

FOR LEASE

NEW CONSTRUCTION RETAIL/HEALTHCARE

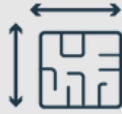
Oldham
Goodwin **OG**

19304 KATY FREEWAY
HOUSTON, TEXAS 77084



GLA

10,000 SF



SITE SIZE

2.0 AC



YEAR BUILT

2023/2024



RENTAL RATE

\$38.00/SF + NNN

PROPERTY HIGHLIGHTS

- 10,000 SF of 1st Generation Retail/Healthcare space available for lease
- Located on Interstate 10 with over 200,000 VPD at Greenhouse Road with nearly 28,000 VPD
- Less than half a mile to Texas Medical Center West Campus highlighted by Houston Methodist West Hospital - full service, 263 beds, 1,437 affiliated physicians, 2,160 employees, 16,196 admissions, 223,054 outpatient visits, 58,818 emergency room visits; and Texas Children's Hospital West - 492,000 SF, 48 inpatient beds with space for an additional 48 beds, four operating rooms, a 14-bed pediatric emergency center, and a 220,000-square-foot outpatient clinic wing
- The property is just outside Houston's Energy Corridor, one of Houston's most important business districts with more than 20% of Houston's Fortune 500 companies, 119,000 jobs supported and \$24.2B in economic output
- Surrounding tenants include Shake Shack, CAVA, Tim Horton's, Ideal Dental, At Home, LA Fitness, and multiple restaurants
- Property also available for sale - [view the offering memorandum here](#)



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	11,842	99,622	245,661
2029 Total Population	12,573	100,496	252,150
2024 - 2029 Growth Rate	6.17%	0.88%	2.64%
2024 Households	4,425	33,946	82,677
2029 Households	4,701	34,248	84,793
2024 Median Home Value	\$310,568	\$244,826	\$248,855
2024 Average Household Income	\$109,963	\$103,879	\$104,350
2024 Total Consumer Spending	\$144,127,000	\$1,139,700,000	\$2,814,119,000
2029 Total Consumer Spending	\$166,817,190	\$1,246,117,955	\$3,135,421,616



246,400 VPD
I-10/Katy Fwy



73,517
Employees

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TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



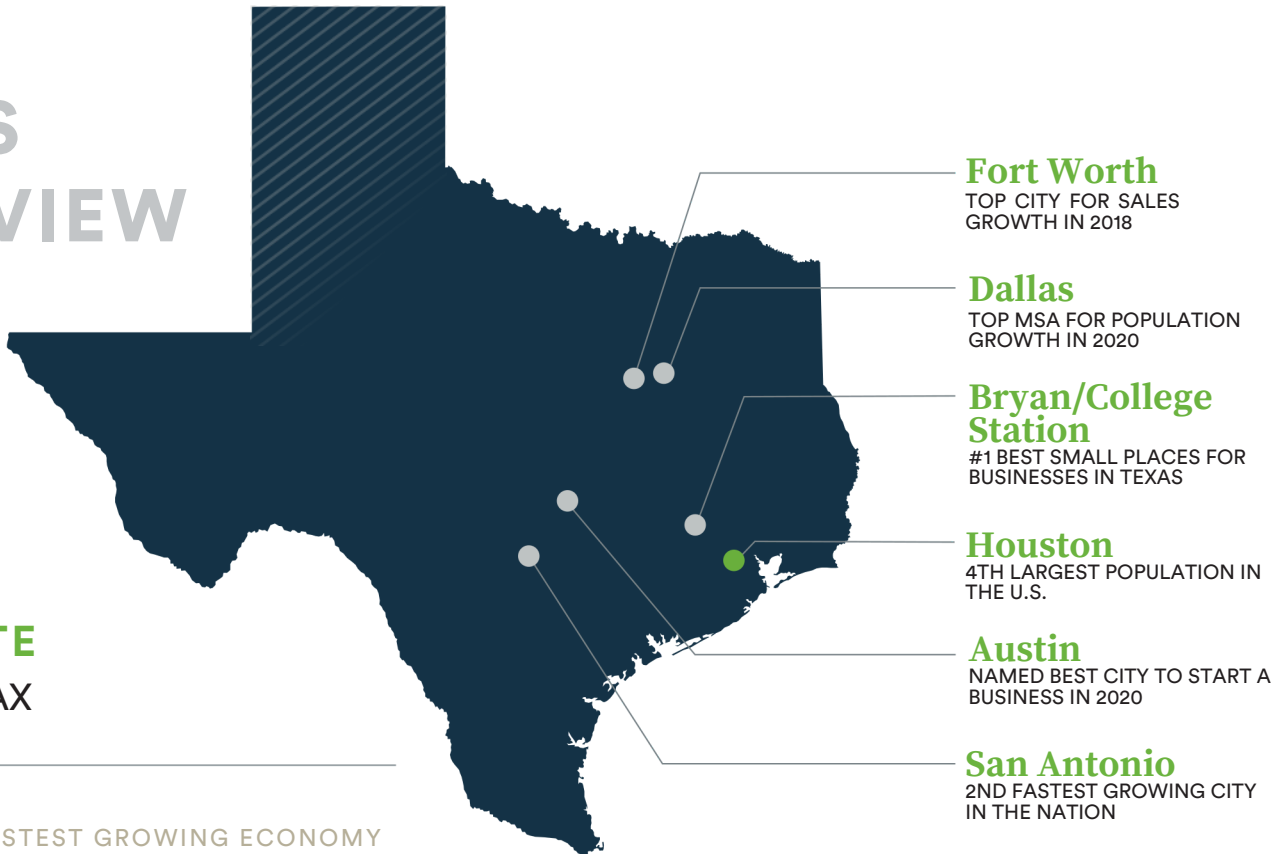
**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**



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HOUSTON, TEXAS 77084

HOUSTON, TEXAS



POPULATION
7,000,000

21

FORTUNE 500
COMPANIES BASED
IN HOUSTON

3RD

IN THE WORLD
FOR CITIES OF THE
FUTURE



ENERGY CAPITAL OF THE WORLD
HOME TO **39** OF THE NATION'S LARGEST
PUBLICLY TRADED OIL & GAS EXPLORATION
& PRODUCTION FIRMS



58 MILLION AIRLINE PASSENGERS
GEORGE BUSH INTERCONTINENTAL AIRPORT:
OVER 170 DESTINATIONS W/ NONSTOP FLIGHTS
HOBBY AIRPORT: 60 DESTINATIONS

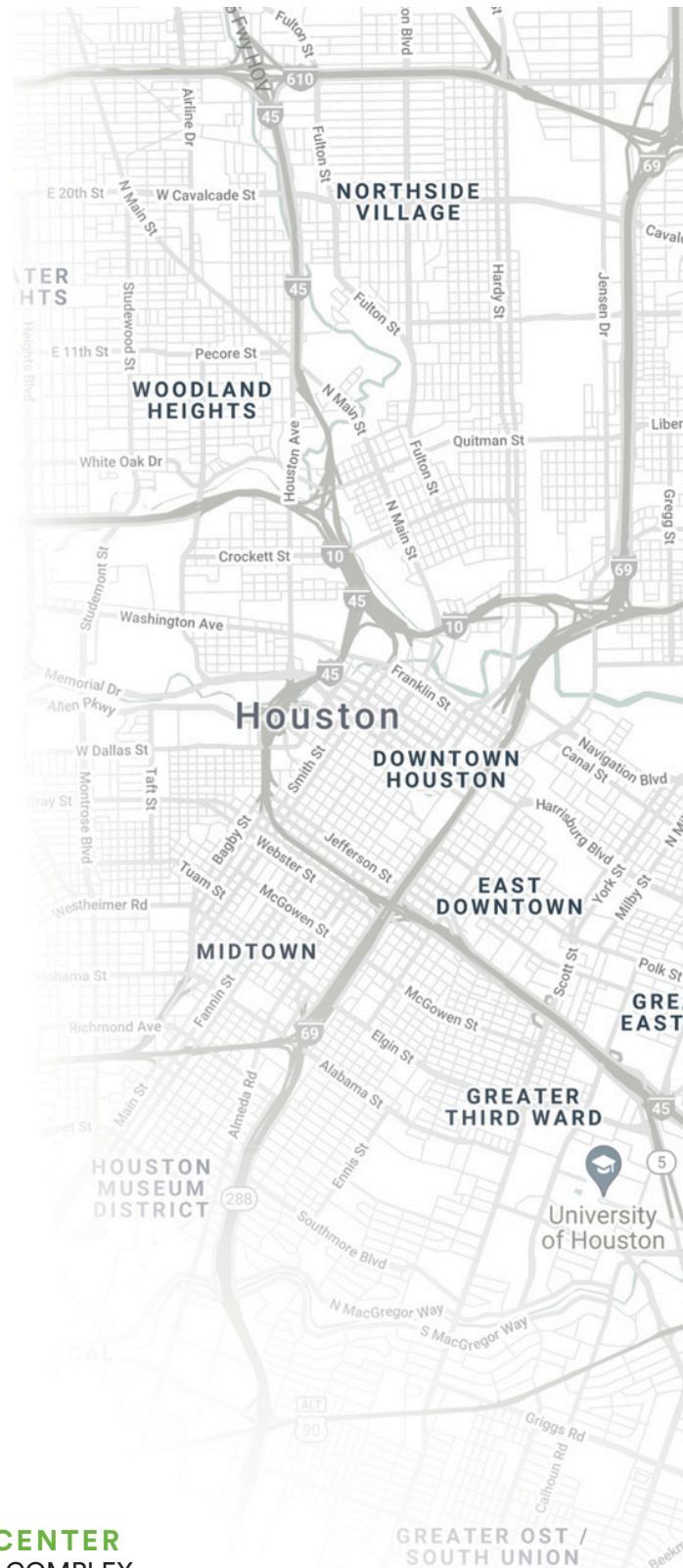


PORT OF HOUSTON
LARGEST PORT ON THE GULF &
2ND LARGEST IN THE US
GENERATES \$5.6 BILLION IN STATE & LOCAL REVENUE

4TH
LARGEST CITY
IN THE UNITED STATES



TEXAS MEDICAL CENTER
LARGEST MEDICAL COMPLEX
IN THE WORLD



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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 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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Assumed Business Name

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Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

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Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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BRYAN | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



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