

Retail Big Box For Sublease

24919 Westheimer Pkwy.
Katy, TX 77494

Property Highlights

- Former Walmart Neighborhood Market
- 41,839 SF building with drive-thru window
- Located near Cinco Ranch master-planned community with over 15,000 homes
- Easy access to/from the Grand Parkway (100,000+ VPD)
- Across from Rylander Elementary School
- Walmart has lease term through 2/26/2035

Rate: \$14.00/SF NNN



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Kroger JACK IN THE BOX black★rock coffee bar
WELLS FARGO CATO

Westheimer Parkway

PROSPERITY BANK Christian Brothers RESTAURANT

STARBUCKS COFFEE SAJAD Auto Zone
TITLE BOXING CLUB CUBESMART self storage

Cinco Ranch High School

99 TEXAS

Subject Property

Cinco Ranch Junior High

TRADER JOE'S ALAMO POSTINO Bar Louie
KENDRA SCOTT SEPHORA STARBUCKS COFFEE TARCHYS
THE CRACK SHACK Snooze Perry's STEAKHOUSE & GRILL ATHLETA

Kroger SPEC'S REGIONS
Cane's THE UNION KITCHEN next level SUGAR LAND
nékter SONIC WHATABURGER

target crumbl cookies
Michaels HomeGoods
CVS SPEC'S WHICH Wich

SPROUTS FARMERS MARKET BLACK WALNUT CAFE
Fidelity LIFETIME FITNESS

Rylander Elementary School

Westheimer Parkway

Tompkins High School

TACO BELL WELLS FARGO
NTB

Kilpatrick Elementary

99 TEXAS



CUBESMART
self storage



TITLE BOXING CLUB
SAKURA NAIL SALON



Subject Property



Rylander
Elementary School

KATY
Transportation

Olympus at
Falcon Landing

Westheimer Pkwy

Falcon Landing Blvd

Westheimer Pkwy





Market Overview

24919 Westheimer Pkwy, Katy, Texas, 77494
5 mile radius

Household & population characteristics



\$122,823

Median household income



\$351,281

Median home value



74.5%

Owner occupied housing units



35.3

Median age



51.0%

Female population



64.0%

% Married (age 15 or older)

Annual lifestyle spending



\$4,535

Travel



\$109

Tickets to Movies



\$134

Theatre/Operas/Concerts



\$122

Admission to Sports Events



\$10

Online Gaming Services

Households & population



301,563

Current total population



326,028

5 Year total population



97,214

Current total households



104,884

5 year total households

Education



No high school diploma



13%

High school graduate



25%

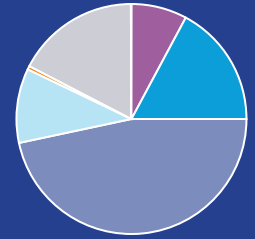
Some college



58%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



8,406

Total businesses



71,279

Total employees

Annual household spending



\$3,610

Apparel & Services



\$300

Computers & Hardware



\$6,518

Eating Out



\$8,864

Groceries



\$10,181

Health Care

Employment



79%

White collar



13%

Blue collar



8%

Services

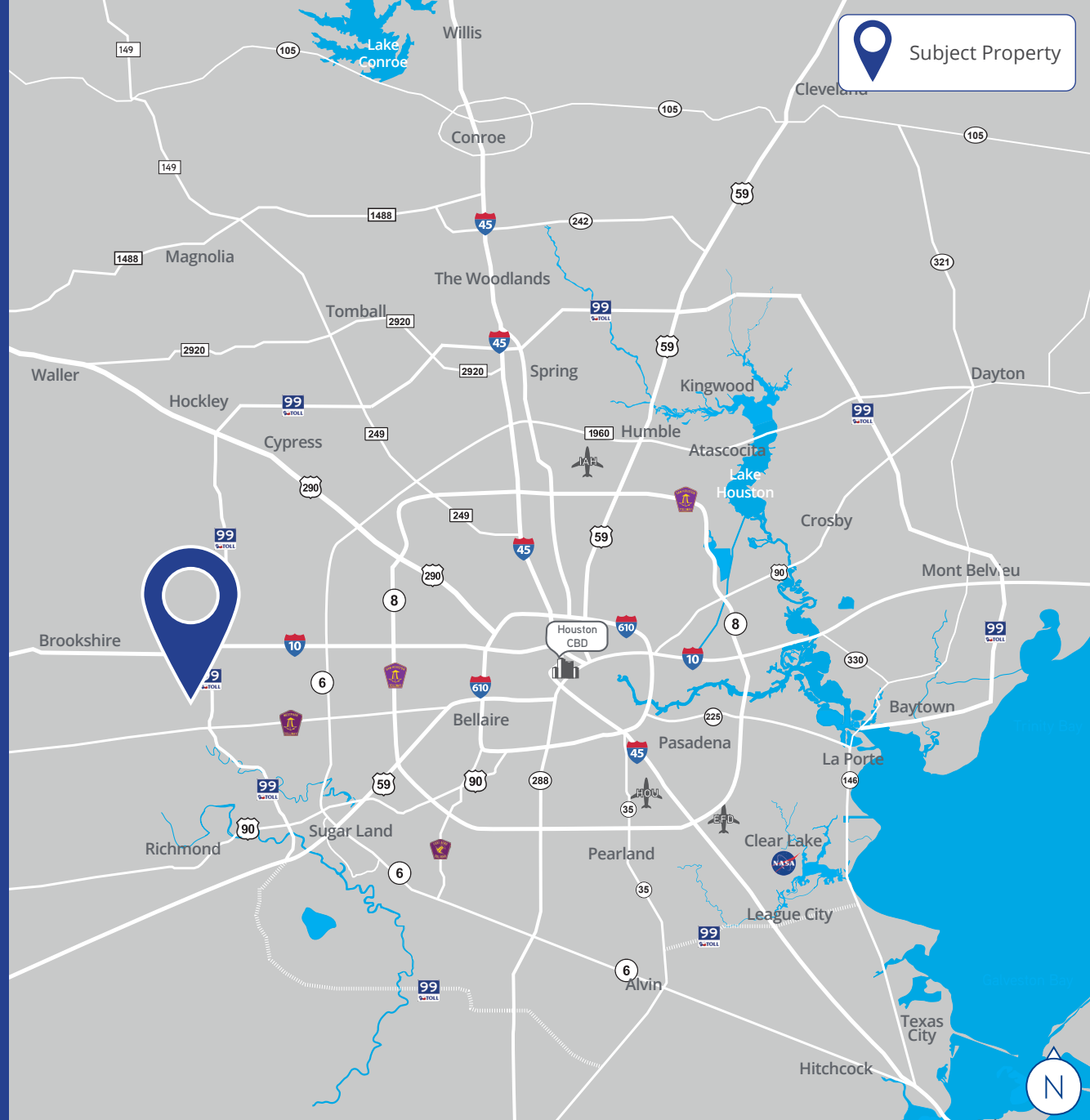
4.1%

Unemployment rate



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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.



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 other, including the broker's own interest;
- 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/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/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.

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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date