

AVAILABLE: END OF SUMMER 2024

# 13th Street Business Park

5745 13th Street Bldg 1, 2, 3, and 4  
5805 13th Street Bldg 5  
Katy, TX 77493

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Luxury  
& Commercial



exp  
REALTY

5 NEW BUILDINGS

# 13th Street Business Park

## Pre-leasing

Starting Rates **\$1.25 / SF**

NNN Opex estimate: **\$0.55 / 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.

### 04 Leasing Incentives

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

### 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.

### 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

### 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.





# Building renderings

## Aerial view

Total Parking spaces: 97  
Total Rentable Sq ft: 33,634 sq ft

### Building #4

7,588 sq ft  
Office/Warehouse

### Building #4-A & #4-B

3,794 sq ft each

### Building #2

6,730 sq ft  
Office/Warehouse

### Building #2-A & #2-B

3,365 sq ft each

### Building #3

7,588 sq ft  
Office/Warehouse

### Building #3-A & #3-B

3,794 sq ft each

### Building #1

6,730 sq ft  
Office/Warehouse

### Building #1-A & #1-B

3,365 sq ft each

### Building #5

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

# Building #5

## RETAIL SPACE ON 1<sup>st</sup> FLOOR (Retail Space)



The first-floor features two shell retail spaces.

1 shell space of 890 SF with one 96 SF office and an 85 SF bathroom

Total 1,079 SF

1 shell space of 869 SF with one 92 SF office and an 85 SF bathroom

Total 1,046 SF

### Property Summary

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

#### PROPERTY INFORMATION

|  |  |
|--|--|
| Number of Buildings                                  | 5  |
| Year Built   | 2024   |
| Total Rentable SF                                    | 33,634 SF                                      |
| Average SF Retail – 1 <sup>st</sup> Floor Rent / NNN | 1,180.6 SF   1129.4 SF<br>\$2.25/SF / \$.55/SF |
| Parking  | 97 spaces                                      |

#### SITE

County Harris County

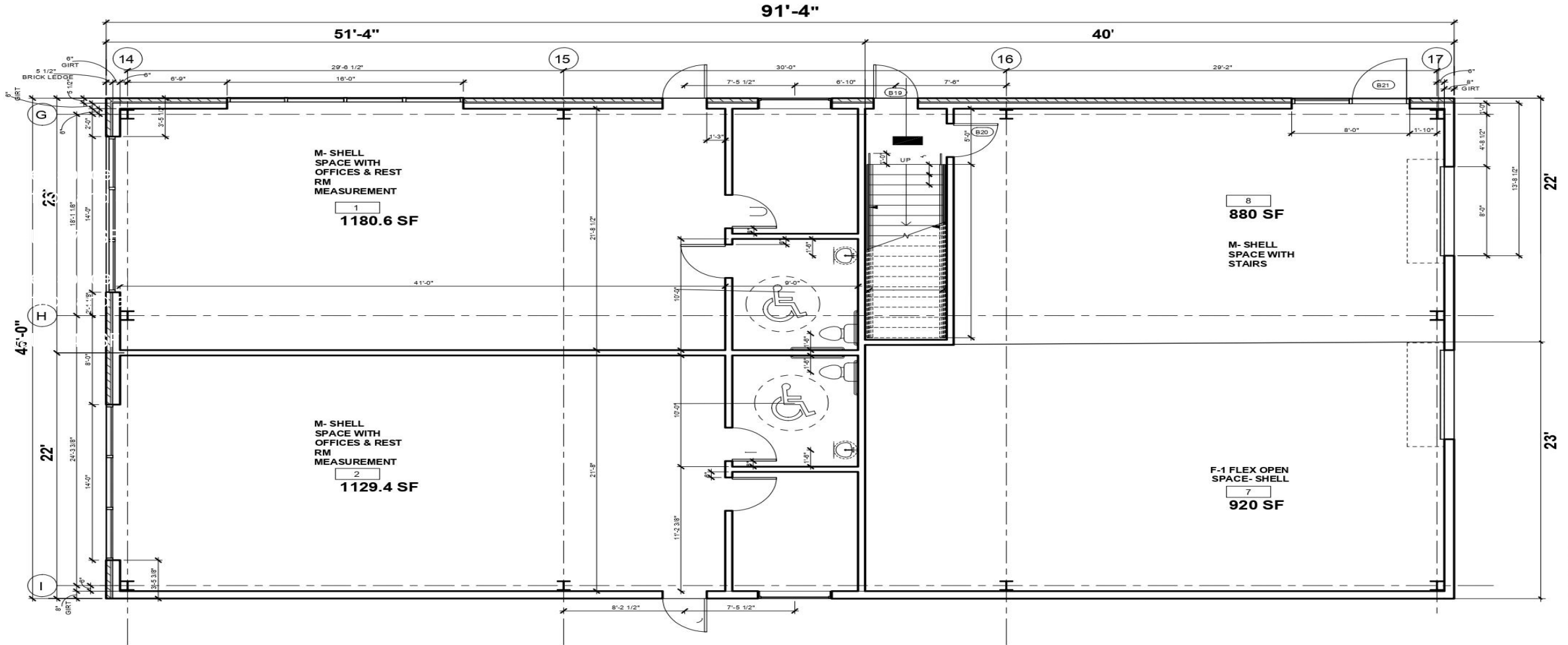
#### CONSTRUCTION

|          |               |
|----------|---------------|
| Exterior | Brick & Metal |
| Roof     | Metal         |

# Building #5

## Floor plans | 1<sup>st</sup> Floor

TOTAL: 4,110 SF





# 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

|   |   |
|---|---|
| Number of Buildings (2 <sup>nd</sup> floor)                   | <b>5</b>  |
| Year Built  | <b>2024</b>   |
| Total Rentable SF   | <b>33,634 SF</b>                                    |
| 2 office space available– 2 <sup>nd</sup> Floor<br>Rent / NNN | <b>2361 SF and 1749 SF<br/>\$2.25/SF / \$.55/SF</b> |
| Parking   | <b>97 spaces</b>                                    |

#### SITE

County **Harris County**

#### CONSTRUCTION

Exterior **Brick & Metal**

Roof **Metal**

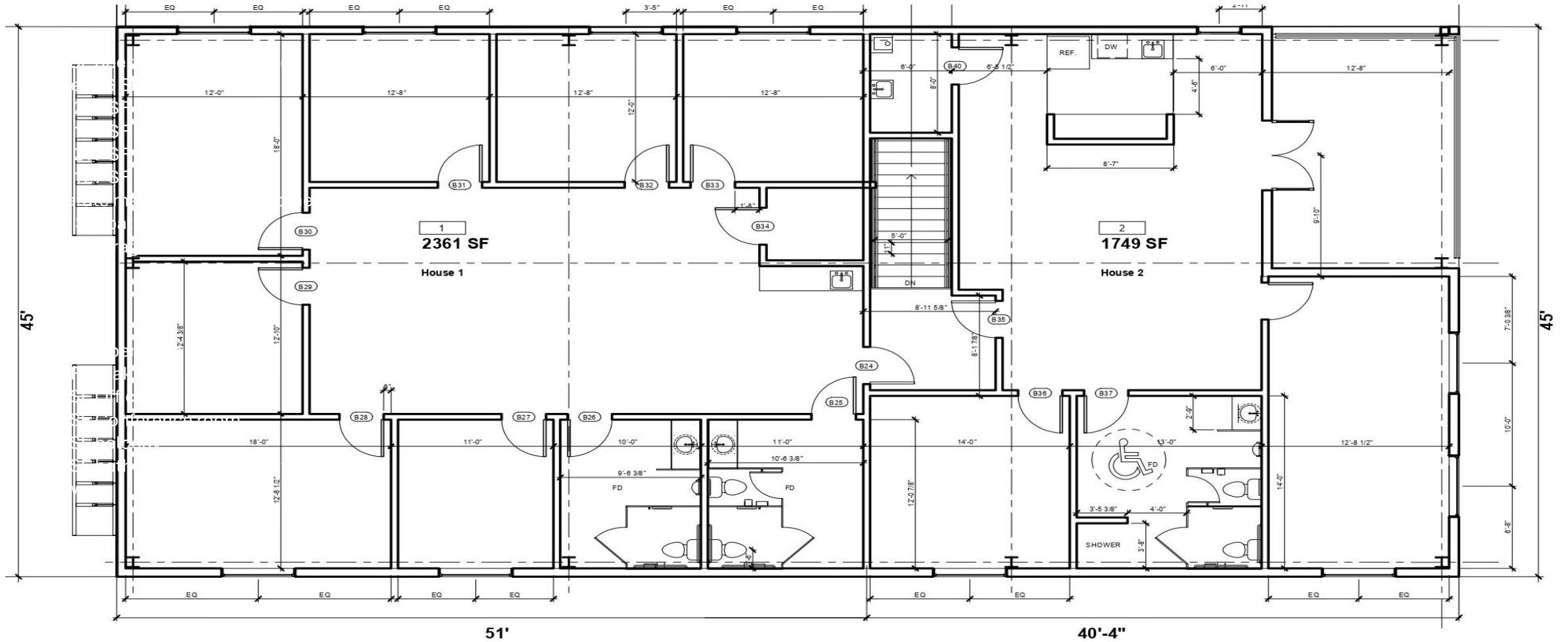
The office space offers modern and versatile options for single or multiple tenants. Offices include well-equipped bathrooms and an open area.

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





## Sophisticated underground detention system









## Building Progress



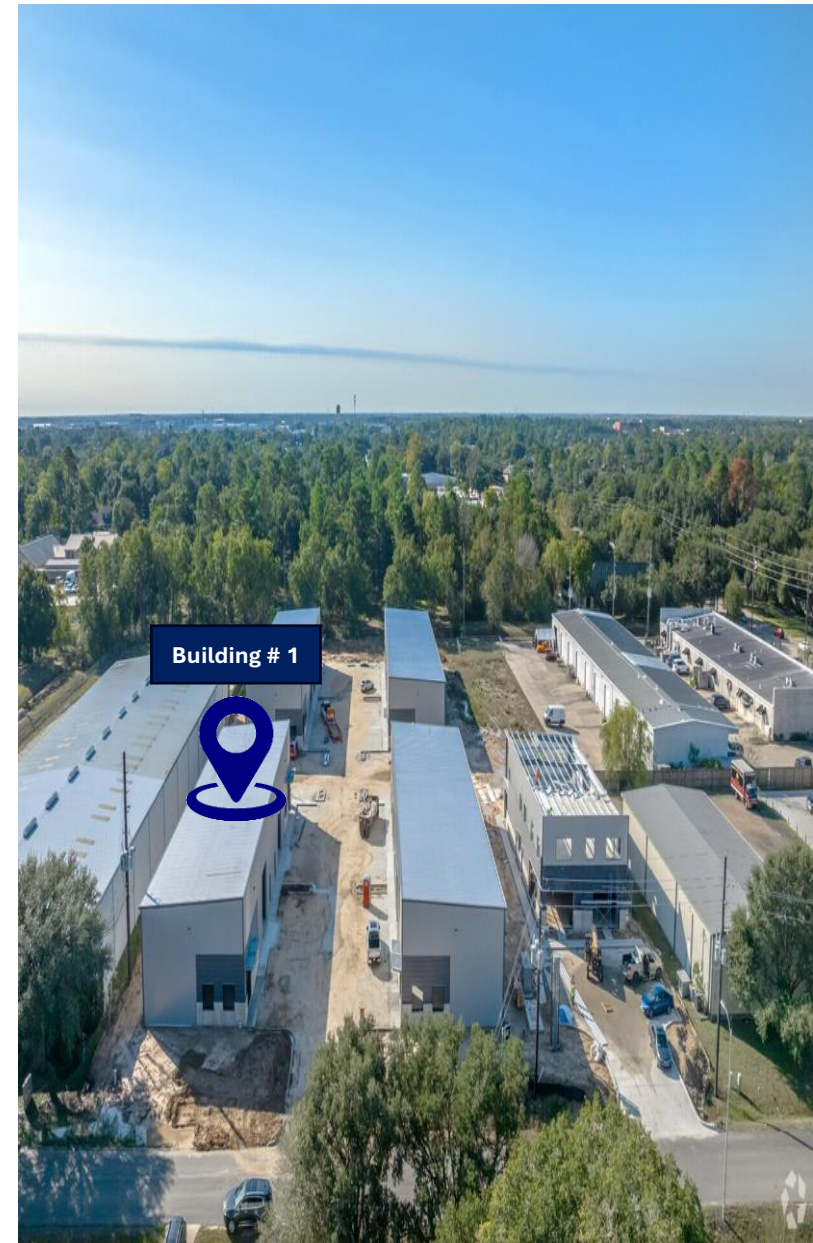


# Building Progress Aerial View





# Building #1 Progress





# Building #2 Progress

Building #2



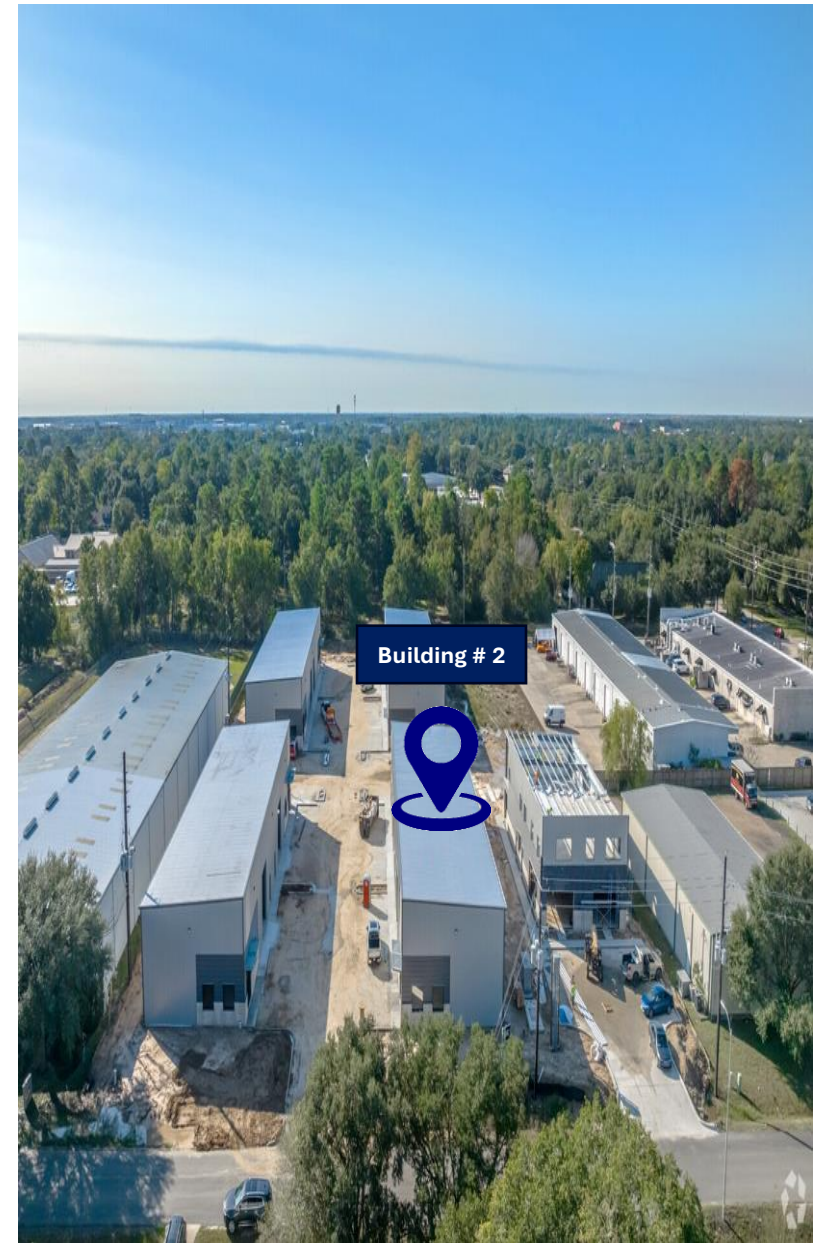
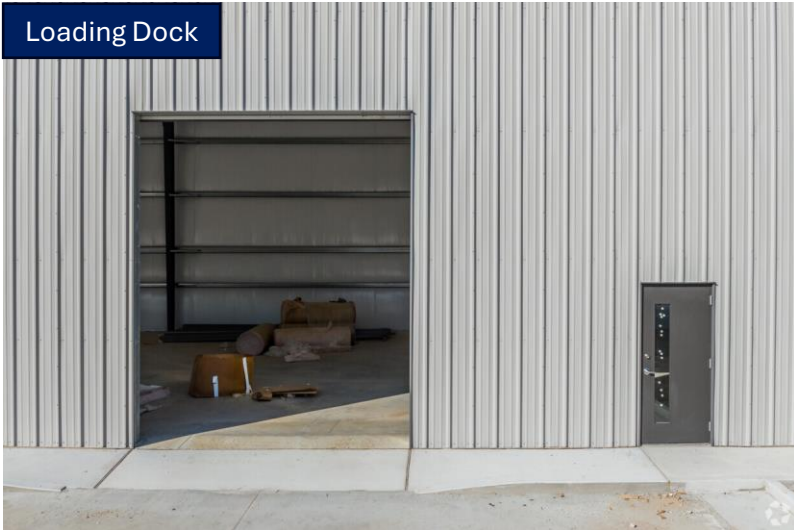
Entrance



Warehouse

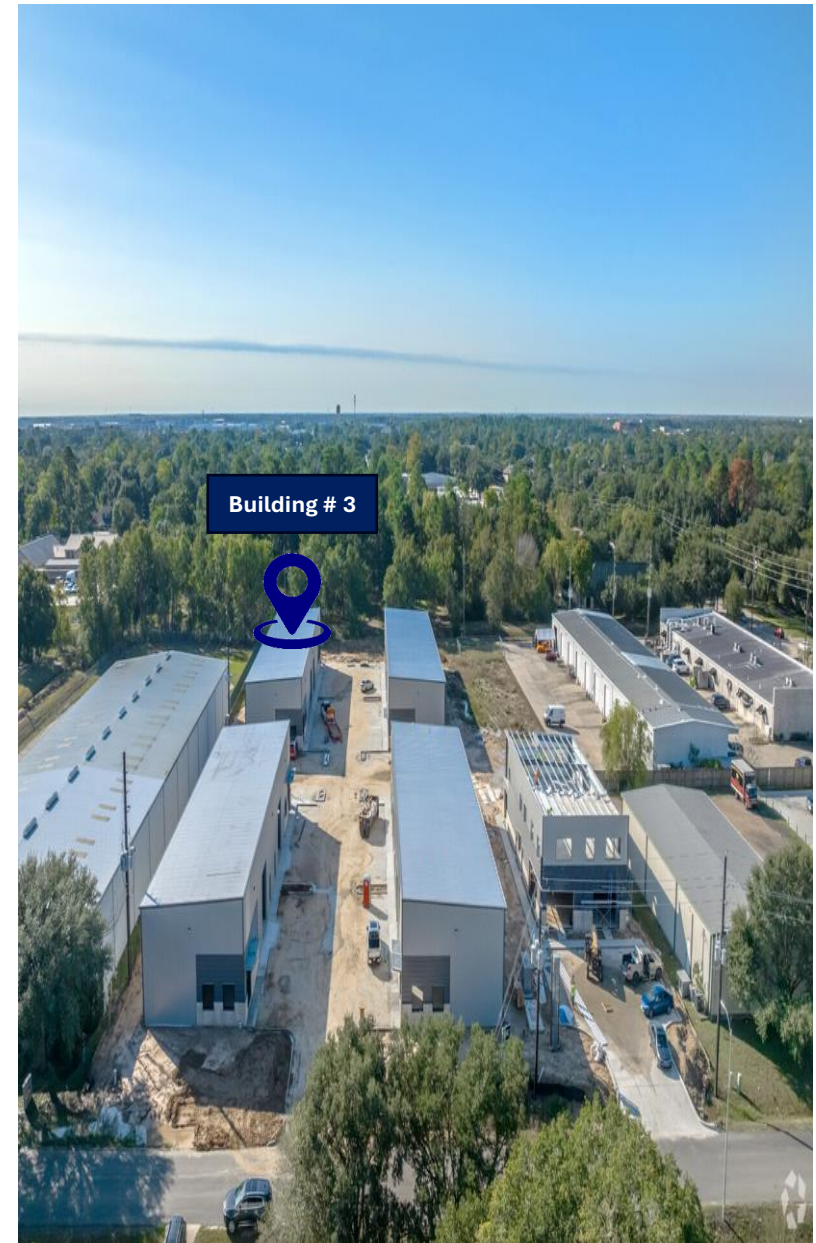
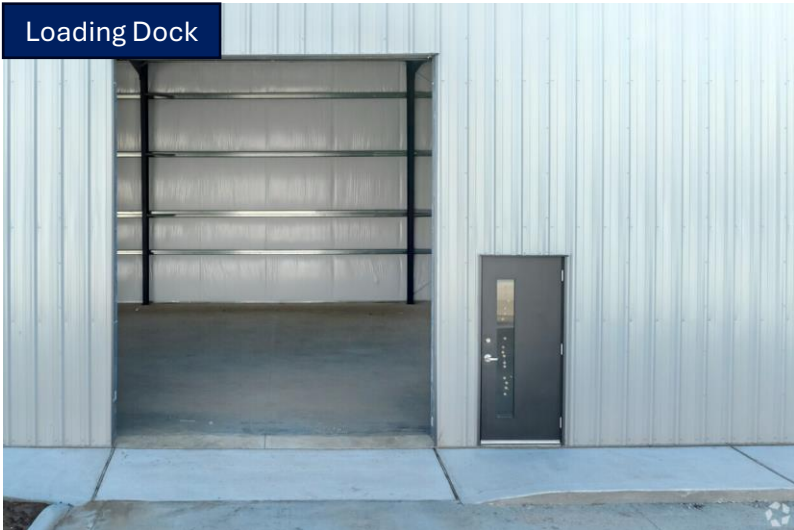


Loading Dock





# Building #3 Progress





# Building #4 Progress

Building #4



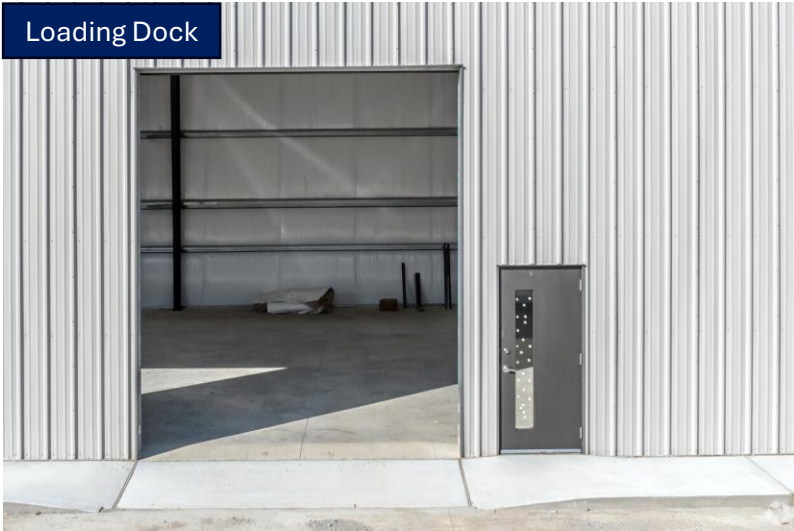
Entrance



Warehouse

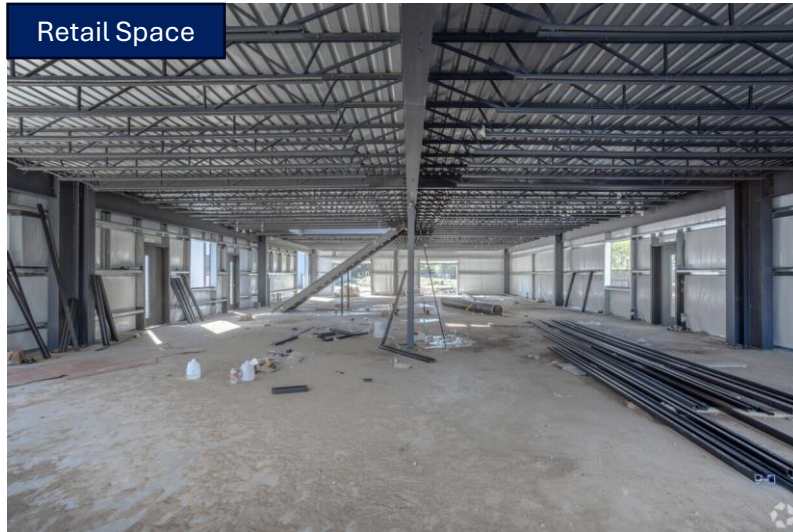


Loading Dock





# Building #5 Progress





# Building # 2,3,4,5

## WAREHOUSE



## Property Summary

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

### PROPERTY INFORMATION

|   |  |
|---|--|
| Number of Buildings                       | 5  |
| Year Built                                | 2024                                     |
| Total Rentable SF                         | 33,634 SF                                |
| Average SF Office Warehouse<br>Rent / NNN | 3,365 – 7,588 SF<br>\$1.25/SF / \$.55/SF |
| Parking                                   | 97 spaces                                |

### SITE

|        |               |
|--------|---------------|
| County | Harris County |
|--------|---------------|

### CONSTRUCTION

|          |               |
|----------|---------------|
| Exterior | Brick & Metal |
| Roof     | Metal         |

# Property Summary

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

| IMPROVEMENT CHARACTERISTICS | OFFICE / WAREHOUSE                   |
|-----------------------------|--------------------------------------|
| Building Description        | <b>Industrial / Office Warehouse</b> |
| Number Buildings            | <b>5</b>                             |
| <b>Number of Stories:</b>   |                                      |
| Building 1 to 4             | <b>1</b>                             |
| Building 5                  | <b>2</b>                             |
| Rentable Area (Sq. Ft.)     | <b>33,634</b>                        |
| Retail Area (Sq. Ft.)       | <b>2,500</b>                         |
| Office - Warehouse Area     | <b>31,134</b>                        |
| Percent Warehouse / office  | <b>92% / 8%</b>                      |

| STRUCTURAL CHARACTERISTICS | OFFICE / WAREHOUSE          |
|----------------------------|-----------------------------|
| Foundation                 | <b>Poured Concrete Slab</b> |
| Frame                      | <b>Steel</b>                |
| Exterior Walls             | <b>Metal &amp; Masonry</b>  |
| Roof Type                  | <b>Pitched</b>              |
| Roof Cover                 | <b>Metal</b>                |

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

| 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>• <b>Building Manufacturer Whirlwind Steel.</b></li> <li>• <b>Concrete paving and parking, landscaping, exterior lighting.</b></li> </ul> |

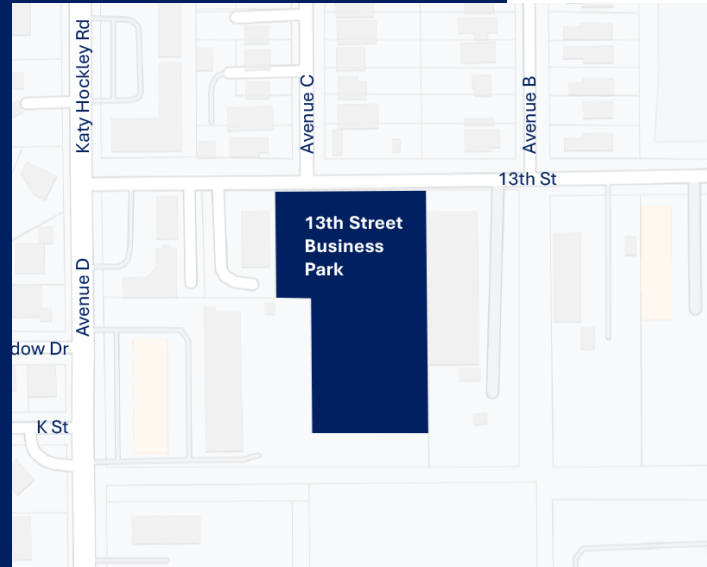
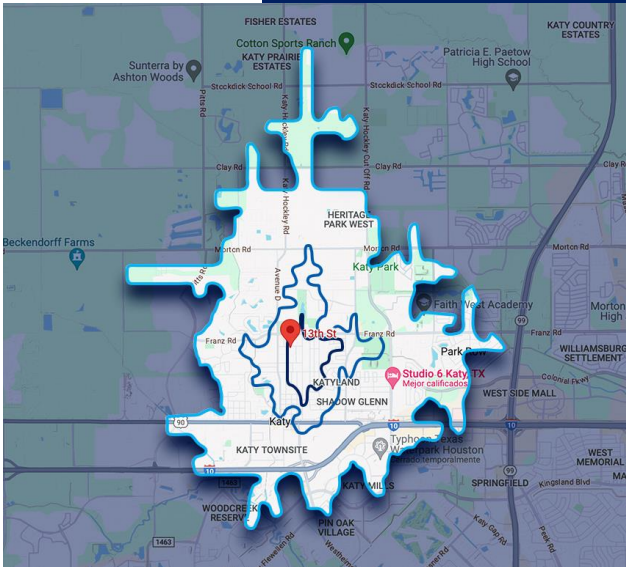




# Demographics

## 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

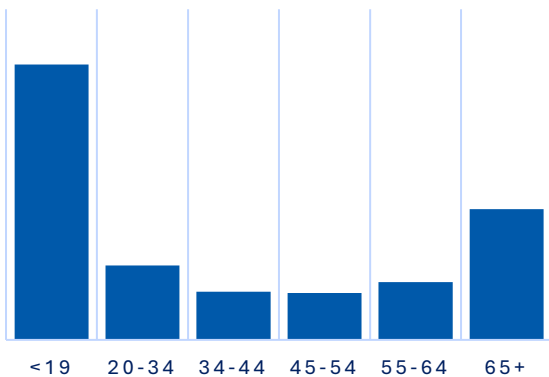
## Gender & Age



50.09%

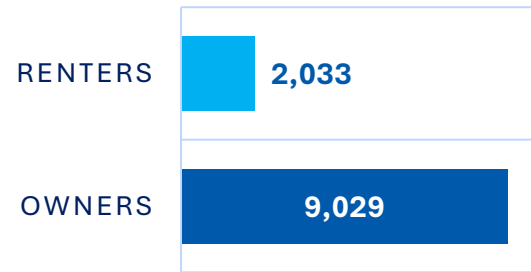


49.91%



## Median Hh Income

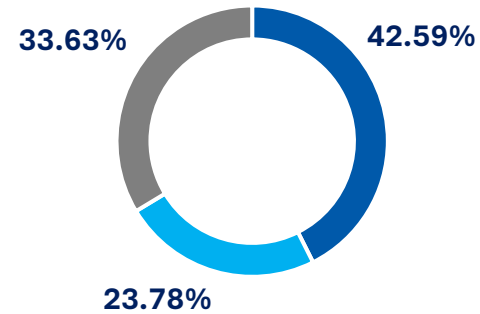
\$88,478



## 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% |

## Employment



■ Blue Collar ■ White Collar ■ Services

50.33%

Employed

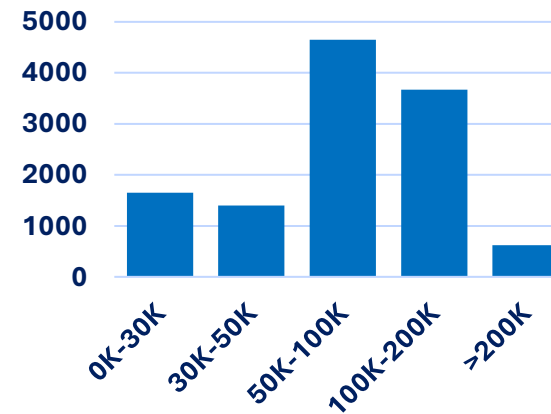
1.54%

Unemployed

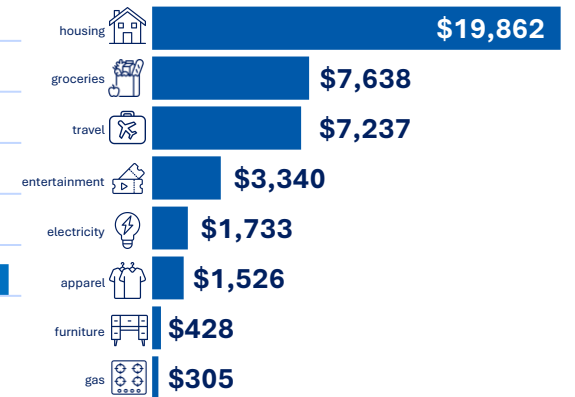
## Education

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

## Income by Household



## Household Spending





**Contact me  
for any additional questions**

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