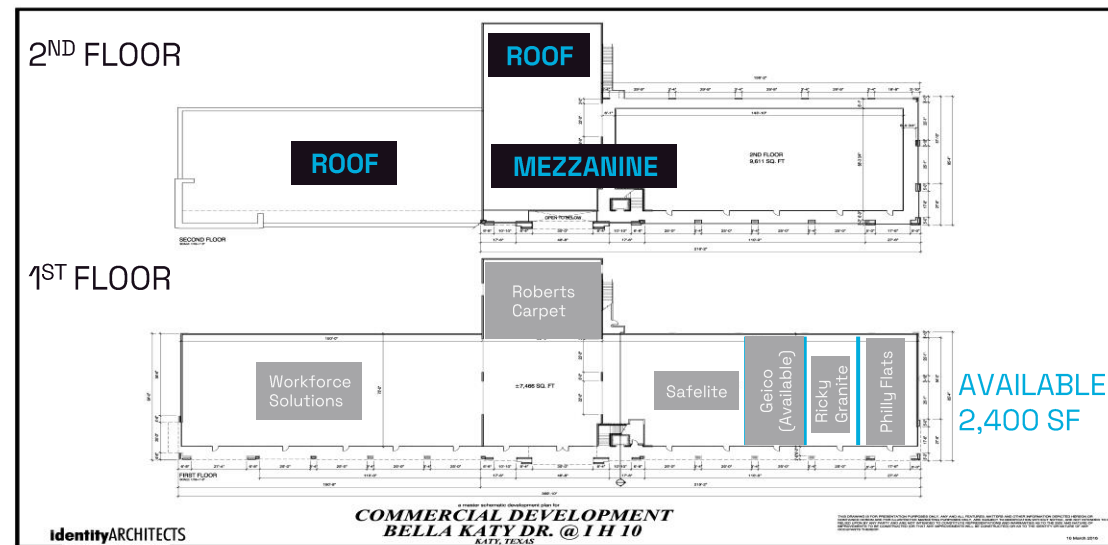
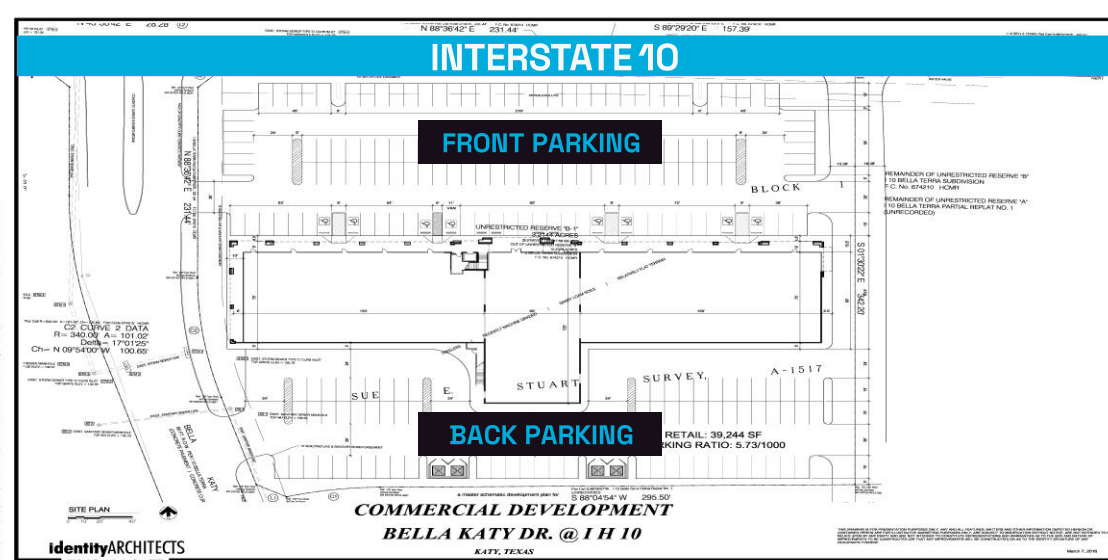
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ADDITIONAL HIGHLIGHTS

- 40,000 RSF
- Base Rent: call for pricing; NNN: \$8.50 psf
- Proximity: Costco, Memorial Hermann, Katy hospitals
- Tenants: Safelite, Roberts Carpet, Work Force Solutions, Philly Flats

1ST FLOOR HIGHLIGHTS

- 2nd Gen Built Out 2017
- Open office layout
- 2,400 sf



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*LOCATIONS OF SURROUNDING RETAILERS ARE APPROXIMATE AND SIZE NOT TO SCALE



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DISCLAIMER: The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by JAR Real Estate, LLC or by any agent, principal or employee of JAR Real Estate, LLC .



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