



# For Lease - Woodcreek Commons II

**SEC I-10 & Woodcreek Commons Dr, Katy, TX 77494**






± 35,210 SF of Retail Fronting I-10



# Property overview

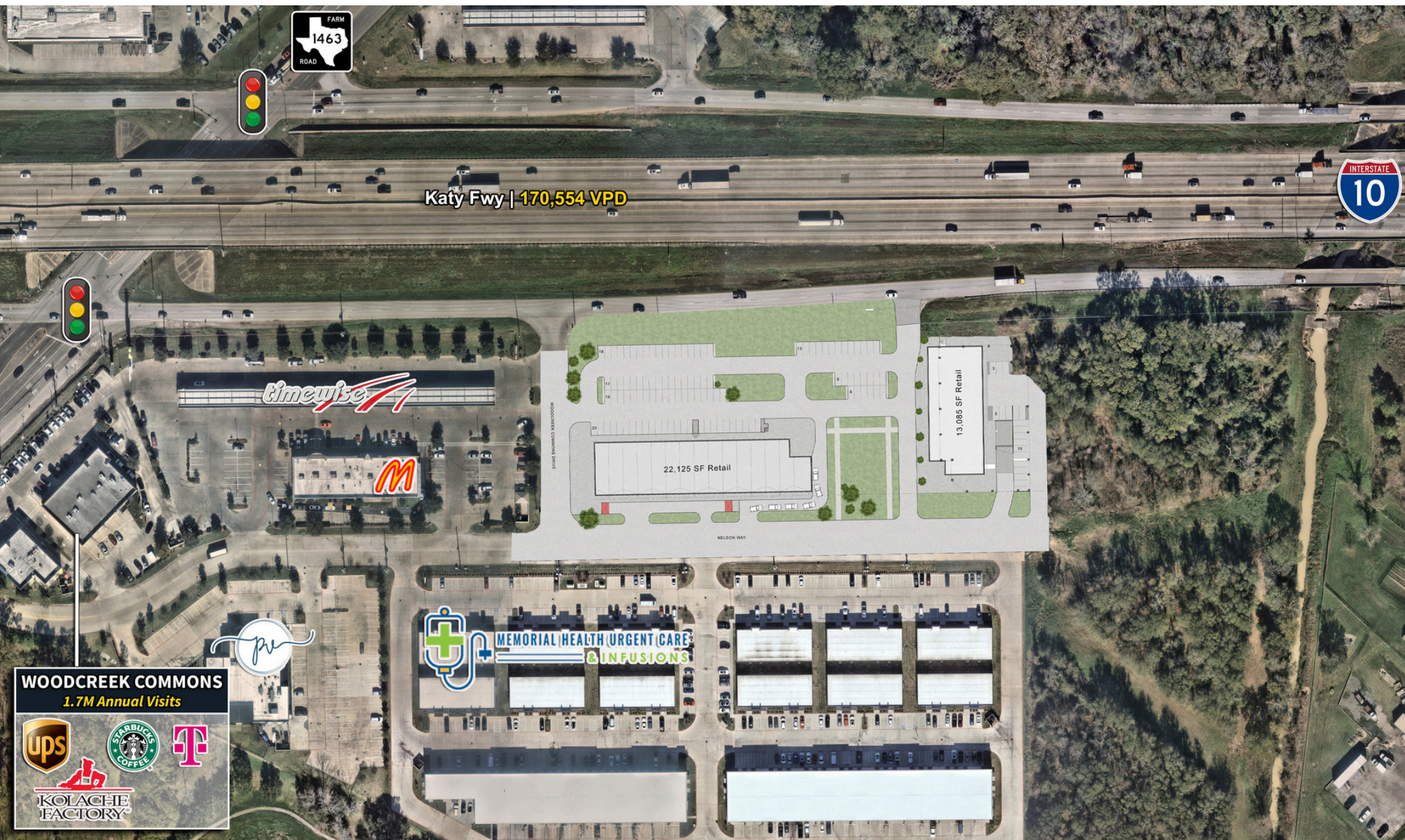
- Location:** SEC I-10 & Woodcreek Commons Dr  
Katy, TX 77494
- Building 1:** 22,125 SF available
- Building 2:** 13,085 SF available
- Site size:** 4.66 acres
- Features:**
- Drive thru opportunity in Building 1
  - 229 parking spaces
  - Signage available
  - 2 dedicated curb cuts
  - High visibility to over 126,000 VPD
  - 611 ft of frontage on I-10



 <b>Estimated population</b>			 <b>Number of households</b>			 <b>Average household income</b>		
<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>	<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>	<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>
3,251	78,577	237,393	1,074	21,837	61,965	\$186,904	\$161,129	\$161,536
 <b>Median age</b>			 <b>Area traffic counts</b>					
<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>	<b>170,554 VPD</b>					
37.4	35.8	36.1	Interstate 10 at Site					



# Site Plan



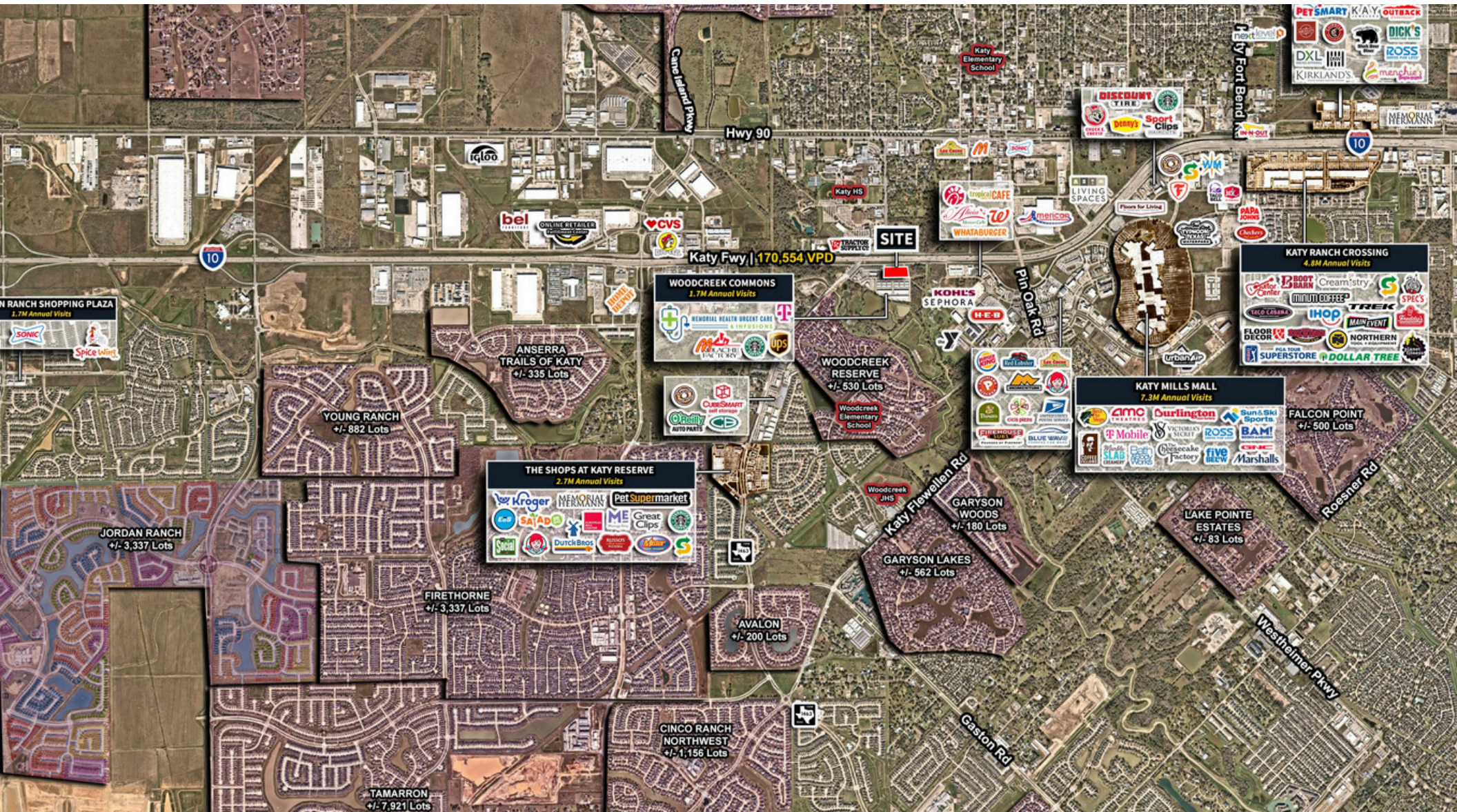


# Site aerial





## Area retail







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