

# NOW LEASING



## Leasing Contact

Sean Judge

(281) 944-8088

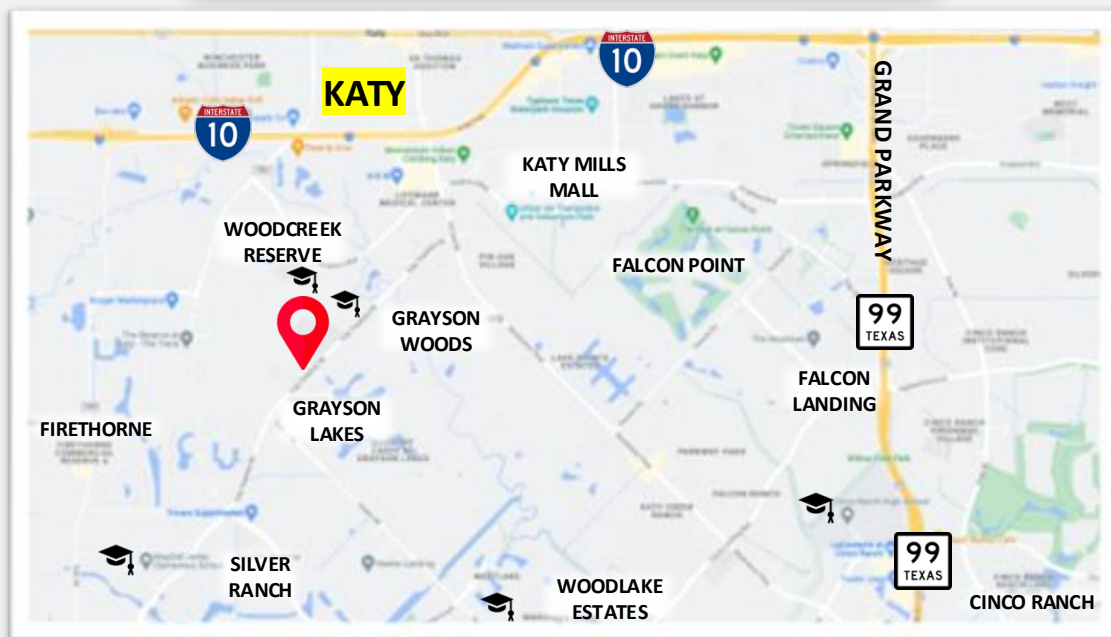
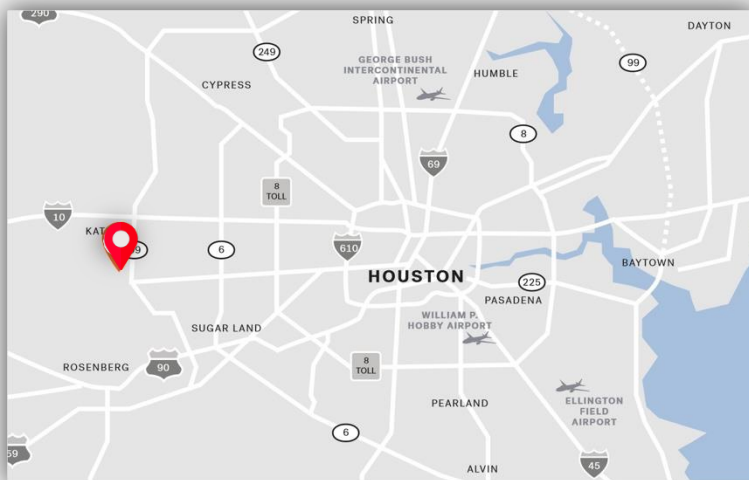
[seanwoodcreekplaza@gmail.com](mailto:seanwoodcreekplaza@gmail.com)

## Woodcreek Plaza

2206 Katy Flewellen Rd

Katy, TX 77494

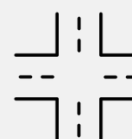
# Property Overview



## Highlights



Fast-growing suburb bolstered by high incomes & strong household growth



Prime location at a signalized hard corner



Across the street from Woodcreek Junior High School and a mile from Woodcreek Elementary



Near Master Planned Communities such as Grayson Lakes, Firethorne, Silver Ranch, Grayson Woods



2 Miles from Katy Mills Mall and minutes from I-10 Katy Freeway



# Leasing Details



## Available Suites

	SF	Condition
Suite D	2,660	2 <sup>nd</sup> Gen Fitness

## Rental Rate (NNN)

Base: \$32.00/SF

NNN: \$10.25/SF

## Nearby Retail



## High Traffic Counts

Pin Oak Rd 25,922 VPD

Kingsland Blvd 14,652 VPD

Katy Flewellen Rd 18,713 VPD

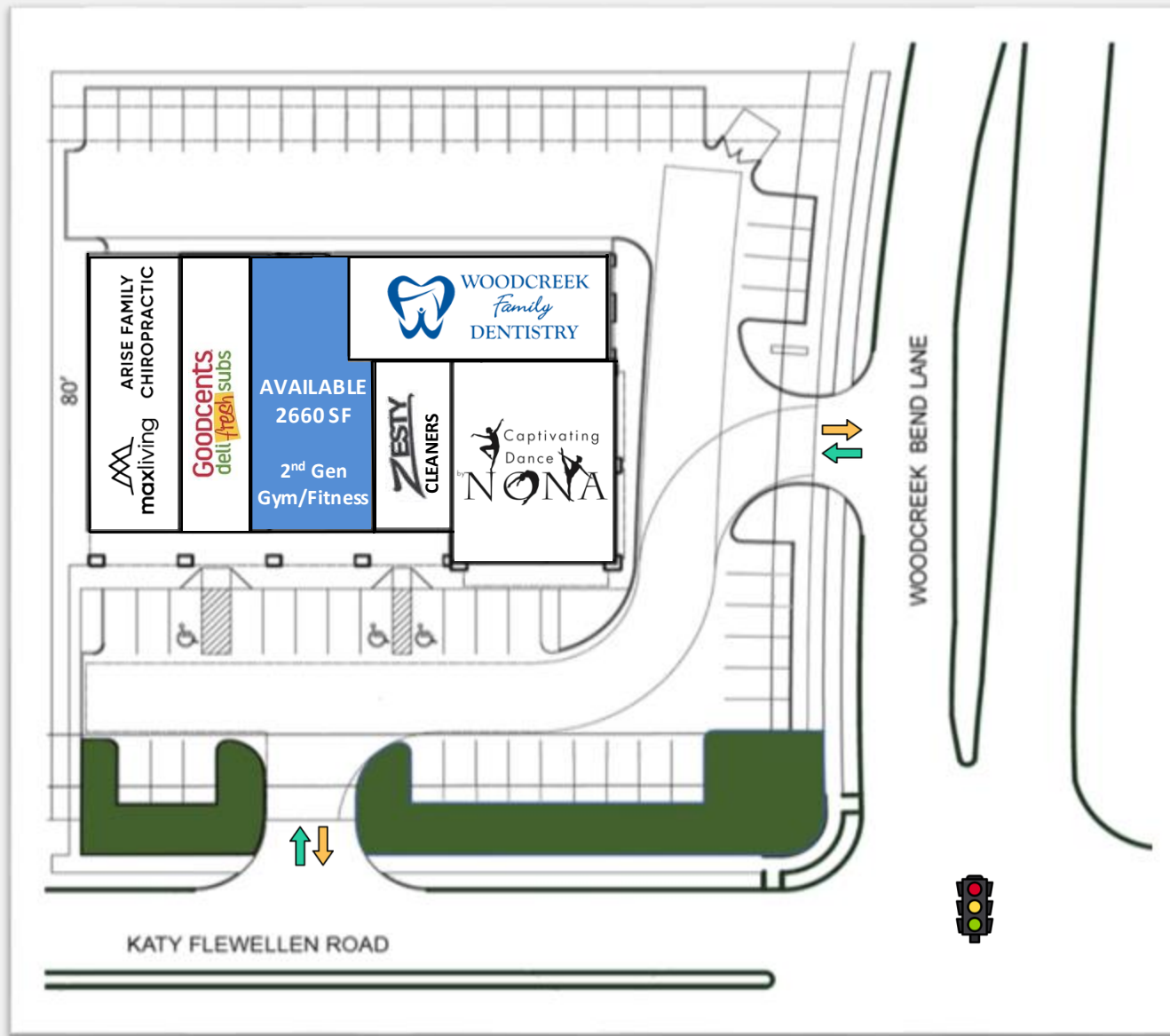
## Tenants

Woodcreek Family Dentistry,  
Captivating Dance, Zesty Cleaners,  
Goodcents Subs, Arise Chiropractic

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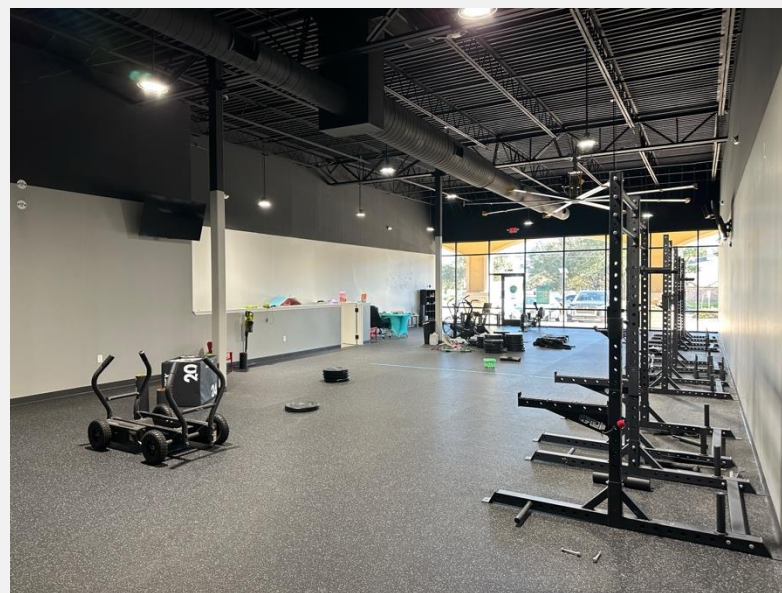
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# Site Plan





# Interior Photos

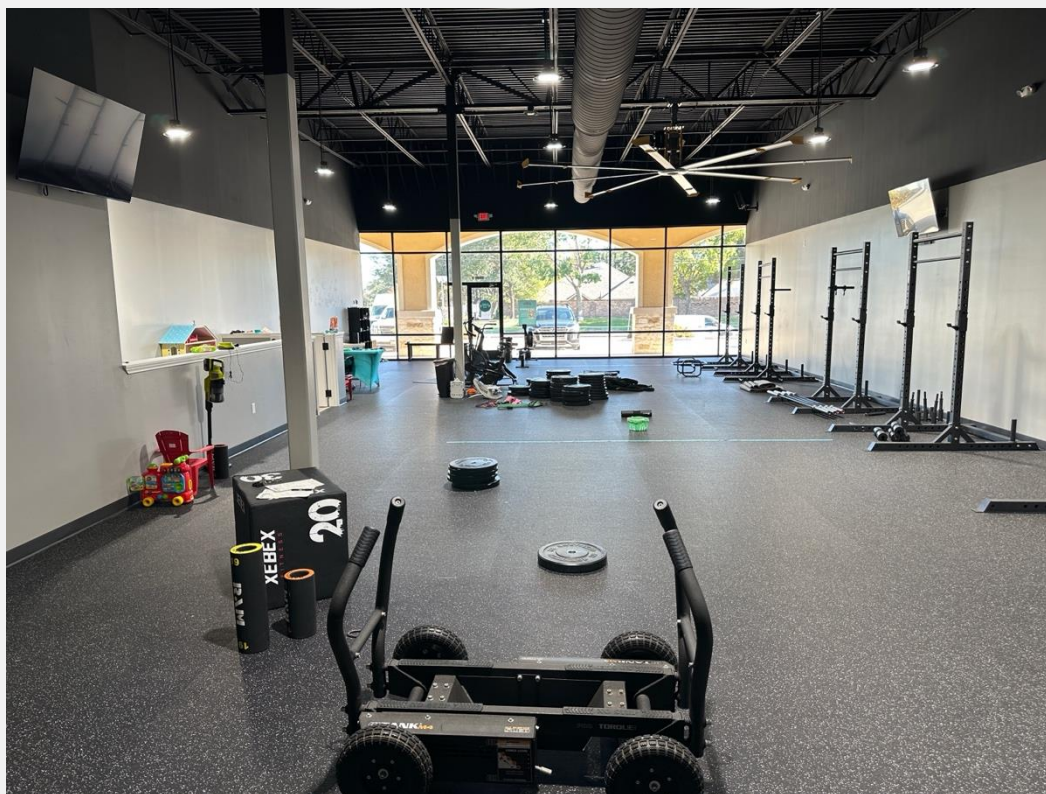
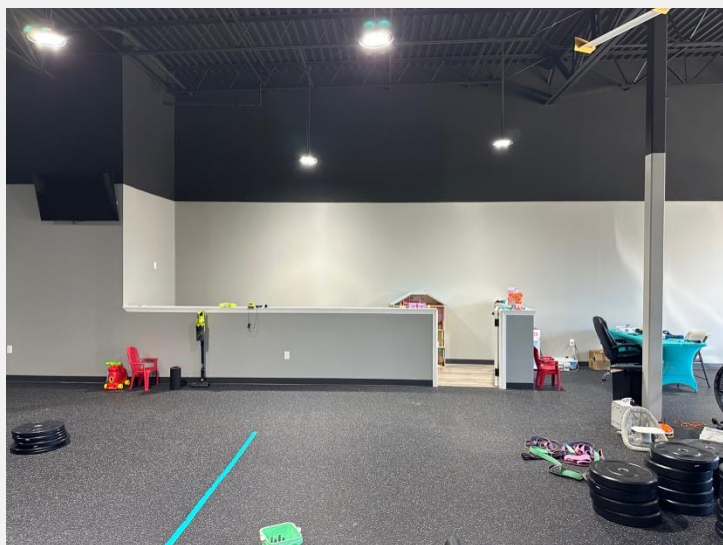


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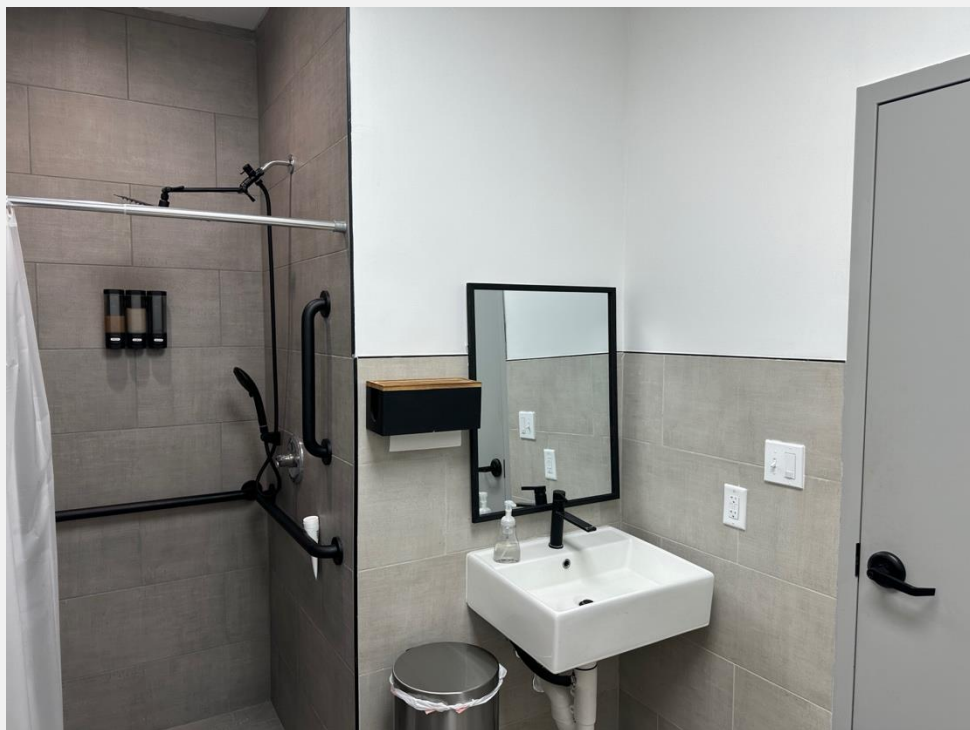
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# Interior Photos



# Interior Photos





# Woodcreek Plaza Aerial



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# Residential Aerial



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## Katy Aerial



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# Demographics

## Summary

2025	1 Mile	3 Mile	5 Mile
Population	9,199	101,828	251,834
Households	4,049	33,185	81,076
Average HH Income	\$190,174	\$151,616	\$143,997
2024-2029 Pop. Annual Growth Rate	4.0%	3.8%	3.3%

## 1 Mile Household Income

