

20155 PARK ROW DR

Katy, TX 77449

Retail/ Flex
Investment Opportunity
Offering Memorandum

±3,165 SF With ±900 SF Office | ±0.38 AC



MATTHEWS™

EXCLUSIVELY LISTED BY



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License No. 703159 (TX)

Broker of Record

Patrick Graham | License. No. 9005919 (TX)

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Table of Contents

- 01 Property Overview
- 02 Financial Overview
- 03 Tenant Overview
- 04 Market Overview

PROPERTY OVERVIEW

20155 Park Row Dr
Katy, TX 77449



Investment Highlights

Property Highlights

- $\pm 3,165$ SF total
- ± 900 SF of office/retail
- Fully built-out commercial kitchen
- Sits on ± 0.38 acres.
- 100% HVAC.
- One (1) grade-level loading door.
- 18' clear height.
- Leased through 10/31/2027 to Ooh La La Sweets
- Current rent below market, offering upside potential

CONTACT BROKER
For Pricing



Property Photos



 **element critical**
essential technology facilities

 **Veritiv**

 **KNIGHT**
TRANSPORTATION

 **MERCATOR**
GPS Systems



 **Academy**
SPORTS+OUTDOORS
Distribution Center



 **BROOKS**
CONSTRUCTION
GROUP, LLC

 **Standard Supply**
EST 1946
WE SET THE STANDARD

 **NEA**
NEUMAN & ESSER

 **ALBA ENERGY**
SOLAR POWER





**Subject
Property**

 **H-E-B**
Walmart
Supercenter
 













 **± 191,000 VPD**

 **± 191,000 VPD**

 **EWING**
OUTDOOR SUPPLY



 **CRASH CHAMPIONS**
COLLISION REPAIR TEAM





Google Earth

Tenant Overview



Year Founded
2007

Headquarters
Katy, TX

Tenant Overview

Ooh La La Sweets is an award-winning boutique dessert shop founded in 2007 by pastry chef Vanessa O'Donnell. The bakery is known for its high-quality, scratch-made products ranging from cupcakes and cakes to cookies, pies, dessert bars, macarons, and seasonal specialties. With a strong emphasis on creativity and variety, the brand offers rotating flavors, customizable desserts for events, and even specialty options such as keto-friendly items. Its reputation for excellence has earned it multiple local culinary awards, contributing to a loyal following and strong market presence.

As a tenant, Ooh La La Sweets brings significant retail appeal and consistent customer traffic, driven by both everyday treat seekers and those ordering for celebrations, corporate events, or special occasions. The business model balances walk-in retail with substantial custom-order revenue, supported by flexible ordering, catering capabilities, and take-out/delivery services. Its strong brand recognition, broad demographic appeal, and proven operational track record make it a high-value tenant for retail centers seeking a destination-quality bakery with community engagement and repeat-visit potential.



20155 Park Row Dr
Katy, TX 77449

±3,165 SF

GLA

Commercial Kitchen

With Retail Area

10/31/2027

Lease Expiration

2008

Year Built

±191,000

Vehicles Per Day (I-10)

Contact Broker

For Pricing



Market Overview

20155 Park Row Dr
Katy, TX 77449



Houston, TX MSA

Katy, TX

Market Demographics



26,360

Total Population

\$107,332

Median HH Income

8,129

of Households

47.1%

% Bachelor's Degree

36

Median Age

\$376,800

Median Property Value

Local Market Overview

Katy, Texas is a steadily growing community known for its strong schools, stable neighborhoods, and welcoming atmosphere. The city continues to attract families and professionals who appreciate its balance of comfort, convenience, and long-term livability.

The local economy is diverse, supported by industries such as energy, manufacturing, healthcare, education, and retail. Major employers, along with many small and mid-sized businesses, contribute to a reliable job market and consistent economic growth. This mix of opportunities helps create stability for residents across different career paths.

With its combination of economic strength, community-oriented living, and continued development, Katy remains an appealing place for people looking to plant roots and enjoy a solid, well-rounded quality of life.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	16,475	133,400	289,319

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,876	46,809	97,659

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$90,659	\$123,220	\$125,429

HOUSTON, TX MSA

Houston, Texas is a vibrant and diverse city that stands as the fourth-largest in the United States, known for its unique blend of southern charm and cosmopolitan allure. Located in the southeastern part of the state, Houston boasts a rich cultural tapestry, with a thriving arts scene, world-class museums like the Museum of Fine Arts and the Menil Collection, and a burgeoning culinary landscape featuring a wide array of international cuisines. The city is synonymous with the space industry, home to NASA's Johnson Space Center, where historic moon landings were orchestrated.

Additionally, Houston is a hub for the energy sector, with countless oil and gas companies headquartered here. The city's sprawling landscape is dotted with lush parks, including Hermann Park and Buffalo Bayou Park, providing ample opportunities for outdoor recreation. With a booming economy and a warm, welcoming community, Houston continues to be a beacon of opportunity and diversity in the Lone Star State.

#1 Relocation Destination In Us

- Houston Chronicle (2024)

#2 Fastest Growing U.S. Metro

- U.S. Census Bureau (2023)

5th Largest MSA Currently

By 2100, Houston Is Expected To Be The 2nd Largest Msa In The Country With Over 31mm People

2.25x Larger Than Tampa

Averaging 250 / Day, 1 Person / 5 Minutes

3x Larger Than Austin

3.5x Larger Than Nashville

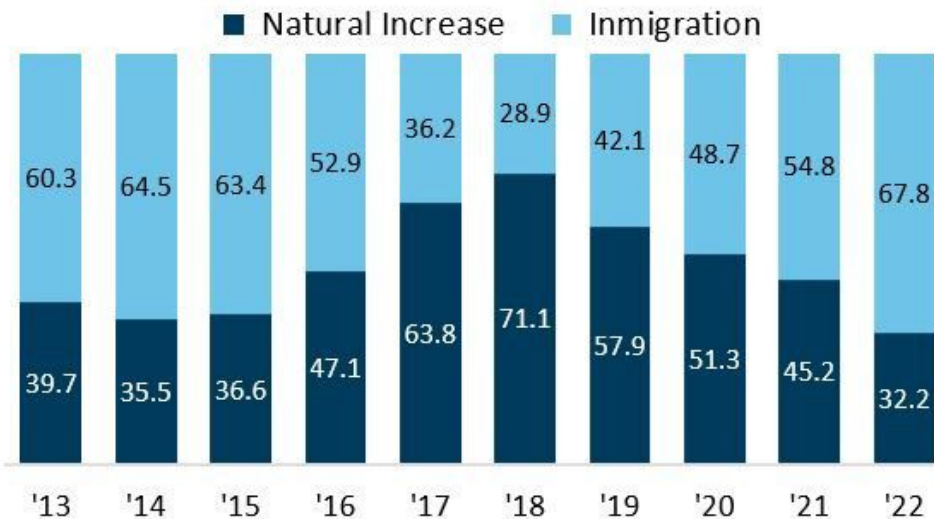
9x Larger Than Boise

Gdp Would Be The 23rd Largest In The World

13.58% Harris County Growth Rate

Projected In 5 Years In A 3 Mile Radius

SHARE OF METRO POPULATION GAINS OVER TIME (%)



Source: Partnership calculations based in U.S. Census Bureau data

HOUSTON ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bioscience. Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. Additionally, it is home to numerous Fortune 500 companies and over 60 medical organizations. According to Forbes, Houston has a gross metro product of \$482.1 billion.

Houston maintains a global position as an international trade leader with economic and cultural ties reaching across the globe. As one of only five cities in the world connecting to all six inhabited continents, Houston is a global manufacturing and logistics hub and an international finance center. Over 5,000 Houston companies are engaged in international business and approximately 1,000 Houston firms report foreign ownership. International trade directly or indirectly supports more than one-third of all jobs in the Houston metropolitan area. Fifteen foreign governments maintain trade and commercial offices here, and the city has 35 active foreign chambers of commerce and trade associations.

#3 IN BEST PLACES TO LIVE IN TEXAS

- U.S. NEWS AND WORLD REPORT 2022-2023



Major Employers

of Employees

Memorial Hermann Health System	35,390
Walmart	29,797
Houston Methodist	29,657
The University of Texas MD Anderson Cancer Center	21,576
HCA Houston Healthcare	15,000
Kroger	14,868
ExxonMobil	13,000
United Airlines	11,900
Schlumberger Limited	11,700

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 20155 Park Row Dr, Katy, TX, 77449 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date