

FOR LEASE

19121 W Little York Rd
Suite A, Katy, TX 77449

Rent: \$ 21/SF/Yr.

NNN: \$ 7.20/SF/Yr.

Suite A : 1,901 SF

Luxury
& Commercial

BROKERED BY
exp
REALTY

Visit us at kcgrouppexp.com



PROPERTY OVERVIEW

19121 W Little York Rd, Katy, TX offers a turnkey solution for healthcare professionals in a prime location. Built in 2011 with brick construction, it features central heating and cooling, ample parking, and a well-designed floorplan with multiple private offices, a workroom, and a conference room for maximum efficiency.

Situated on a 0.6251-acre lot in Bear Creek South, it provides easy access to major roads. The property also features monument signs for increased visibility. With a growing market and increasing property values, this space is ideal for medical professionals looking to establish or expand their practice.



REAL ESTATE BUSINESS EXPERT
**“The World of Real Estate
 is a phone call away.”**



Scan here to learn more about me.



Rachel Dunham, CCIM
 rachel@rachelinvest.com



Property Summary

19121 W Little York Rd Suite A, Katy, TX 77449

PROPERTY INFORMATION

Number of Building	1
Stories	2
Year Built	2011
Class	A
Building SF	4,053 SF
Available SF	1,901 SF
Building Type	Office/Medical Office
Lot Acre	0.62
Lot SF	27,229
Parking	On Site

LOCATION INFORMATION

Subdivision	Humble Area East
Neighborhood Code	West Little York Rd (Far West)-917 3.00
Market Area	Bear Creek South
Zoning	Commercial

CHARACTERISTICS

Exterior/Interior	Wood/Brick
Elec Svs Type	Y
Cooling Type	Central
Heat Type	Central



Click to tour the property.

- **Suite A**

REAL ESTATE BUSINESS EXPERT
"The World of Real Estate
is a phone call away."



Scan here to learn more about me.



Rachel Dunham, CCIM
rachel@rachelinvest.com

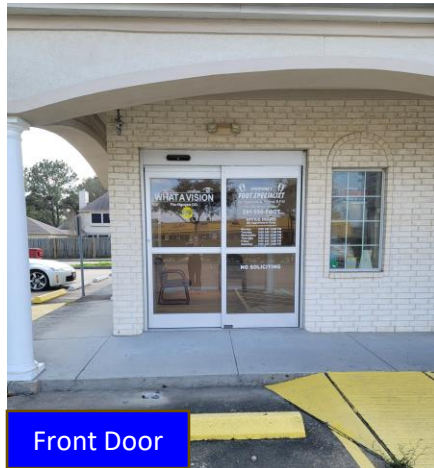




Building View



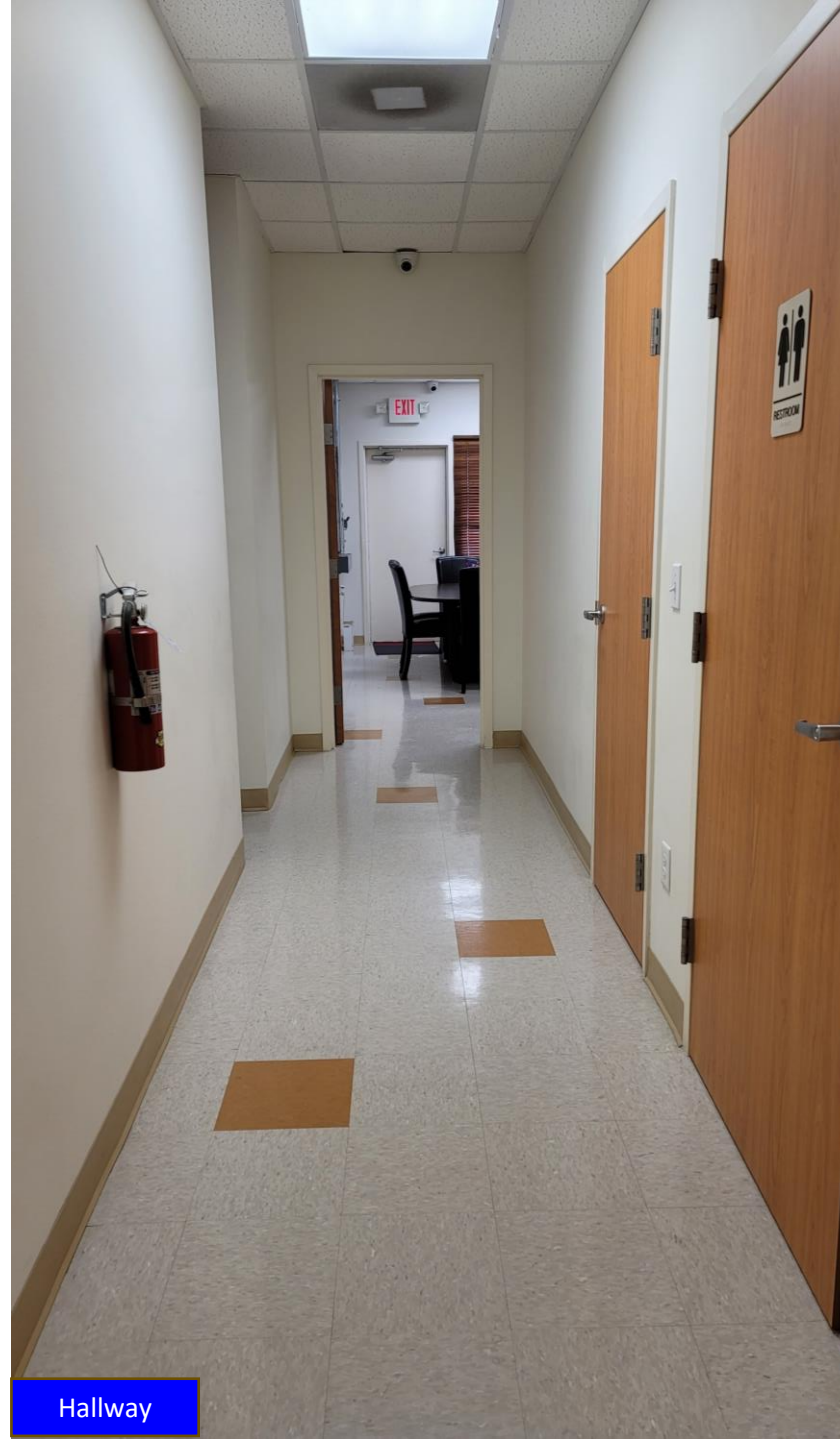
Exam Room



Front Door



Front Desk





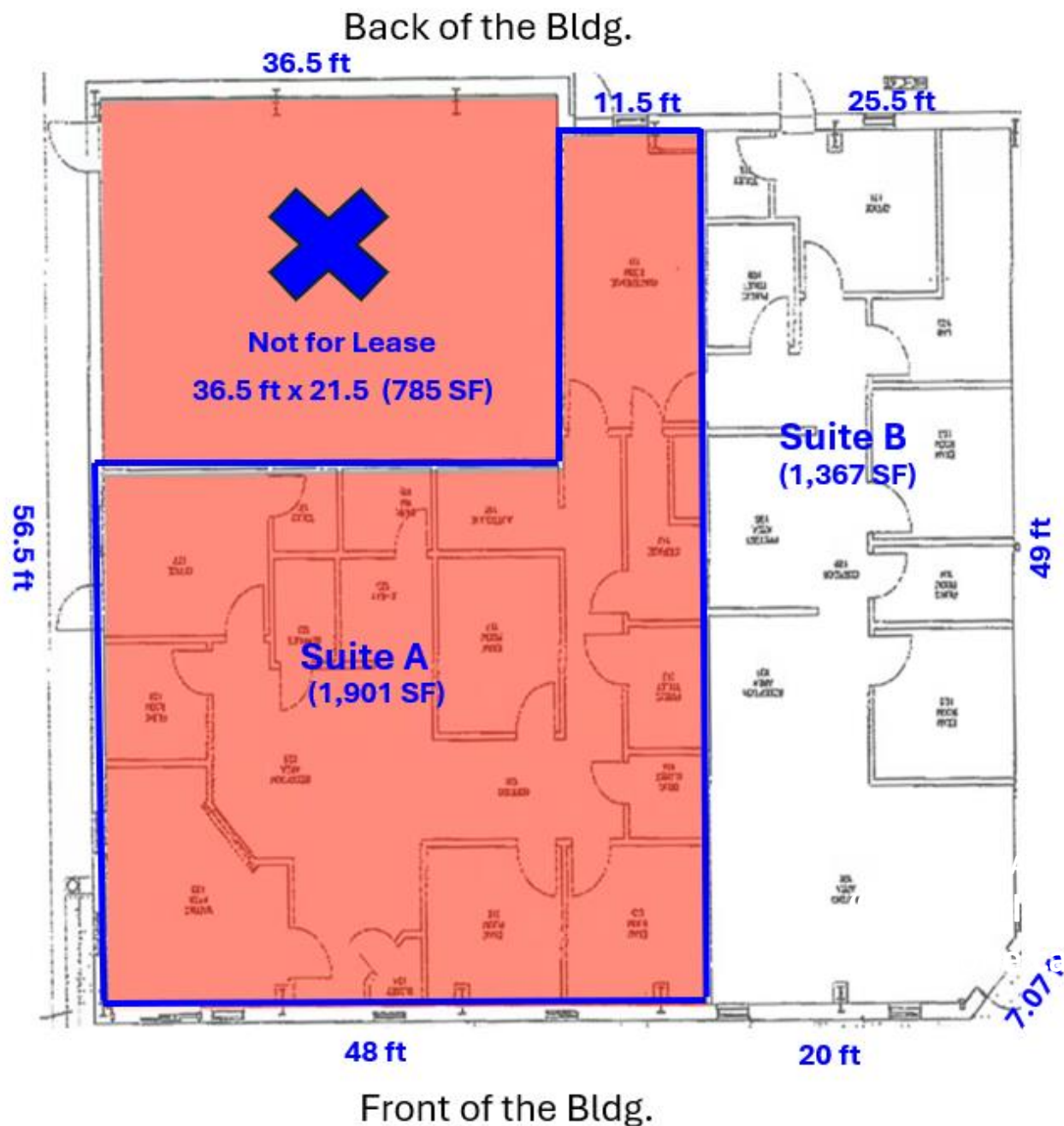
Waiting Room



Waiting Room

Floor Plan

19121 W Little York Rd. Katy, 77449





Rachel Dunham, CCIM
rachel@rachelinvest.com



Scan here to learn more about me.



Development | Leasing | Investment Sales | Asset Management | Tenant Representation



DEMOGRAPHICS

Population	Value
Estimated Population	119,994
Population Growth (since 2010)	16.6%
Population Density (ppl / mile)	4418
Median Age	33.2

Household	
Number of Households	37043
Household Size (ppl)	3
Households' w/ Children	36643

Gender	
Male Percentage	49.00%
Female Percentage	51.00%

Marital Status	
Married Percentage	47.00%
Single Percentage	34.00%
Divorced Percentage	10.00%
Separated Percentage	5.00%
Widowed Percentage	4.00%

Workforce	
Blue Collar Workforce Percentage	26.10%
White Collar Workforce Percentage	73.90%

Average Household Income	\$77,171
Average Per Capita Income	\$28,109

Workers by Industry

Agricultural, Forestry, Fishing	1740
Construction	4790
Manufacturing	5672
Transportation and Communications	4010
Wholesale Trade	1244
Retail Trade	7397
Finance, Insurance and Real Estate	3779
Services	21962
Public Administration	1381

Jurisdiction Tax

	Rate
Cypress-Fairbanks ISD	1.0869
Harris County	0.38529
Hc Flood Control Dist	0.04897
Port Of Houston Authority	0.00615
Hc Hospital Dist	0.16348
Hc Department Of Education	0.0048
Lone Star College Sys	0.1076
Hc Mud 239	0.50789
Hc Emerg Srv Dist	0.04
Total Estimated Tax Rate	2.3511

REAL ESTATE BUSINESS EXPERT
**“The World of Real Estate
is a phone call away.”**



Scan here to learn more about me.



Rachel Dunham, CCIM
rachel@rachelinvest.com



Contact me for any additional questions

Ph. 832-437-0471

Cell: 832-216-8524

rachel@rachelinvest.com

realestateinfo@kcgrealty.com

REAL ESTATE BUSINESS EXPERT
**“The World of Real Estate
is a phone call away.”**



Scan here to learn more about me.



Rachel Dunham, CCIM
rachel@rachelinvest.com

