



CANE ISLAND PARKWAY FLEX

Flex Space For Sale / 132 Cane Island Parkway/ Katy TX 77494



1,750 SF - 7,000 SF AVAILABLE!

Located in West Katy at the intersection of I-10 West and Cane Island Parkway in Katy, TX.

Units start at approximately 1,750 SF of highly efficient space, with options to expand up to 7,000 SF.

This flex space is strategically located near major distribution centers including Home Depot, Amazon, Costco, Igloo, Tesla, and more. It is positioned within a center of high retail, industrial, and residential growth, offering excellent potential for a variety of business uses. The development includes a build-to-suit option, available for either ownership or lease.

Additionally, the property is part of a deed-restricted development, ensuring quality and consistency throughout the area. With high visibility from both I-10 and Cane Island Parkway, this location provides outstanding exposure and accessibility.

CONTACT



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HIGHLIGHTS



JULIERIVERSDEVELOPMENT.COM

SALE OPTIONS | 1,750 - 7,000 SF



AVAILABILITIES | FLEX SPACE & PRICE

Building #2

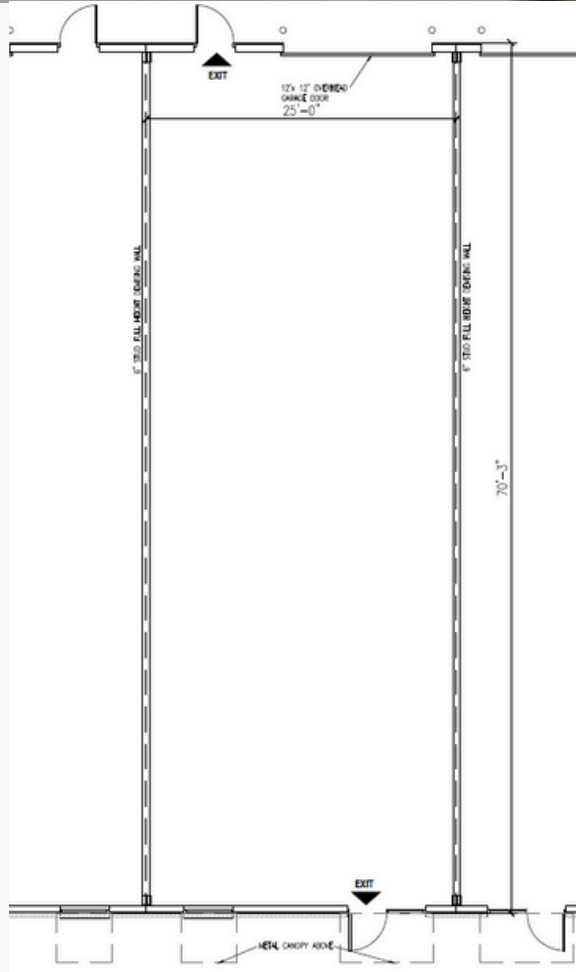
/ BUILD OUT- STANDARD FLOOR PLAN

\$495,000 - 1,750 SF (500 SF Office
Build Out)

/ SHELL BUILDING

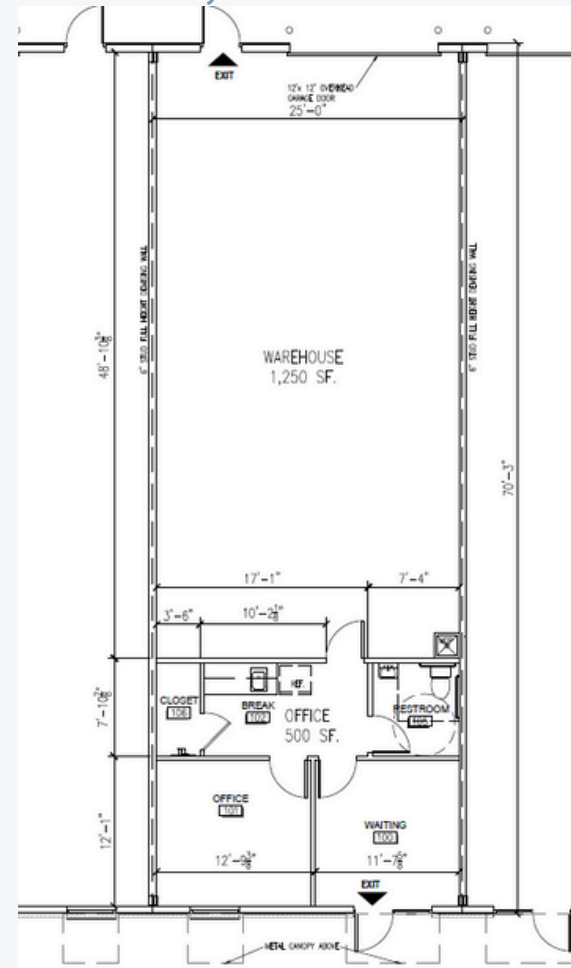
\$445,000 - 1,750 SF

Property Tax: 1.9641%
POA Fee: \$1.4841 SF



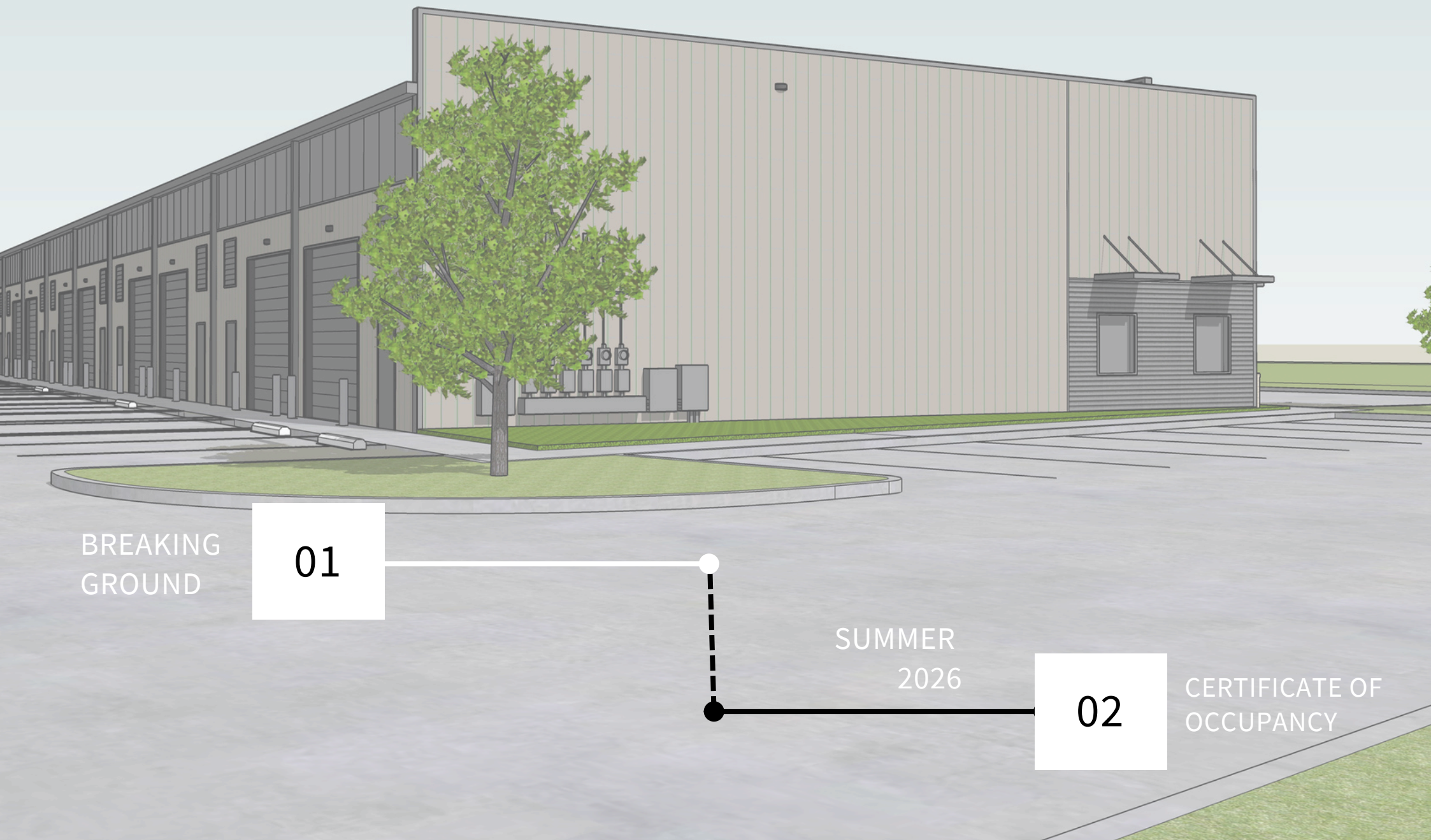
TYPICAL
1,750 SF SUITE SHELL

TYPICAL
1,750 SF SUITE



Property Tax: 1,9641%
POA Fee: \$1.4841 SF

ESTIMATED PROJECT CONSTRUCTION TIMELINE



BREAKING
GROUND

01

SUMMER
2026

02

CERTIFICATE OF
OCCUPANCY



HIGH VISIBILITY FROM I-10 AND CANE ISLAND PARKWAY

Site Location

1 MINUTE
to I-10

10 MINUTES
to 99 Grand Parkway

6 MINUTES
to 1463 FM

