



THE SHOPS AT KATY TRAILS PHASE II

23053 Clay Road
Katy, TX 77493

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RUBICON
REALTY GROUP

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SUMMARY

23053 Clay Road, Katy, TX 77493

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PROPERTY DETAILS:

ADDRESS

23053 Clay Road, Katy, TX 77493

Available Space

14,790 Square Feet (Shell Condition)

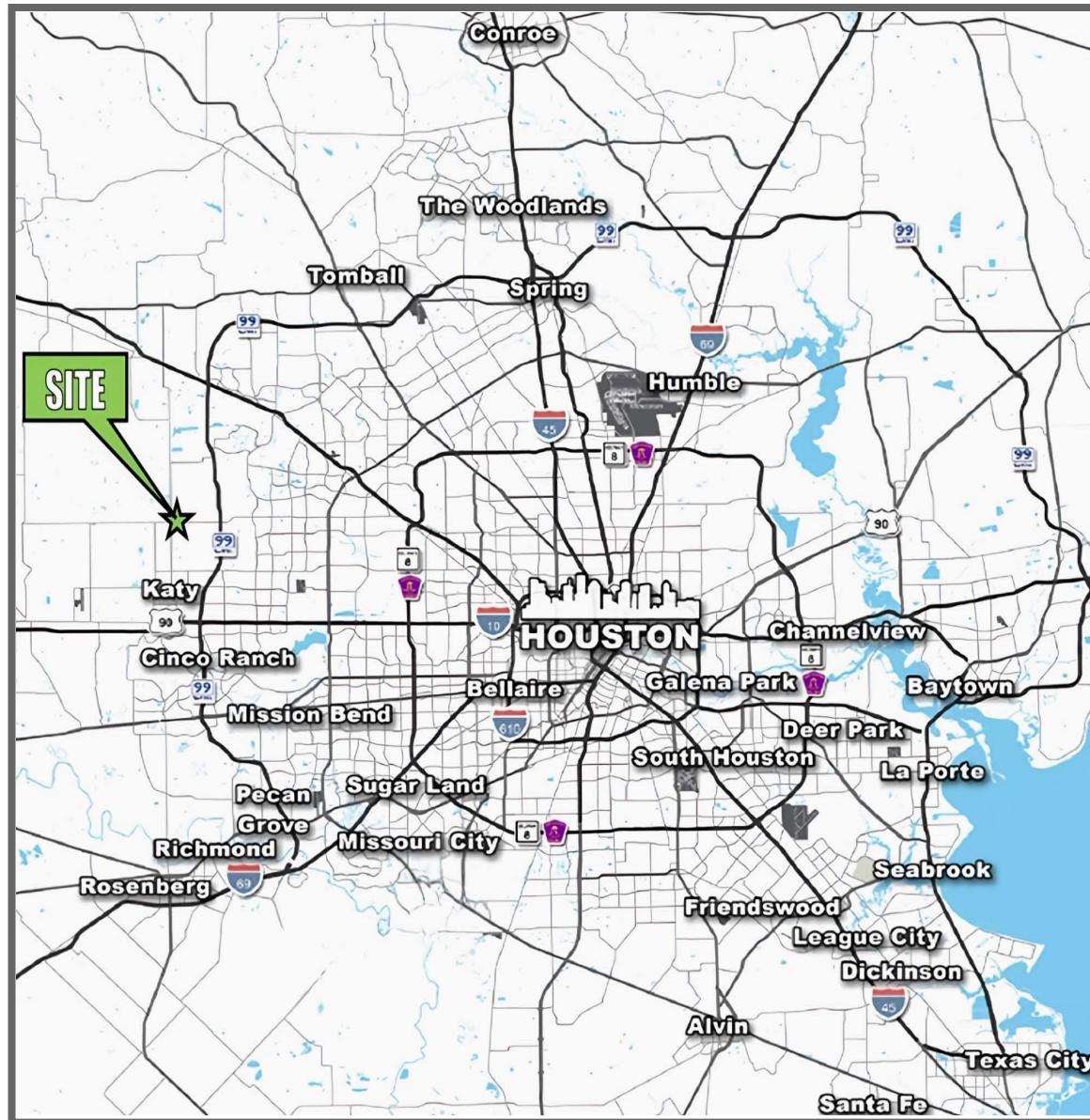
A green circular icon with a white 'W' shape inside, representing a workspace or document.

PROPERTY DETAILS

- » **Breaking Ground: July 2025**
- » **Space Dimensions:** 70ft deep
- » **Center Size:** 14,9790 Square Feet
- » **Base Rental Rate:** \$34 Per Square Foot
- » **CAM:** \$10.50 Per Square Foot/Year (Estimated)
- » **TI Allowance:** Negotiable

DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Mile	5-Mile
2024 Population	13,195	100,731	274,804
2029 Population	14,689	109,549	304,202
Total Households	3,148	25,283	88,897
Avg HH Income	\$133,274	\$118,494	\$112,183



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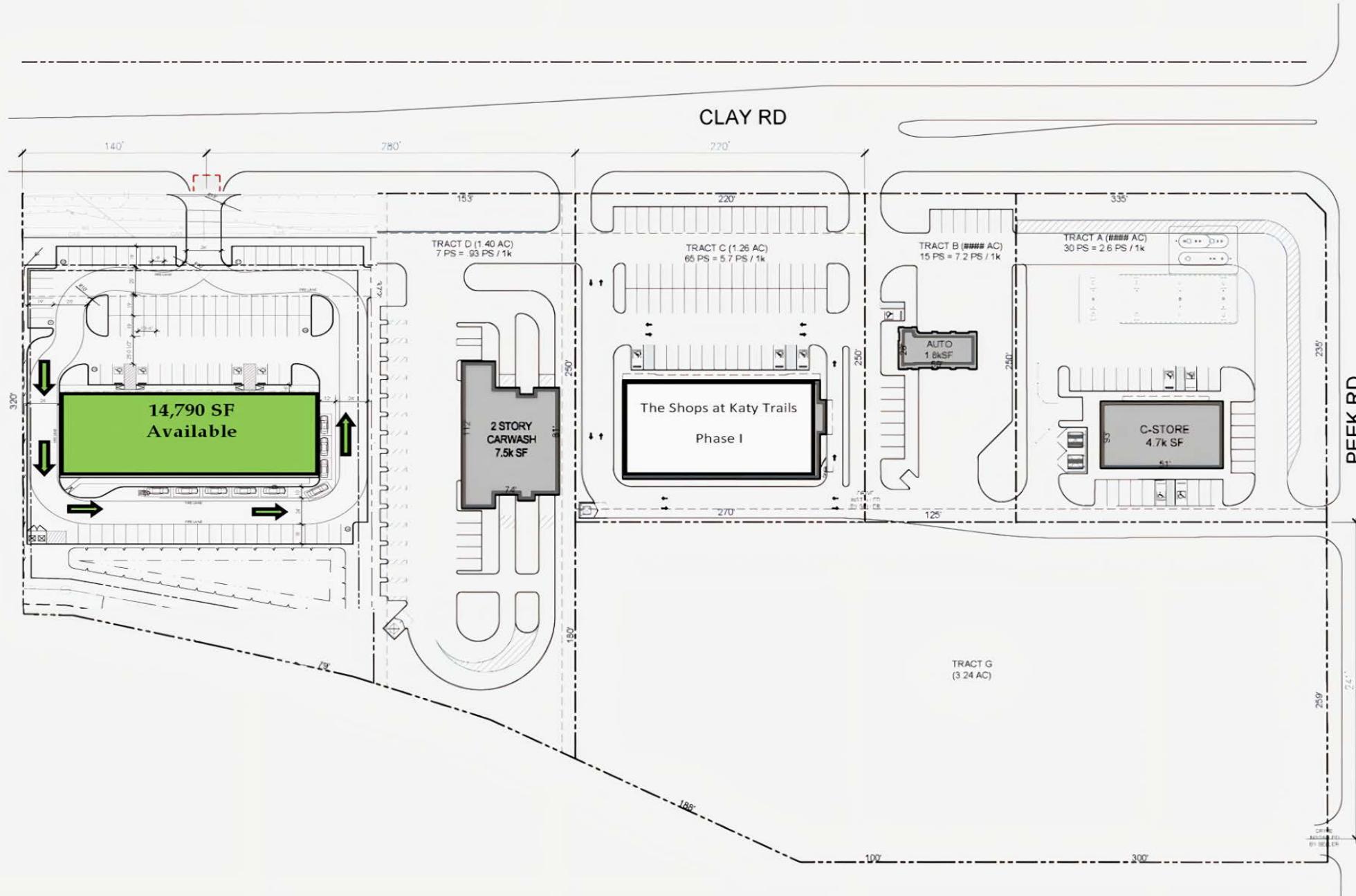
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SITE PLAN

23053 Clay Road, Katy, TX 77493

The logo for Rubicon Realty Group. It features the word "RUBICON" in a large, bold, black, sans-serif font. Below it, the words "REALTY GROUP" are written in a smaller, white, sans-serif font. To the right of "GROUP" is a graphic element consisting of a black square with a white diagonal line, followed by a green square.



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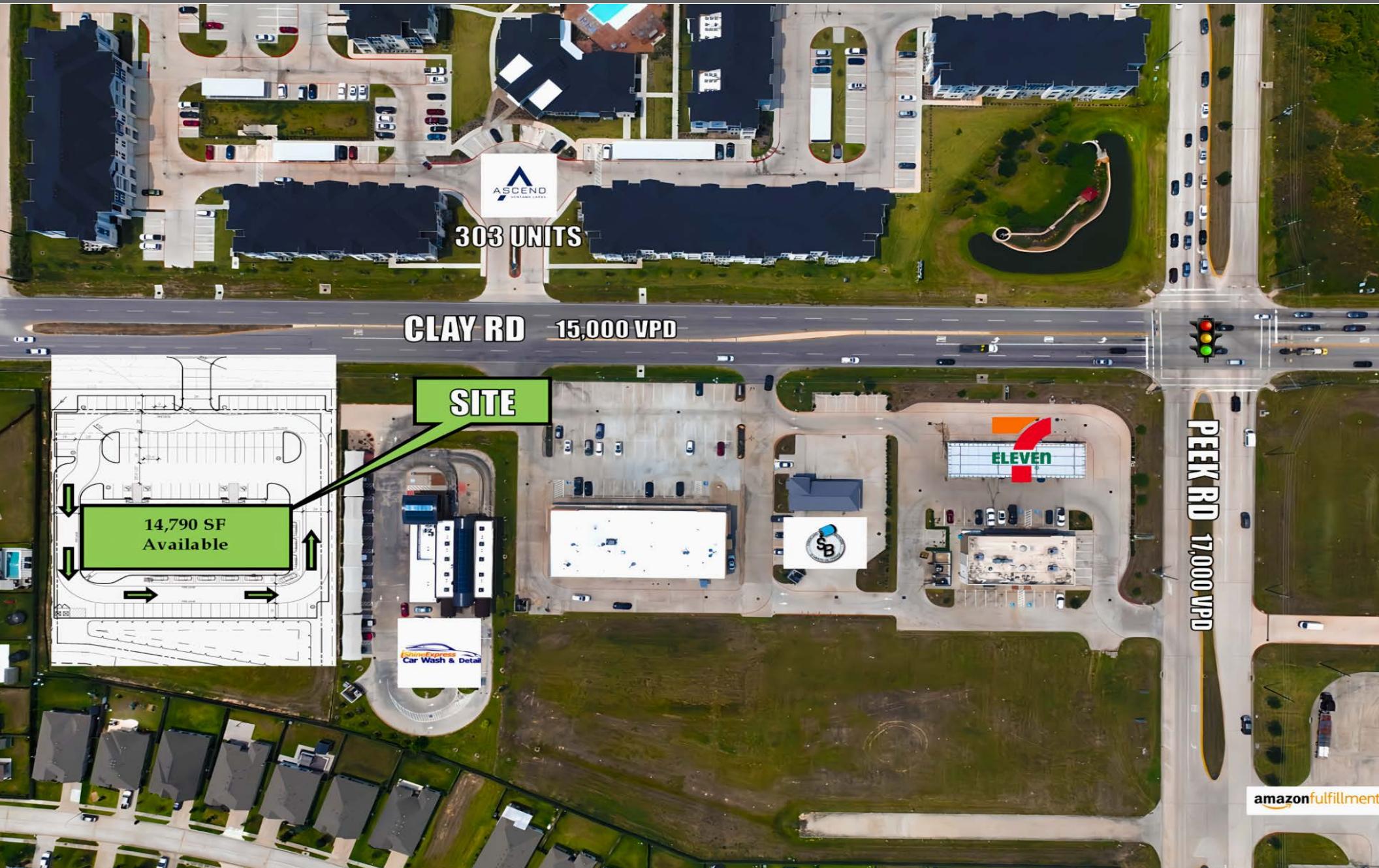
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SITE AERIAL

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LOOKING EAST

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LOOKING WEST

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MARKET AERIAL

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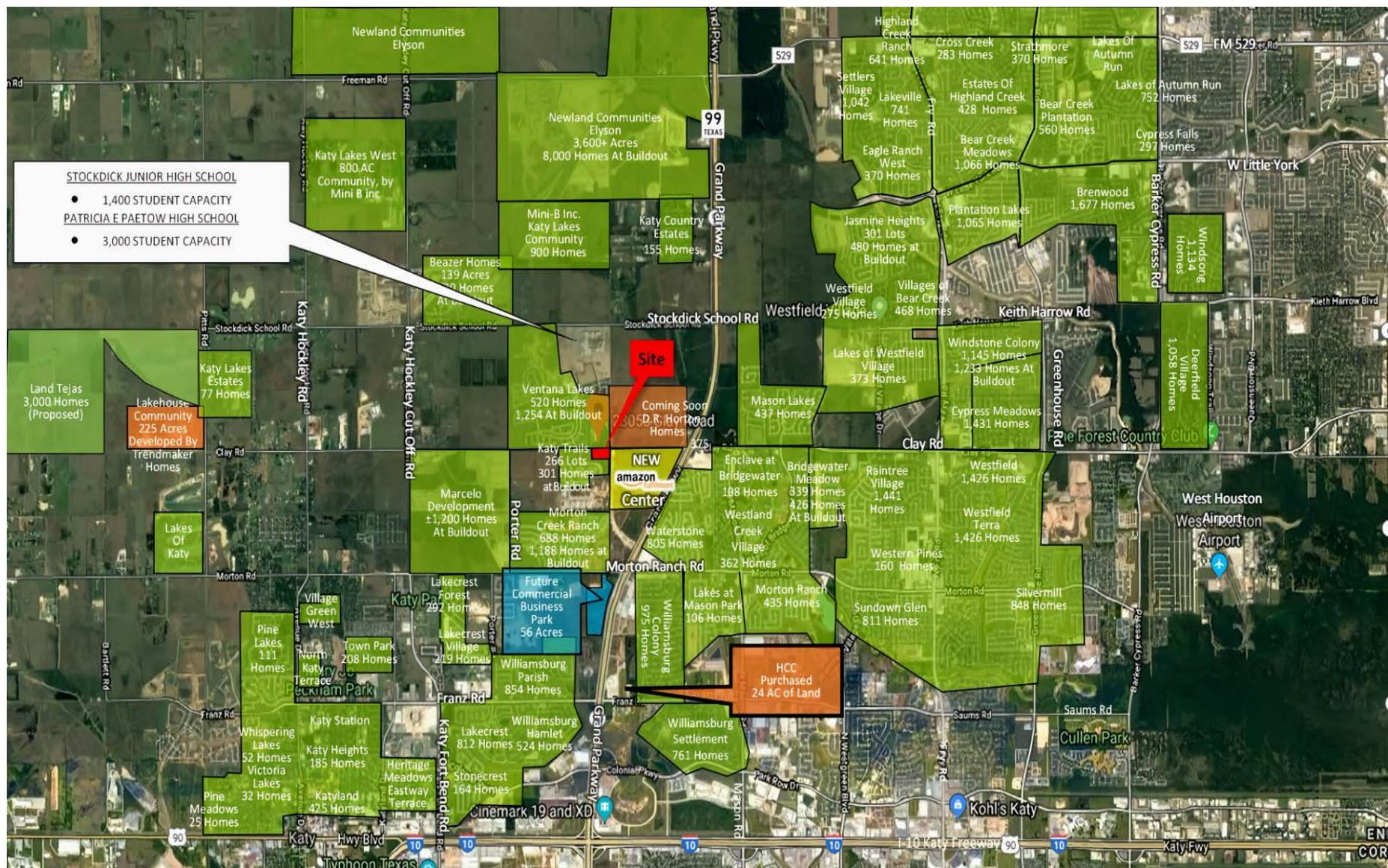
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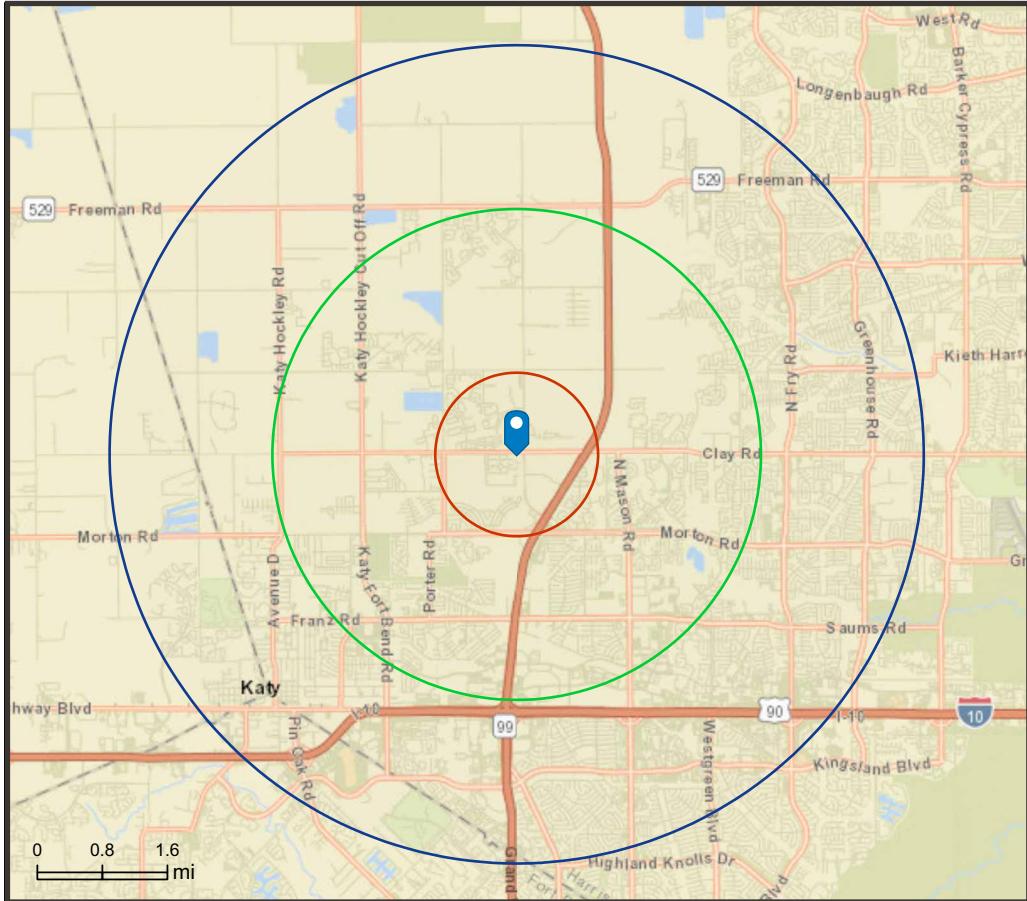
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DEMOGRAPHICS

23053 Clay Road, Katy, TX 77493

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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	980	37,402	150,803
2020 Total Population	8,559	75,840	229,936
2020 Group Quarters	0	183	805
2024 Total Population	13,195	100,731	274,804
2024 Group Quarters	0	192	827
2029 Total Population	14,689	109,549	304,202
2024-2029 Annual Rate	2.17%	1.69%	2.05%
2024 Total Daytime Population	9,169	67,471	215,133
Workers	2,101	18,836	81,377
Residents	7,068	48,635	133,756
Household Summary			
2010 Households	293	11,315	47,447
2010 Average Household Size	3.34	3.30	3.17
2020 Total Households	2,457	23,473	73,814
2020 Average Household Size	3.48	3.22	3.10
2024 Households	3,720	31,436	88,897
2024 Average Household Size	3.55	3.20	3.08
2029 Households	4,199	34,914	100,176
2029 Average Household Size	3.50	3.13	3.03
2024-2029 Annual Rate	2.45%	2.12%	2.42%
2010 Families	249	9,497	37,991
2010 Average Family Size	3.61	3.59	3.55
2024 Families	3,148	25,283	68,662
2024 Average Family Size	3.72	3.49	3.51
2029 Families	3,542	27,852	76,970
2029 Average Family Size	3.68	3.44	3.46
2024-2029 Annual Rate	2.39%	1.95%	2.31%
Housing Unit Summary			
2000 Housing Units	151	5,699	27,347
Owner Occupied Housing Units	79.5%	84.5%	77.0%
Renter Occupied Housing Units	18.5%	12.5%	18.8%
Vacant Housing Units	2.0%	3.0%	4.1%
2010 Housing Units	301	12,022	49,915
Owner Occupied Housing Units	81.1%	77.9%	70.8%
Renter Occupied Housing Units	15.9%	16.2%	24.3%
Vacant Housing Units	2.7%	5.9%	4.9%
2020 Housing Units	2,499	24,622	77,836
Owner Occupied Housing Units	83.5%	72.3%	61.6%
Renter Occupied Housing Units	14.8%	23.0%	33.2%
Vacant Housing Units	5.0%	4.7%	5.1%
2024 Housing Units	3,960	33,324	94,811
Owner Occupied Housing Units	78.6%	70.4%	61.3%
Renter Occupied Housing Units	15.4%	24.0%	32.4%
Vacant Housing Units	6.1%	5.7%	6.2%
2029 Housing Units	4,324	36,469	106,082
Owner Occupied Housing Units	77.6%	69.2%	60.8%
Renter Occupied Housing Units	19.5%	26.5%	33.7%
Vacant Housing Units	2.9%	4.3%	5.6%
2024 Households by Income			
Household Income Base	3,720	31,436	88,897
<\$15,000	1.4%	3.6%	4.1%
\$15,000 - \$24,999	4.1%	3.1%	3.2%
\$25,000 - \$34,999	8.4%	7.9%	6.8%
\$35,000 - \$49,999	2.4%	4.8%	8.0%
\$50,000 - \$74,999	7.4%	14.1%	17.4%
\$75,000 - \$99,999	10.3%	13.0%	14.2%
\$100,000 - \$149,999	31.5%	27.4%	23.8%
\$150,000 - \$199,999	22.6%	16.5%	13.5%
\$200,000+	12.0%	9.6%	9.1%
Average Household Income	\$133,274	\$118,494	\$112,183



2024 Population 25+ by Educational Attainment

Total	7,976	62,978	175,091
Less than 9th Grade	2.9%	2.7%	4.0%
9th - 12th Grade, No Diploma	0.9%	3.3%	4.1%
High School Graduate	12.6%	17.3%	17.3%
GED/Alternative Credential	5.4%	4.7%	4.8%
Some College, No Degree	18.1%	18.0%	19.2%
Associate Degree	11.3%	11.5%	10.5%
Bachelor's Degree	35.0%	30.0%	27.2%
Graduate/Professional Degree	13.9%	12.4%	12.8%

2024 Population 15+ by Marital Status

Total	9,533	76,519	214,319
Never Married	29.1%	32.2%	32.1%
Married	62.9%	56.0%	56.6%
Widowed	2.4%	3.1%	3.2%
Divorced	5.6%	8.7%	8.2%

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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