



# 13th Street Business Park

5805 13th Street Building E  
Katy, TX 77493

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Luxury  
& Commercial



exp  
REALTY

5 NEW BUILDINGS

# 13th Street

## Business Park

### LEASING RATE:

Rate **\$2.25 / SF**

NNN Opex estimate: **\$.55 / SF**

## 01 Property Overview

The new 13th Street Industrial Park presents a range of versatile mixed-use opportunities, encompassing but not limited to warehouse, office, medical, sports, and retail activities. Strategically situated in a prime location within the City of Katy, it not only grants easy access to all city services but also benefits from a favorable low tax rate.

## 02 Location

With a flourishing retail market experiencing rapid growth and major industrial players such as Amazon, FedEx, and Tesla, the area of Katy stands out as a compelling hub for diverse industries opportunities, boasting high-paying employment, exceptional living standards, and renowned educational institutions.

## 03 Construction

The buildings showcase cutting-edge pre-fabricated metal construction, slated for completion by END OF OCTOBER 2024, offering sizes ranging from 3200 SF to 7600 SF. Each unit is divisible into two spaces or suitable for single-tenant use. Additionally, one unit incorporates up to 2500 SF of dedicated retail space. These warehouses boast a generous 24' ceiling height, feature 2 grade-level doors, ample parking, green spaces, and 3-Phase electric capacity.

## 04 Leasing Incentives

Tenant improvement allowance and free rent are negotiable on a case-by-case basis, subject to the tenant's creditworthiness.

## 05 Strategic Advantages of our location

Easy access: 5 minutes to Grand Parkway and I-10.

Proximity to: Police Station, City Sport Complex, Transportation/Shipping hubs

Site location has remained unaffected by floodwaters





# Building renderings

## Aerial view

Total Parking spaces: 97

Total Rentable Sq ft: 33,634 sq ft

### Building #D

7,648 sq ft  
Office/Warehouse

### Building D - Ste-1 & Ste 2

3,824 sq ft each

### Building #B

6,836 sq ft  
Office/Warehouse

### Building B - Ste-1 & Ste 2

3,418 sq ft each

### Building #C

7,648 sq ft  
Office/Warehouse

### Building C - Ste-1 & Ste 2

3,824 sq ft each

### Building #A

6,836 sq ft  
Office/Warehouse

### Building A - Ste-1 & Ste 2

3,418 sq ft each

### Building #E

1180.6 SF	2361 SF
1129.4 SF	1749 SF
Retail 1st Floor	Office 2 <sup>nd</sup> Floor

# Building #5

## Floor plans | 2<sup>nd</sup> Floor

Office Space Available  
TOTAL: 2361 SF and 1749 SF





## Building E (Office/Retail)





## Building E 2nd Floor (Office)





## Building E 2nd Floor (Office)





# Building #5

## OFFICE SPACE ON 2<sup>ND</sup> FLOOR (Office Space)



### Property Summary

13<sup>th</sup> Street Business Park Katy, TX 77493

#### PROPERTY INFORMATION

Building #5 (Office)	2 <sup>nd</sup> Floor
Year Built	2024
Total Rentable SF	4,110 SF
2 office space available– 2 <sup>nd</sup> Floor Rent / NNN	2361 SF and 1749 SF \$2.25/SF / \$.55/SF
Total parking spaces in complex	97 spaces

County Harris County

#### CONSTRUCTION

Exterior	Brick & Metal
Roof	Metal

The office space offers modern and versatile options for single or multiple tenants. Offices include bathrooms and an open area.

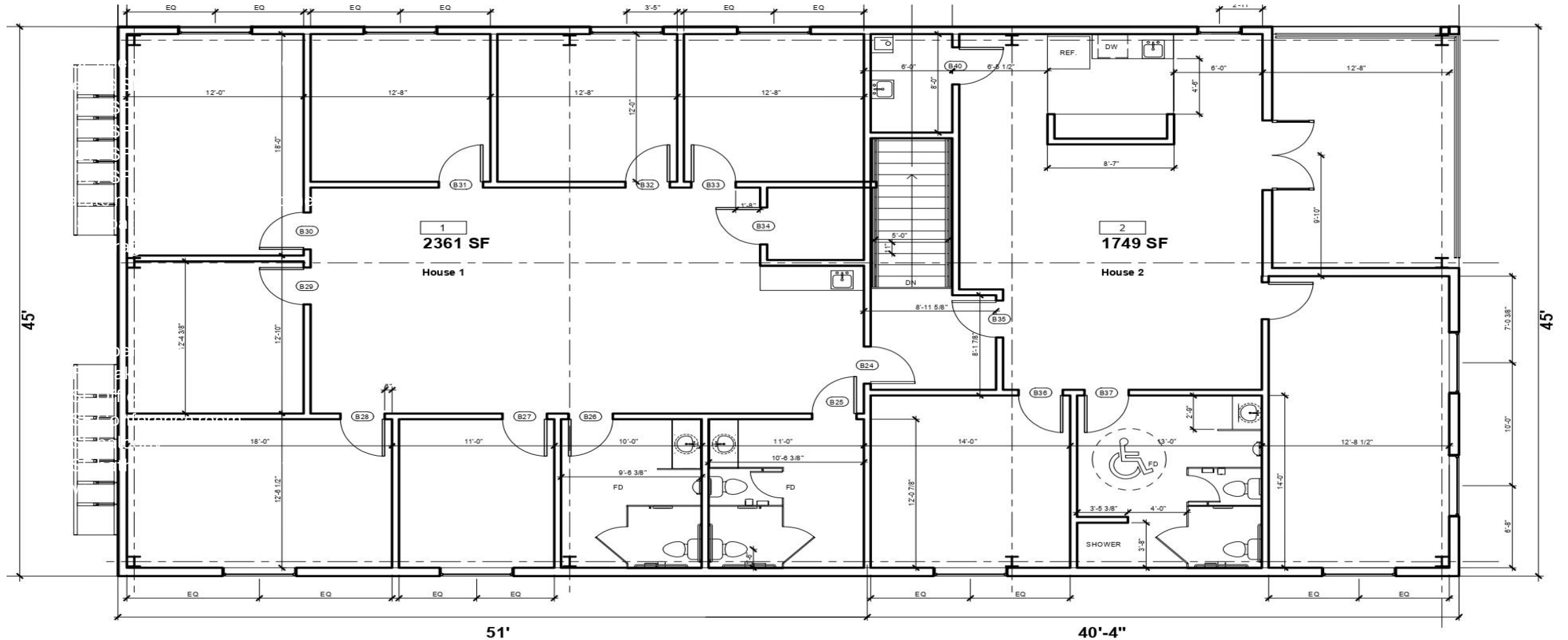
For individual tenants, each area offers a dedicated layout with access to a conference room, open work areas, and a balcony, ensuring adaptability for diverse business needs.



# Building #5

## Floor plans | 2<sup>nd</sup> Floor

TOTAL: 2361 SF and 1749 SF





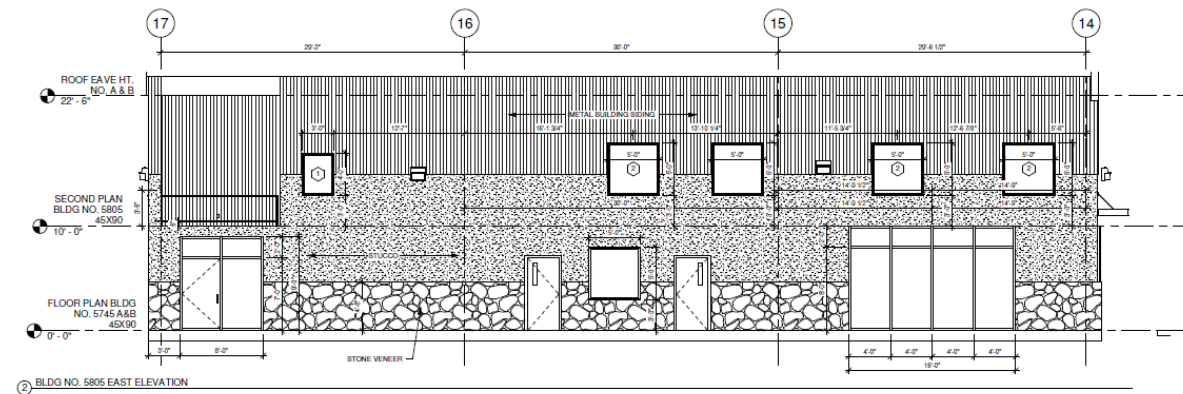
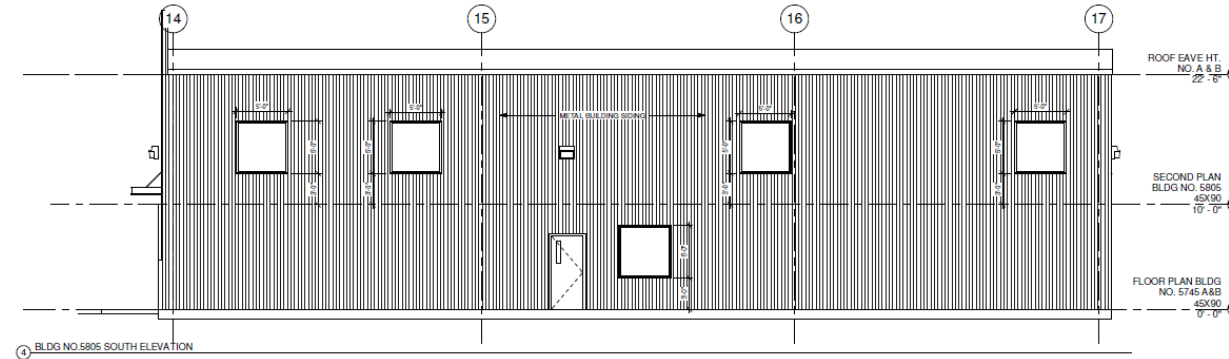
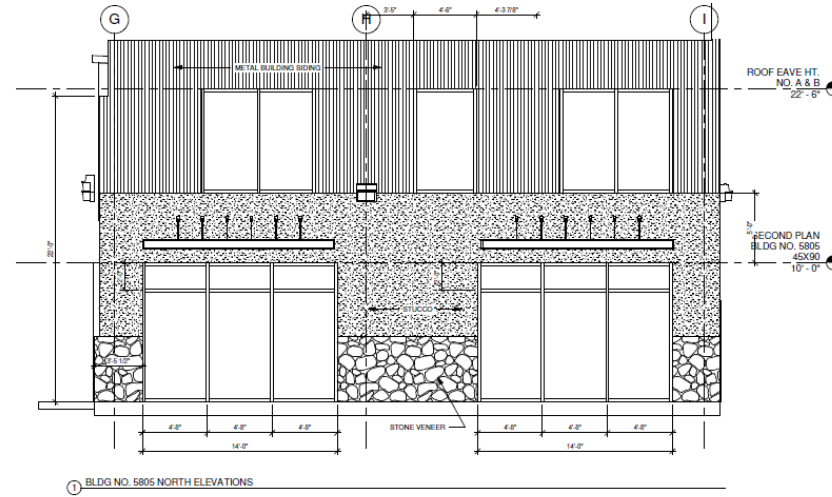
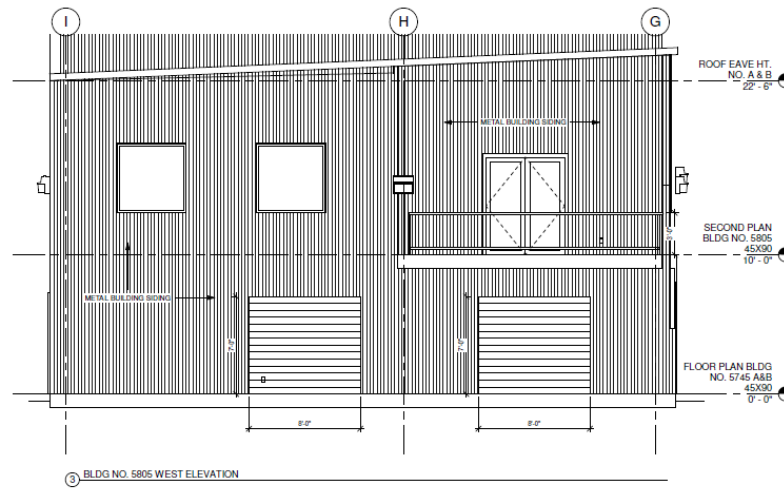
## Building E 2nd Floor (Office- Sample Buildout)





# Building Dimensions (BLDG E)

[Click here to access the file](#)





# Property Summary

13<sup>th</sup> Street Business Park Katy, TX 77493

IMPROVEMENT CHARACTERISTICS	OFFICE / WAREHOUSE
Building Description	Office / Retail / Warehouse
Number Buildings	5
<b>Number of Stories:</b>	
Building 1 to 4	1
Building 5	2
Rentable Area (Sq. Ft.)	35,385
Total Retail SF	2,309
Total Warehouse SF	28,966
Total Office SF	4,110

STRUCTURAL CHARACTERISTICS	OFFICE / WAREHOUSE
Foundation	Poured Concrete Slab
Frame	Steel
Exterior Walls	Metal & Masonry
Roof Type	Pitched
Roof Cover	Metal

INTERIOR CHARACTERISTICS	WAREHOUSE
Floor Covering	Sealed Concrete
Interior Walls	Gypsum Board, Insulated Metal
Ceiling Cover	Acoustical Tile, Insulated Metal
Interior Lighting	Fluorescent
Ceiling Height (Effective Ft)	24
Loading	Grade Level
Number of Truck Doors	2 per building

OTHER IMPROVEMENTS	OFFICE / WAREHOUSE
<ul style="list-style-type: none"> <li>• Unaffected by floodwaters.</li> <li>• Underground detention system.</li> <li>• Police station 3 minutes away.</li> </ul>	<ul style="list-style-type: none"> <li>• Building Manufacturer Whirlwind Steel.</li> <li>• Concrete paving and parking, landscaping, exterior lighting.</li> </ul>

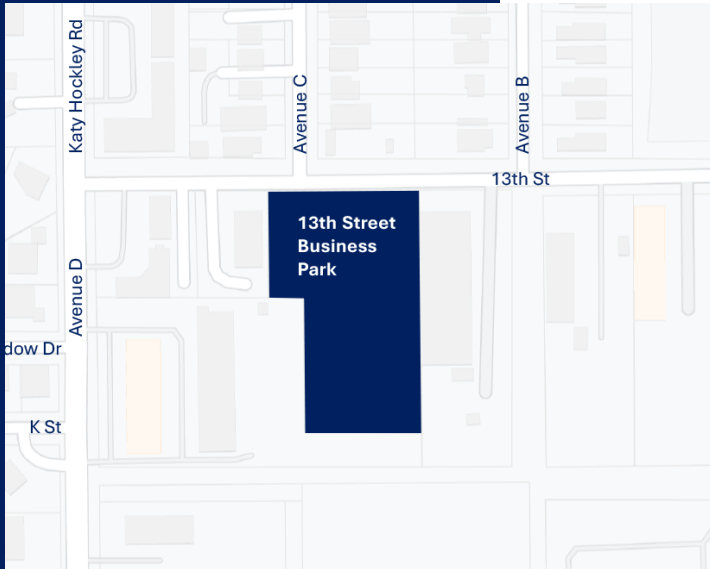
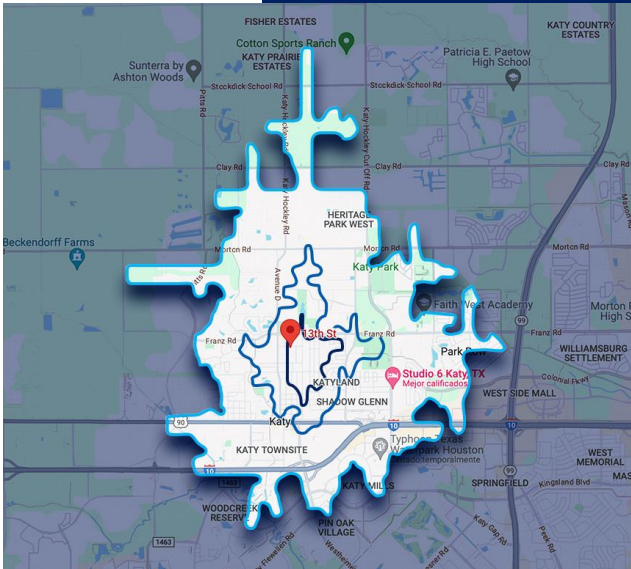




# Demographics

## Population 3-10 MINUTE RADIUS

Within a 3 to 10-mile radius, property enjoys a diverse population, diverse employment base, healthy household income, educated population, and varied employee base.



DISTANCE	MALE	FEMALE	TOTAL
3 MINUTE	878	843	1,721
5 MINUTE	4,181	4,091	8,271
10 MINUTE	17,298	17,238	34,537

## City State

Katy, TX

## Population

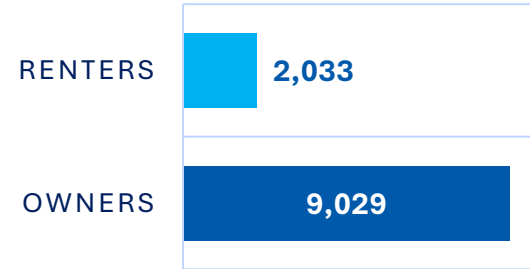
34,537

## Avg. Hh Size

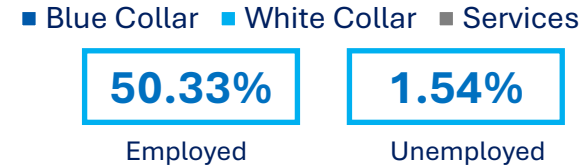
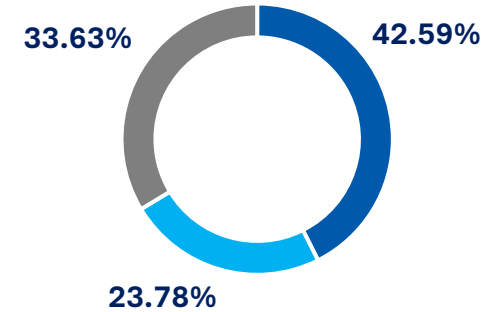
3.04

## Median Hh Income

\$88,478



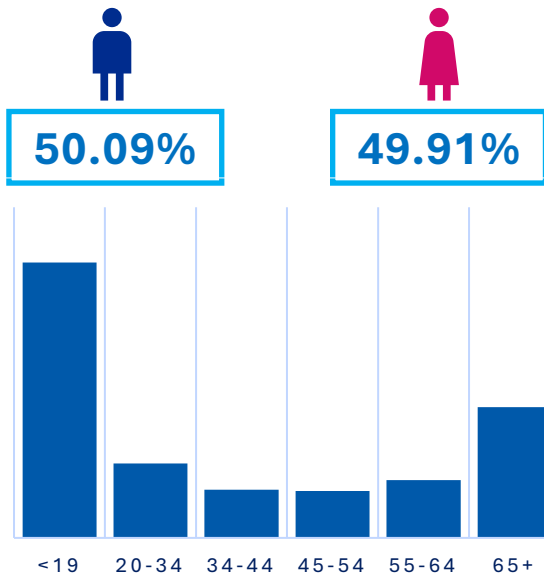
## Employment



## Education

High School Grad:	23.82%
Some College:	25.18%
Associates:	4.60%
Bachelors:	26.98%

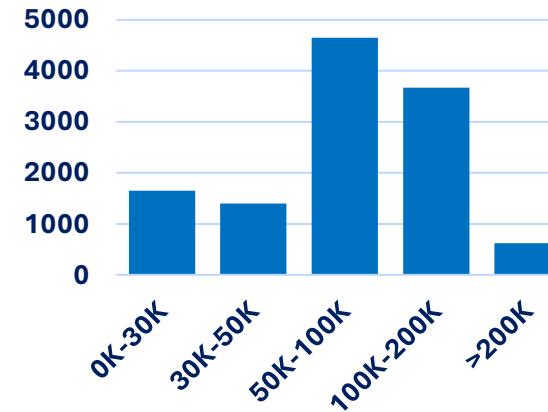
## Gender & Age



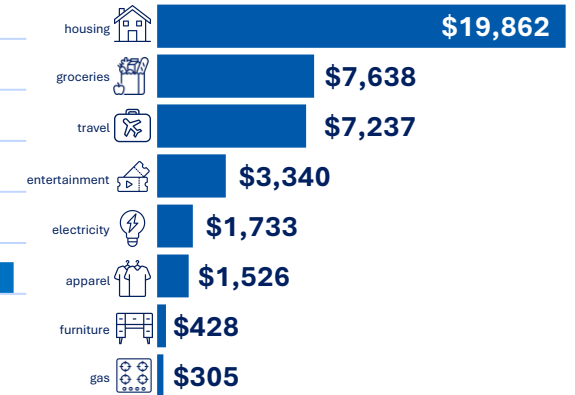
## Race & Ethnicity

White:	57.18%
Asian:	1.97%
Native American:	0.08%
Pacific Islanders:	0.0%
African-American:	3.25%
Hispanic:	26.65%
Two or More Races:	10.87%

## Income by Household



## Household Spending





# Contact me for any additional questions

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