

FOR SALE



22010 Highland Knolls Dr,
Katy, TX 77450

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PROPERTY DESCRIPTION

A high-visibility 6,000 sq ft retail space located just off the bustling Mason Road, this property offers an ideal combination of showroom presence and warehouse functionality—perfect for a wide range of retail businesses.

Inside, a spacious open showroom provides the perfect setting for product displays, customer interaction, or sales floor use. The property also includes an attached warehouse with a dedicated loading dock for streamlined logistics.

Well-suited for furniture, flooring, home goods, appliances, or specialty retailers, this space delivers visibility, functionality, and flexibility in one highly desirable location.

PROPERTY DETAILS

Total SF:	8,400 SF
Available SF to Lease:	6,000 SF
Lot Size:	24,999 SF
Year Built:	1999
Parking:	3.86/1,200 SF
Market:	Katy
Pricing:	Upon Request

PROPERTY HIGHLIGHTS

- Located right off of Mason Road, where high daily traffic, established neighborhoods, and strong retail activity create prime visibility and accessibility for commercial tenants.
- Highly desired 77450 zip code
- NW Corner of Highland Knolls and Grand Junction
- Easy access to TX-99 and I-10

PROPERTY OVERVIEW

Positioned just off Mason Road, this site benefits from high daily traffic, well-established neighborhoods, and thriving retail activity—offering exceptional visibility and accessibility for commercial tenants. Located in the sought-after 77450 ZIP code, known for its strong community presence and market appeal.

Situated at the northwest corner of Highland Knolls and Grand Junction, offering a strategic and prominent intersection location.

Convenient access to major thoroughfares, including TX-99 and I-10, ensuring smooth connectivity across the region.

[CLICK TO VIEW INTERACTIVE MAP](#)

[STREET VIEW](#)



PROPERTY DEMOGRAPHICS

KEY FACTS: 3 MILE RADIUS

Population: 110,000+
Households: 36,000+
Avg HH Income: \$112,000
Median Age: 35

[CLICK TO VIEW INTERACTIVE MAP](#)



TRAFFIC

Mason Road:
35,200 VPD
Highland Knolls:
21,000 VPD
Grand Parkway:
90,000 VPD

INCOME

Average HH Income:
\$112,000
Median HH Income:
\$94,000
Per Capita Income:
\$42,000

FOR SALE

PRICING AVAILABLE UPON REQUEST

PROPERTY DETAILS

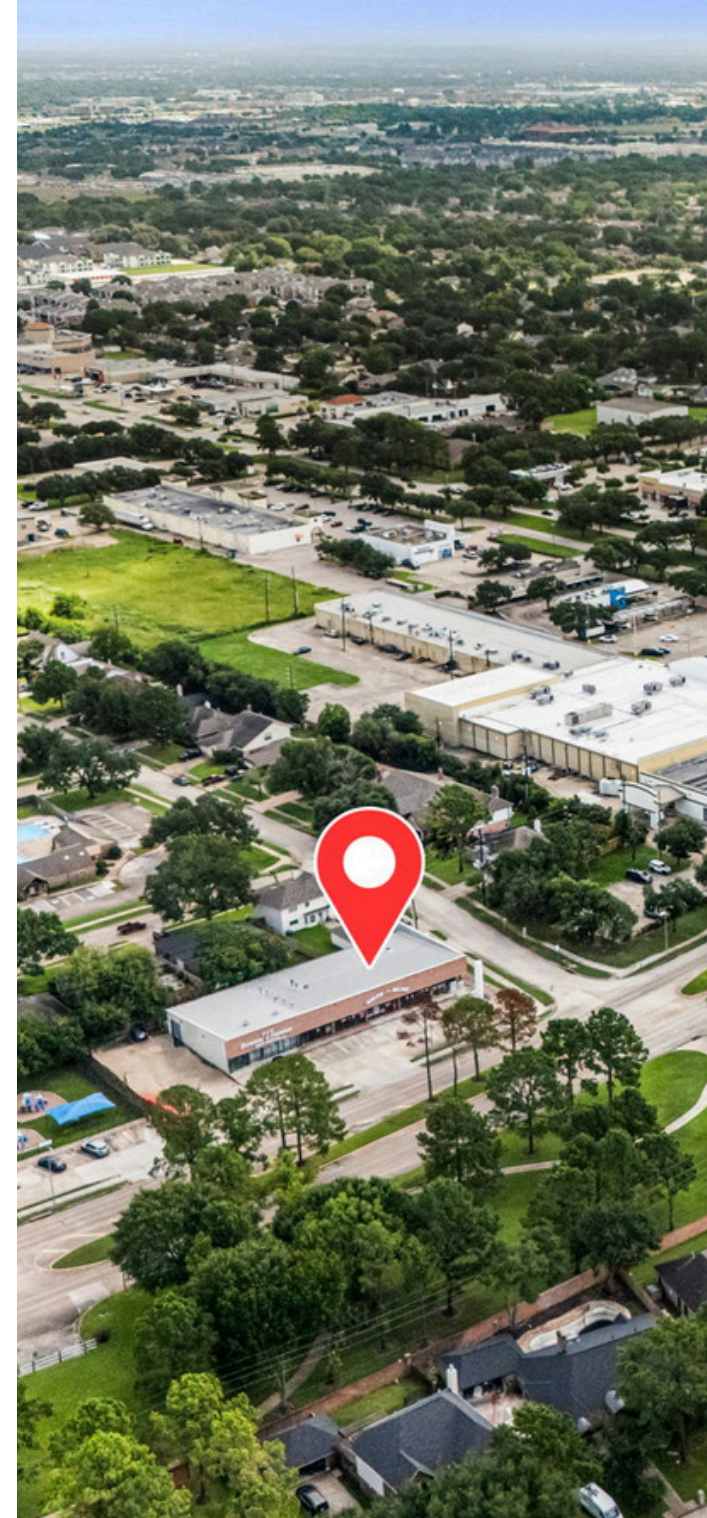
- 8,4000 SF
- 24,999 SF Lot size
- Built 1999
- Parking Spaces 3.86/1,200 SF

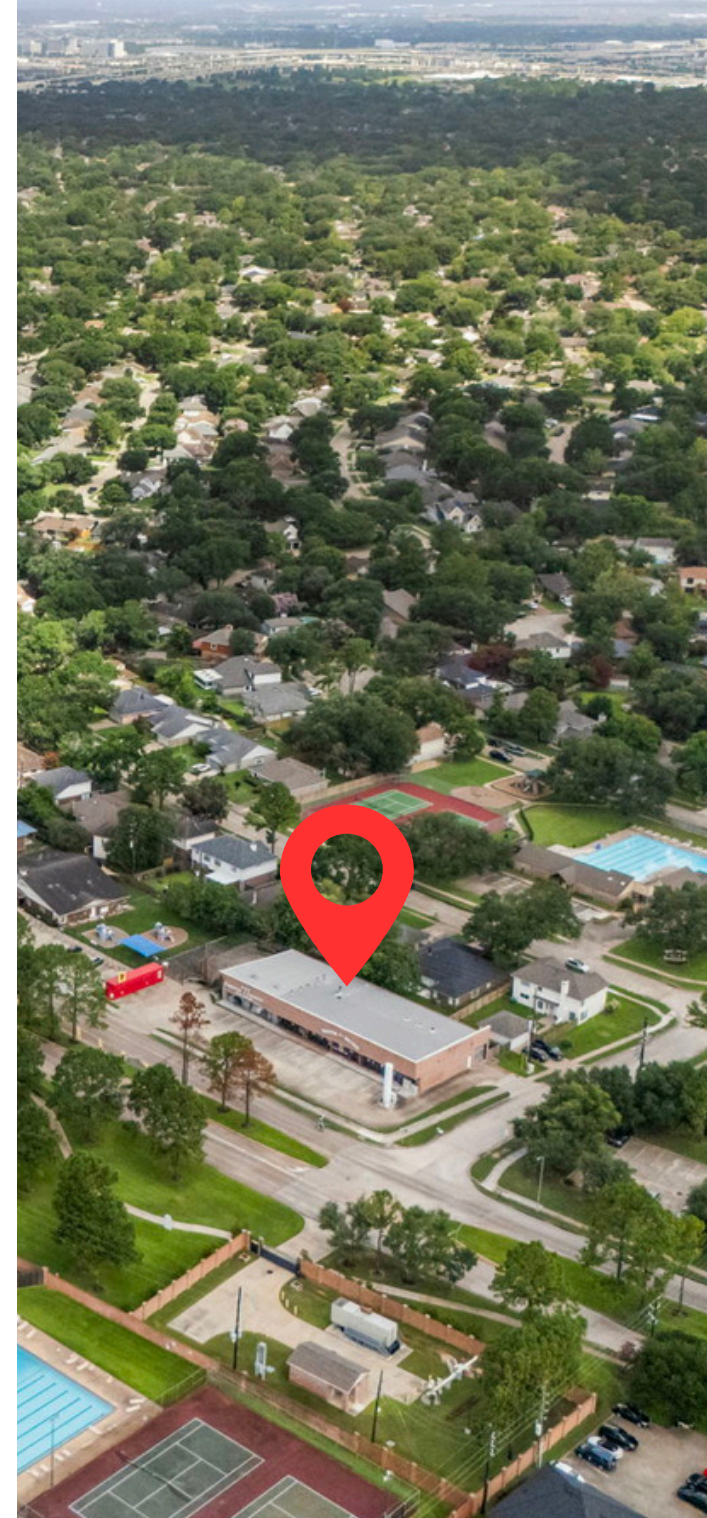
AVAILABLE SF TO LEASE

- 6,000 SQFT Total Space
- Warehouse with loading bay:
 - 750 SF Ground Floor
 - 600 SF Top Floor
- Break room with kitchen
- 2 Private offices
- 2 Half bathrooms
- Steel & Brick construction

INCOME PRODUCING

- 2,400 SF Leased from long term tenant-
4.5 YRS Remaining
- Twice-yearly fireworks stand tenant
leases pad site seasonally







LOCATION + AMENITIES

[CLICK TO VIEW INTERACTIVE MAP](#)

[STREET VIEW](#)

- 1 Surrounding Neighborhoods
- 2 HEB
- 3 CVS
- 4 Highland Plaza At Mason
- 5 Ace Hardware
- 6 Multiple Shopping Centers



Important Disclosures

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Amber Ludwinek	0691936	amber.ludwinek@rogoptima.com	(775) 450-7739
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Kelley Clark	0782877	kelley.clark@rogoptima.com	(281) 728-3863
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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