

FOR LEASE

SHERWOOD OAKS

11300 KATY FREEWAY | HOUSTON, TX 77043



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PROPERTY INFORMATION

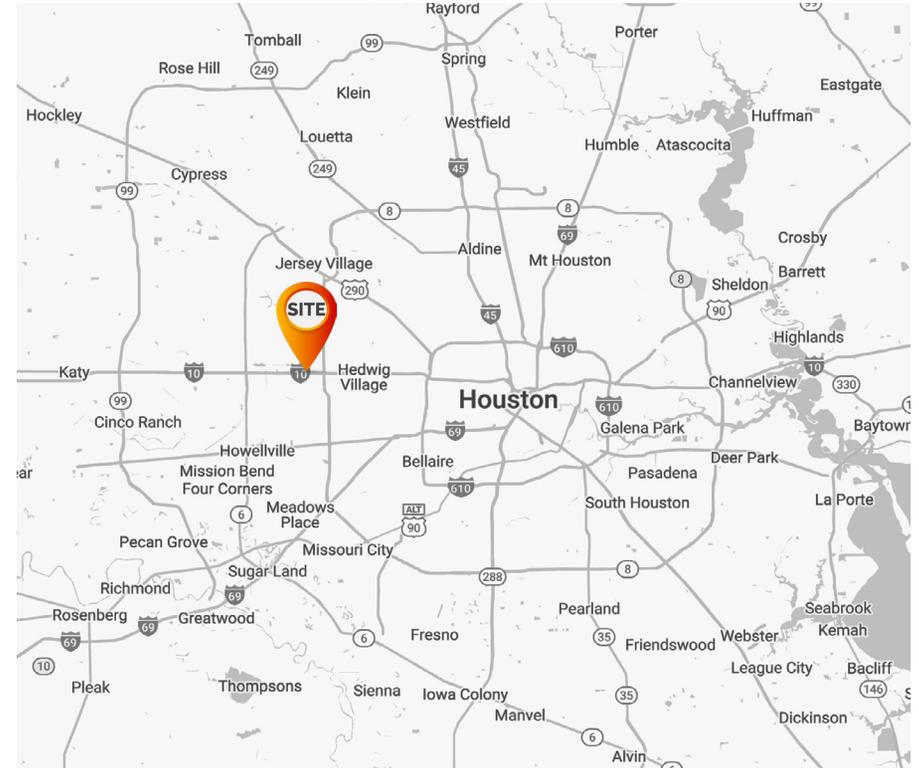
Sherwood Oaks is a prime retail site on I-10 frontage, offering excellent visibility. It benefits from a dense residential area, high daytime population, and heavy traffic flow. This site is positioned near the Energy Corridor and Memorial areas, making it highly attractive for businesses.

End-Cap Shell Space (divisible)	±2,400 SF
In-Line Shell Space	±920 SF
End-Cap Shell Space	±975 SF
Lease Rate	\$ 35.00 PSF
NNN	\$13.46 SF (2025)

Property Highlights

- Last remaining spaces.
- Two recently renovated buildings.
- Exposure to 361,489 VPD.
- Plyon signage available, which is visible from I-10 heading west.

Area Retailers



Demographics

	1 Mile	3 Miles	5 Miles
Population 2025	16,688	115,167	323,151
Total Daytime Population	24,217	181,912	443,880
Average HH Income	\$160,600	\$133,800	\$115,100
Traffic Counts	361,489 vpd on I-10 1,170 vpd on I-10 Frontage Rd		

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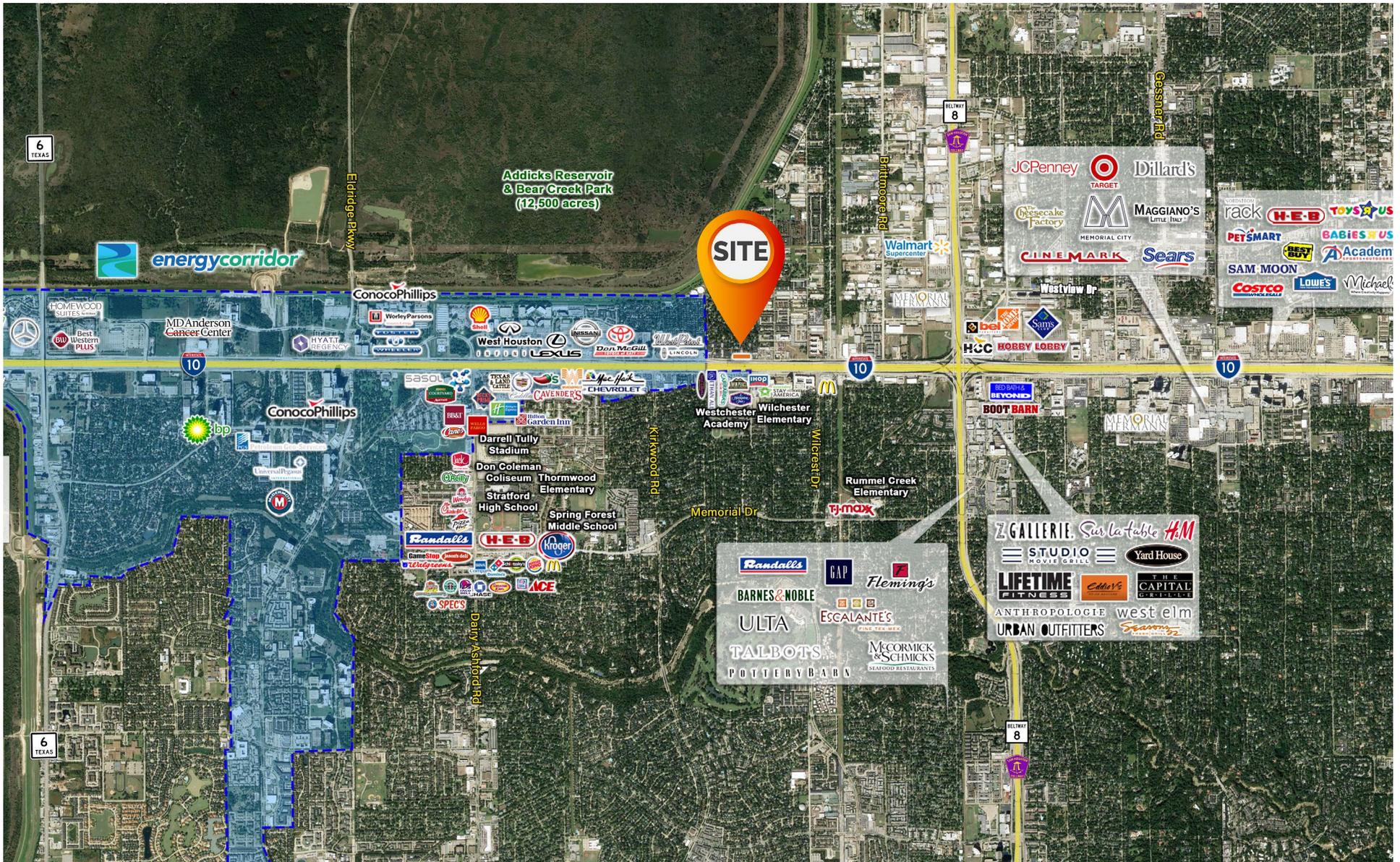
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