

FOR LEASE

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

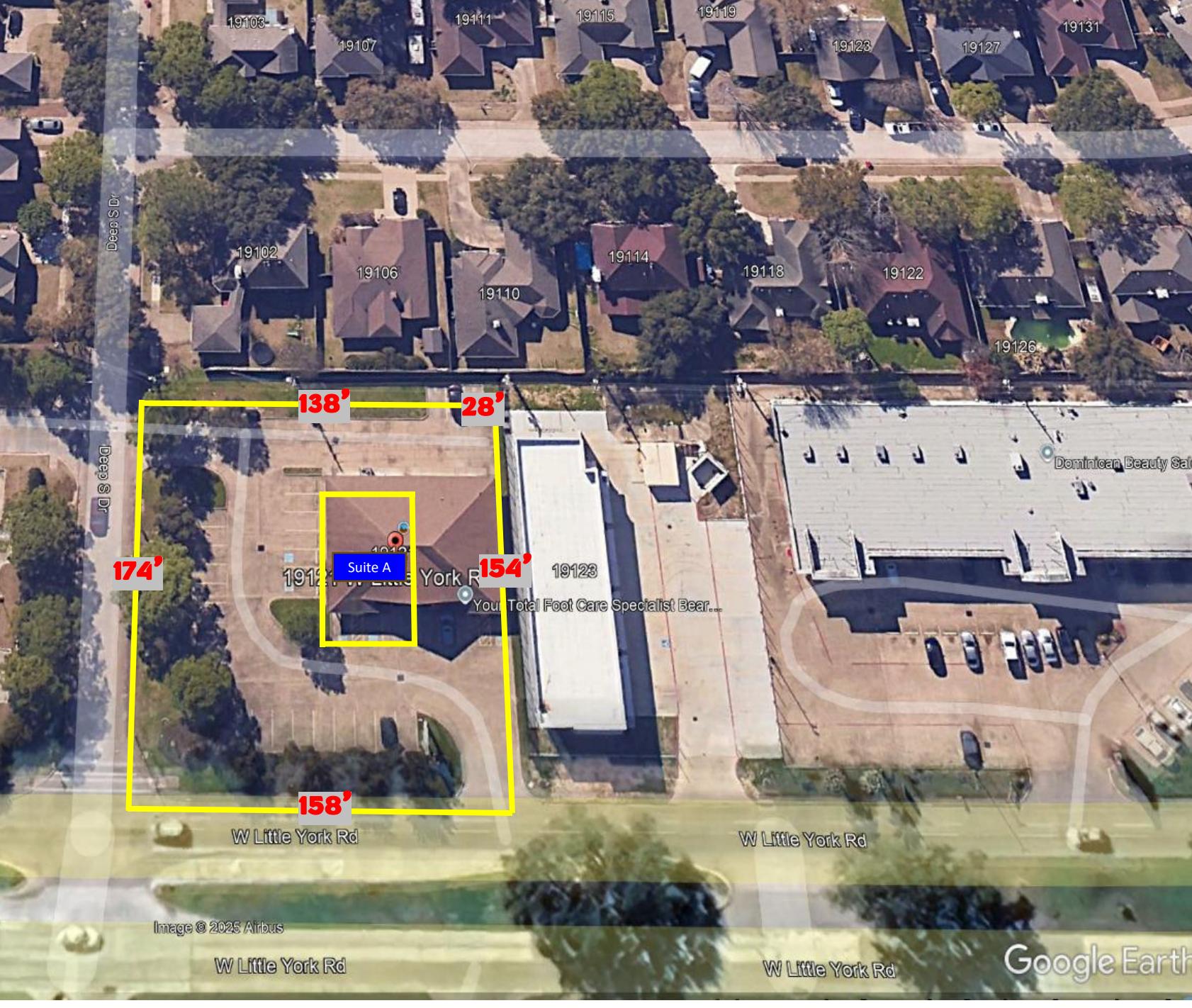
**Rent: \$ 21/SF/Yr.
NNN: \$ 7.20/SF/Yr.**

Suite A : 1,901 SF

Luxury
& Commercial

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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.



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Rachel Dunham, CCIM
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Property Summary

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

PROPERTY INFORMATION

Number of Building Stories	1 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 Svcs Type	Y
Cooling Type	Central
Heat Type	Central



Click to tour the property.

- [Suite A](#)**

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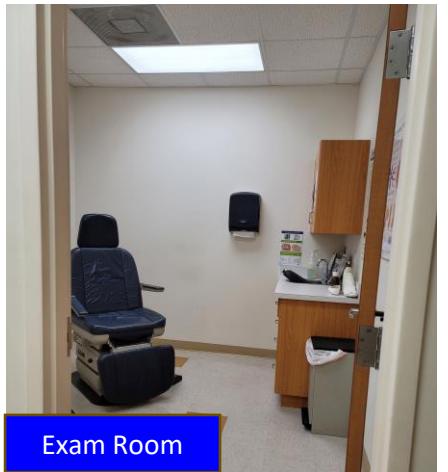


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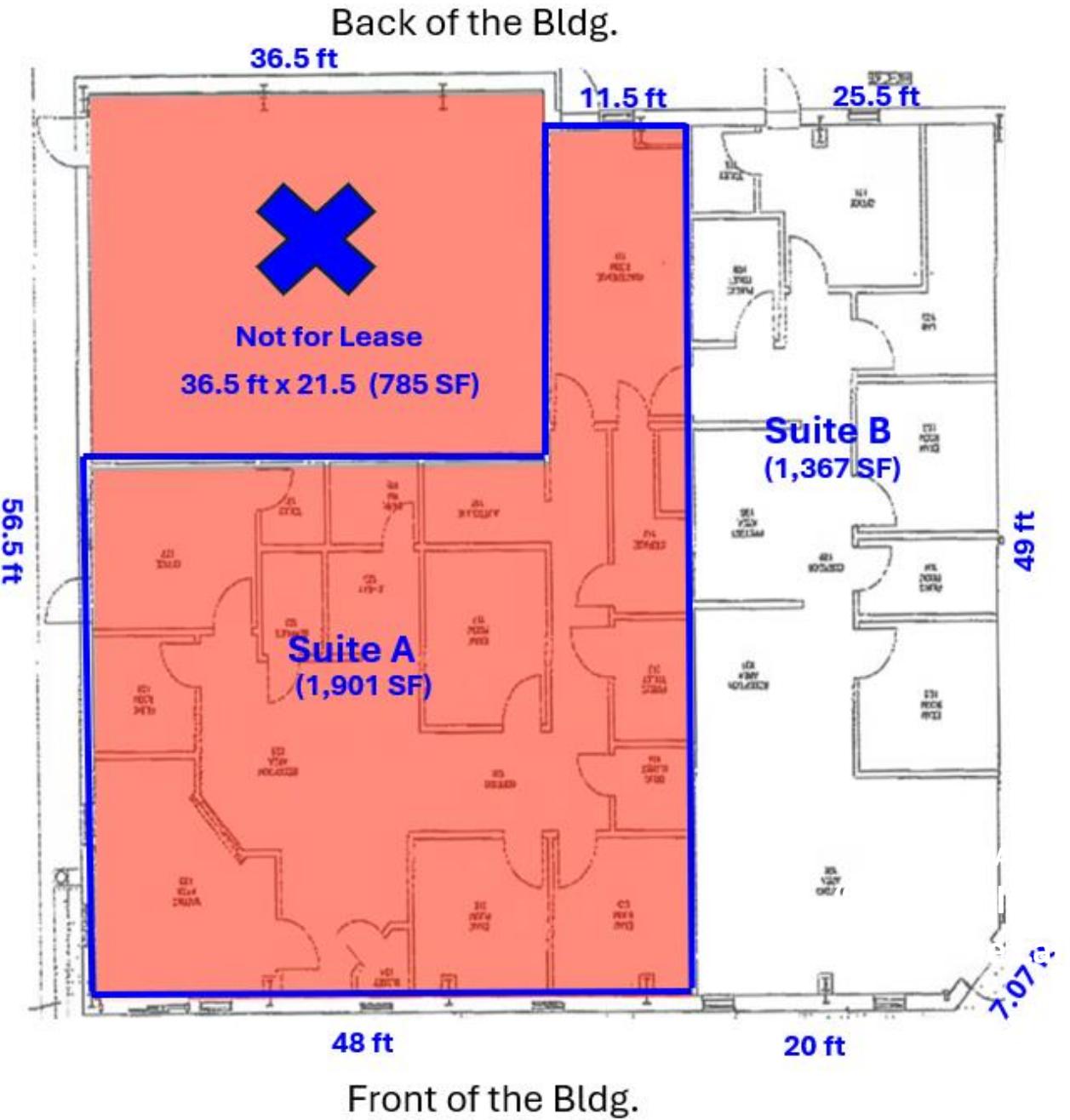
SUITE A





Floor Plan

19121 W Little York Rd. Katy, 77449





Shop & Dispensary

W Little York Rd



BAH & GRILL
Mesa Arandense

Grill by Mi. Patio

Barker Rock Ln

Grant Sequoia Ln

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

Our Site
19121 W Little York Rd
W Little York Rd
J&R New & Used
Katy Auto Collision
Gettysburg Valley Dr
Little Pine Ln
Greenhouse Rd
Tobacco Rd
Tobacco Rd
Feng D
Image © 2025 Airbus

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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

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Contact me
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