

FOR SALE AND FOR LEASE

23537 Kingsland Boulevard

Katy, TX 77494

Just south of I-10 Katy Fwy, off Grand Parkway, Katy is centrally located amid Harris, Waller, and Fort Bend counties, 30 miles west of Houston. Katy ISD offers top-tier education. The city fosters a business-friendly environment, attracting diverse businesses of all sizes.



PROPERTY OVERVIEW

Highest/Best Use for Owner Operator. Solid demographics in a growing area. Neighbors to the master-planned community of Cinco Ranch. Easily accessible with drive up access. Located just west of the Grand Parkway on Kingsland Boulevard at Cobia Dr.

Lease SF Availability: Approximately 1,300 - 4,900 SF

Building Square Footage: 11,900 SF

The space was built in 2017 and is well-maintained, boasting modern, high-end finishes. Opportunity to purchase office furniture.



CHRIS ABEL

Commercial Director
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(281) 552-8423

ABEL PROPERTY GROUP

KW Commercial Signature
920 S Fry Rd Katy, TX 77450
www.kwcommercial.com

23537 KINGSLAND BLVD

KATY, TX 77494



For Sale	11,900 SF
For Lease	Approximately 1,300 - 4,900 SF
Pricing	Contact Broker
Year Built	2017
Average Traffic Count	12,835
Best Use For Sale and Lease	Attorney's, Financial Services, Real Estate Groups, Insurance Groups or Professional Business Services as Owner Operator

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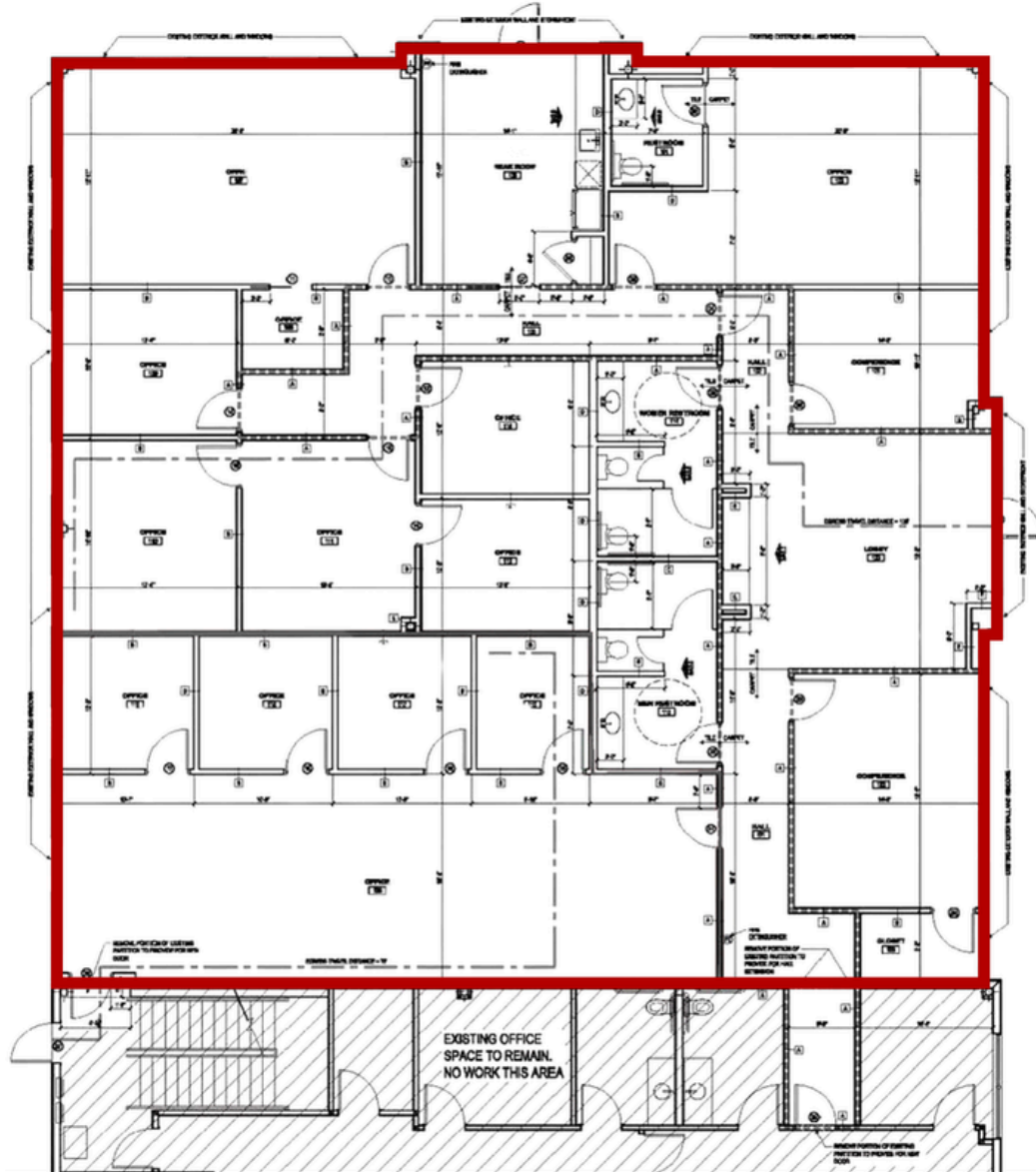
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FLOOR PLAN

LEASABLE AREA - APPROXIMATELY 1,300 - 4,900 SF

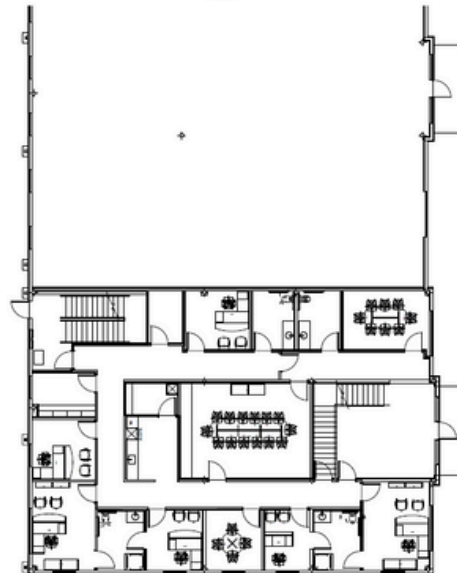
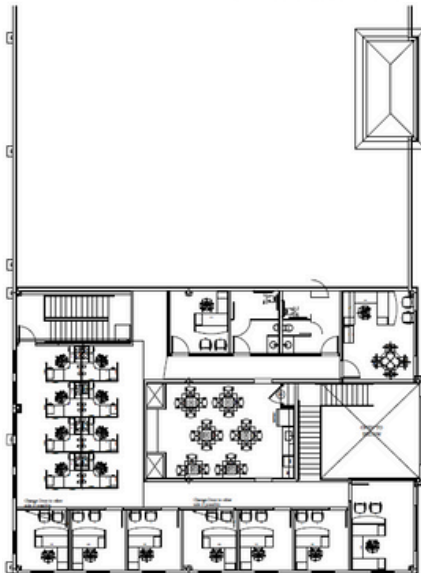
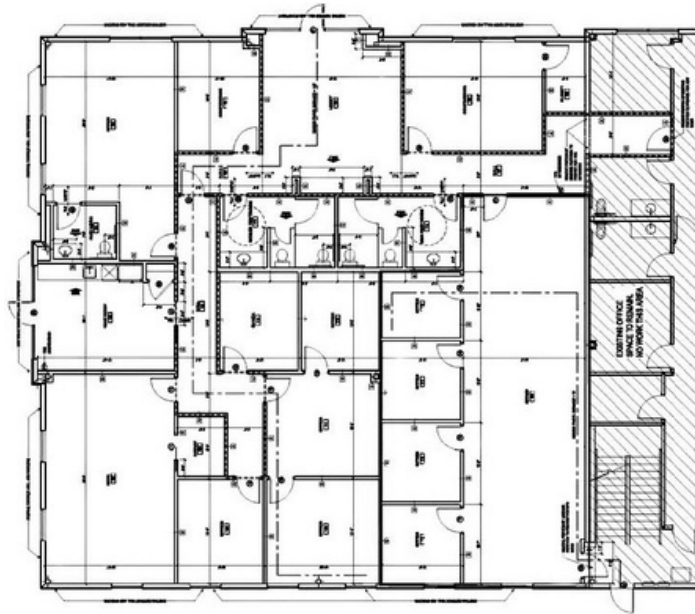


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FLOOR PLAN

FOR SALE - 11,900 SF



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NORTH VIEW



COSTCO WHOLESale



GRAND PARKWAY



I-10



KINGSLAND BLVD



**MEMORIAL HERMANN HOSPITAL -
KATY & MEDICAL COMPLEX**



TIMES SQUARE ENTERTAINMENT

EAST VIEW



KATY ASIAN TOWN

GRAND PARKWAY

KINGSLAND BLVD



MEET SPICE



BUZZ & BITES

WEST VIEW



THE CLUB AT FALCON POINT

DOWNTOWN KATY

KINGSLAND BLVD



KATY BOARDWALK



KATY MILLS MALL



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SOUTH VIEW



LUPE TORTILLA MEXICAN RESTAURANT

GRAND PARKWAY



LACENTERRA



SAPORE DETROIT PIZZERIA



DEMOGRAPHIC DETAIL REPORT



	1 MILE	3 MILE	5 MILE
2023 Total Population	23,052	114,627	301,632
2028 Population	22,069	121,149	320,519
Pop Growth 2023-2028	+ 8.54%	+ 4.96%	+ 6.26%
Average Age	35	37	36
2023 Total Households	7,379	39,872	99,649
HH Growth 2023-2028	+ 8.94%	+ 5.12%	+ 6.35%
Median Household Inc	\$88,703	\$96,043	\$107,641
Avg Household Size	2.70	2.90	3.00
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$273,827	\$264,045	\$285,494
Medaian Year Built	2010	2003	2006