

# 24542 KINGSLAND BLVD

24542 KINGSLAND BLVD, KATY, TX 77494

OFFICE BUILDING FOR SALE | \$815,000



**ADAM OLSEN**

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**THE** COMMERCIAL  
**PROFESSIONALS**

To Schedule A Showing Call 713.538.1638

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RETAILER MAP | OFFICE BUILDING



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PROPERTY SUMMARY | OFFICE BUILDING



## PROPERTY DESCRIPTION

Discover the perfect workspace for your growing business with 2,200 sqft of versatile mixed-use office space. This thoughtfully designed floor plan boasts seven spacious offices, a welcoming waiting area/reception, a convenient breakroom, and an essential storage room.

Parking will never be an issue, as ample spaces are available to accommodate both clients and employees. Located in a high-traffic area near I-10, accessibility is a breeze, ensuring your business can thrive with ease.

Don't miss out on the opportunity to secure this adaptable office space that's tailor-made to meet your business needs and support its expansion.

## LOCATION DESCRIPTION

Nestled just minutes away from the bustling I-10, this prime office building enjoys a strategic location surrounded by an array of major retailers, ensuring convenience and accessibility for businesses and their clients. Located in close proximity to Katy Mills Mall, Planet Fitness, Discount Tire, Starbucks, Typhoon Texas, and much more.

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## OFFERING SUMMARY

Sale Price:	\$815,000
Lot Size:	0.124 Acres
Building Size:	2,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	410	1,363	4,582
Total Population	987	3,325	11,493
Average HH Income	\$86,124	\$91,224	\$104,050

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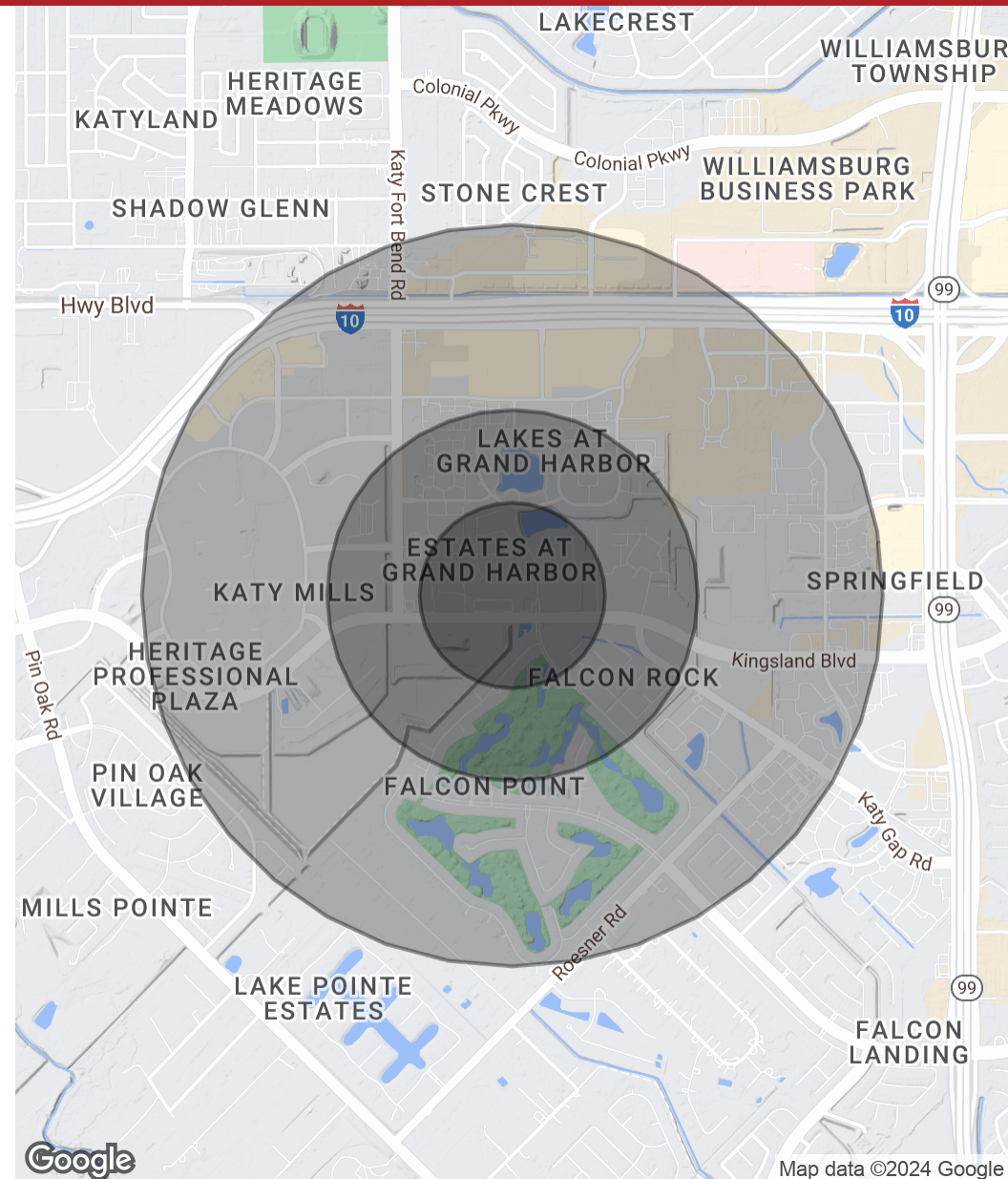
DEMOGRAPHICS MAP & REPORT | OFFICE BUILDING

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	987	3,325	11,493
Average Age	36.0	36.6	36.8
Average Age (Male)	33.4	34.1	34.6
Average Age (Female)	37.6	38.1	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	410	1,363	4,582
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$86,124	\$91,224	\$104,050
Average House Value	\$268,372	\$273,006	\$278,848

\* Demographic data derived from 2020 ACS - US Census



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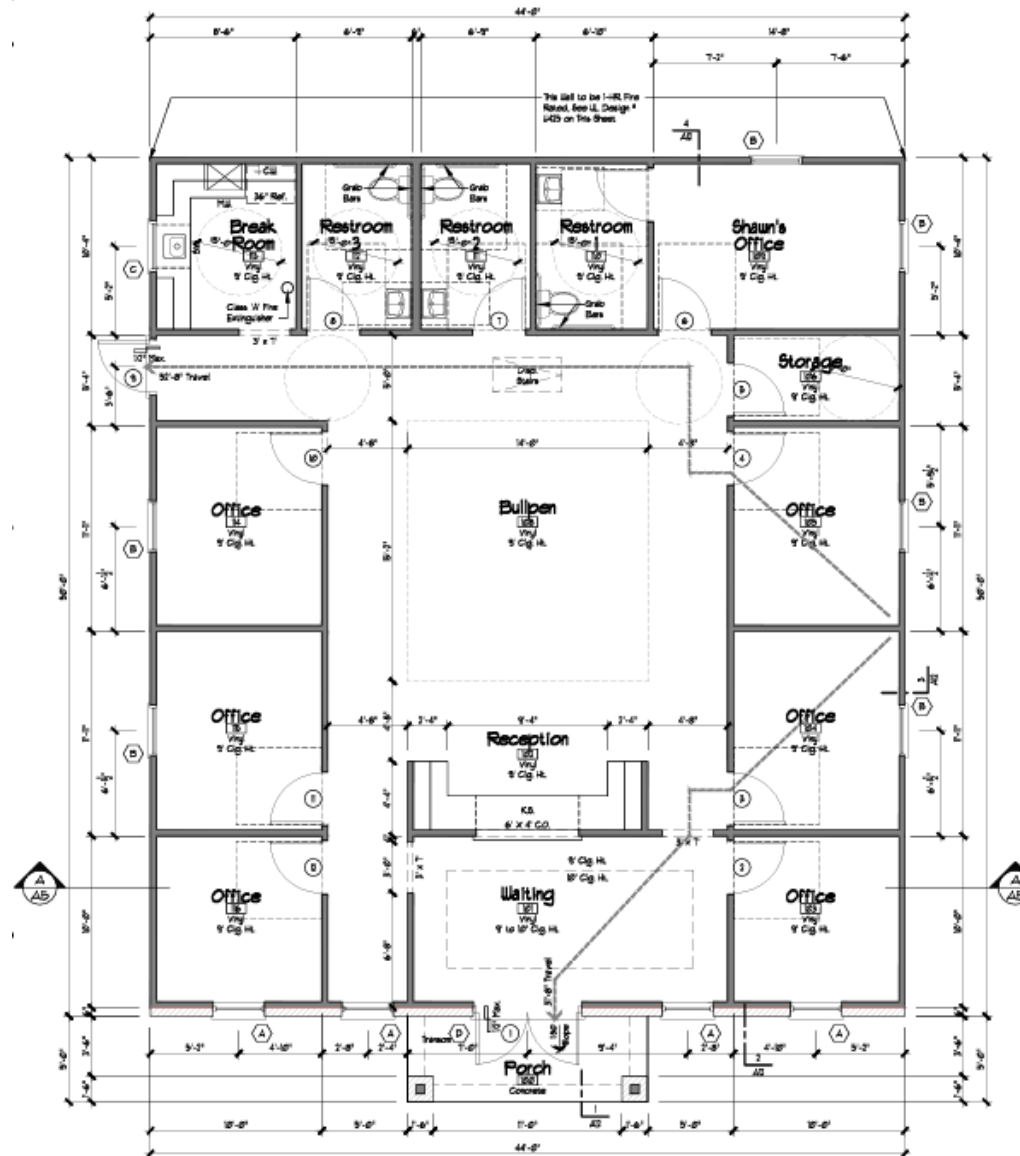
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FLOOR PLANS | OFFICE BUILDING



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ADDITIONAL PHOTOS | OFFICE BUILDING



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