



## Restaurant Space

23255 Kingsland Blvd, Katy, TX 77494



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Keys & Capital Global Group Brokered by EXP Realty

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# Restaurant Space

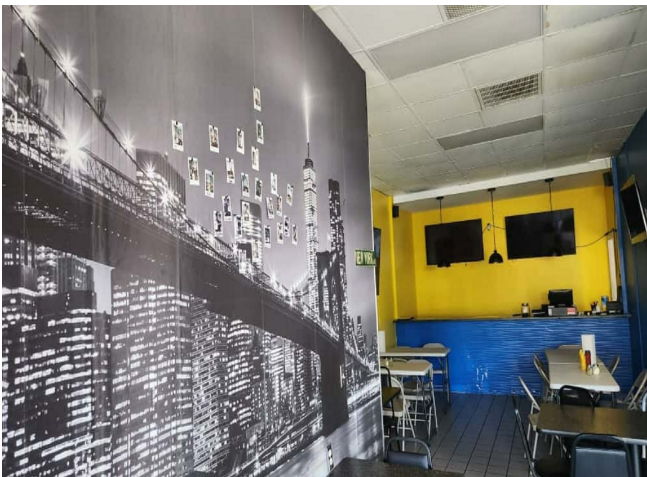
\$23.00 /SF/YR

Turnkey opportunity in the heart of Katy! This former gyros and fast-food restaurant at 23255 Kingsland Blvd is ready for its next operator. The space is equipped with a drive-thru window, indoor seating, existing kitchen equipment, and a grease trap — ideal for quick-service or fast-casual restaurant concepts looking to start operations quickly.

Located on a high-traffic corridor surrounded by strong retail and residential demand, this property offers excellent visibility and accessibility. Whether you're launching a new concept or expanding your brand, this space provides the perfect foundation for success.

Don't...

- Drive Thru Window
- Located in a High Traffic Area
- Freeway Visibility
- Signage
- Air Conditioning, Walk in Freezer, some kitchen equipment, grease trap



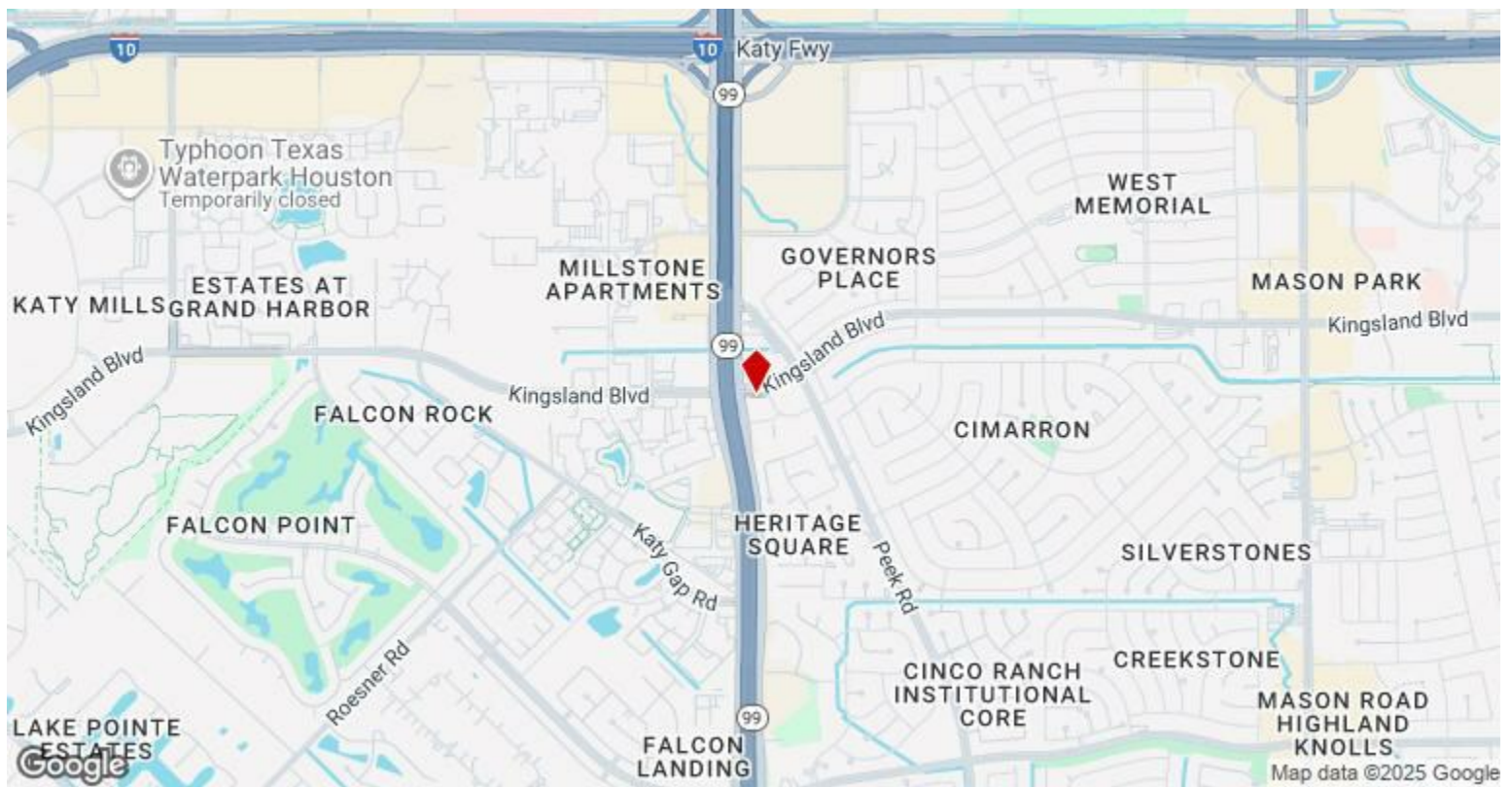
Rental Rate:	\$23.00 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	1,800 SF
Year Built:	1998
Walk Score ®:	61 (Somewhat Walkable)
Rental Rate Mo:	\$1.92 /SF/MO

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1st Floor

Space Available	1,300 SF
Rental Rate	\$23.00 /SF/YR
Date Available	January 31, 2026
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	New
Space Use	Retail
Lease Term	Negotiable

1,300 SF of retail space built out with a freezer space and drive thru included.



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Don't miss out — contact the listing agent today for details or to schedule a showing!



## Property Photos



Drive Thru access and menu board



Anchored by heavy traffic Shell Gas Station

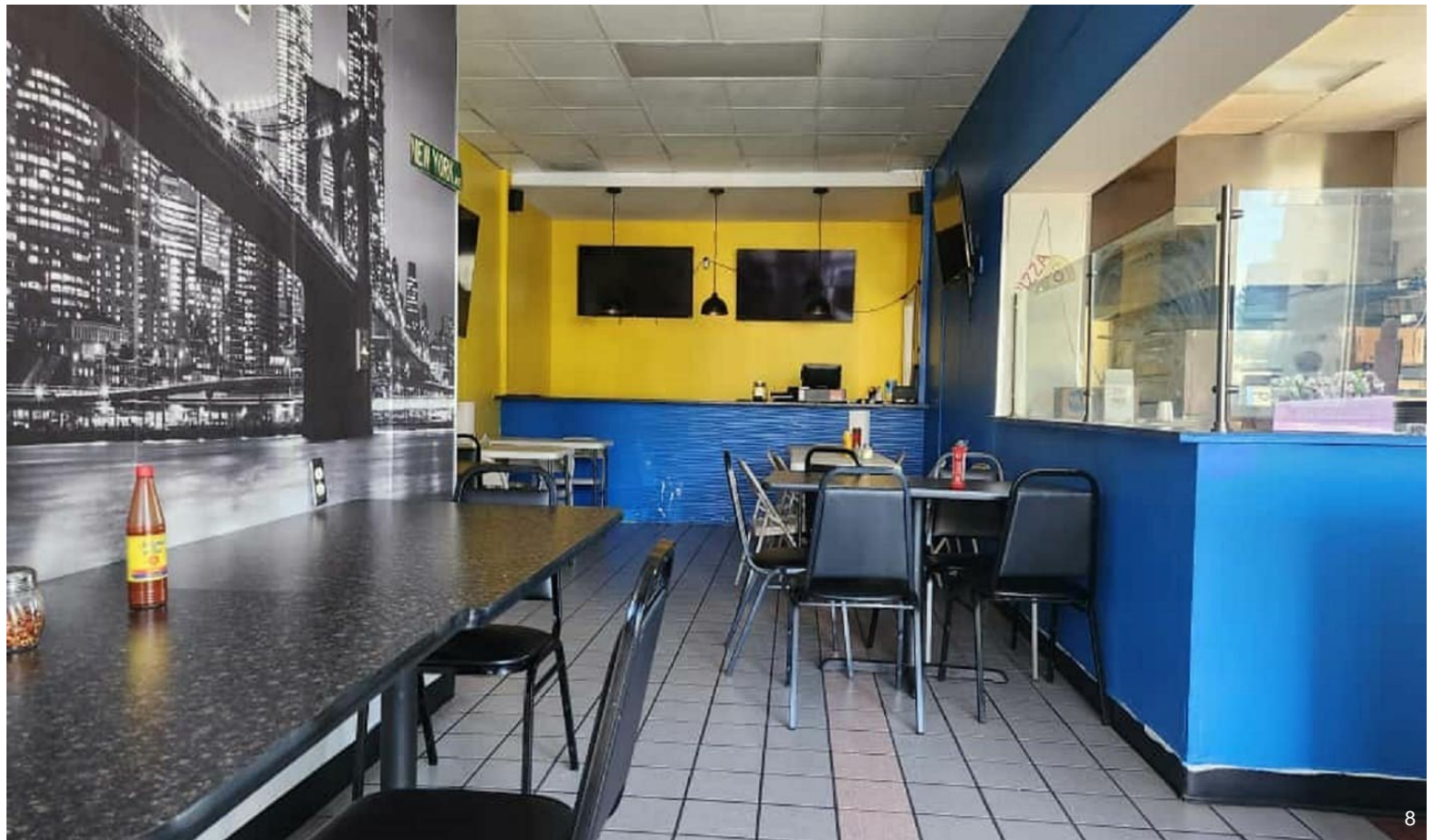


## Property Photos



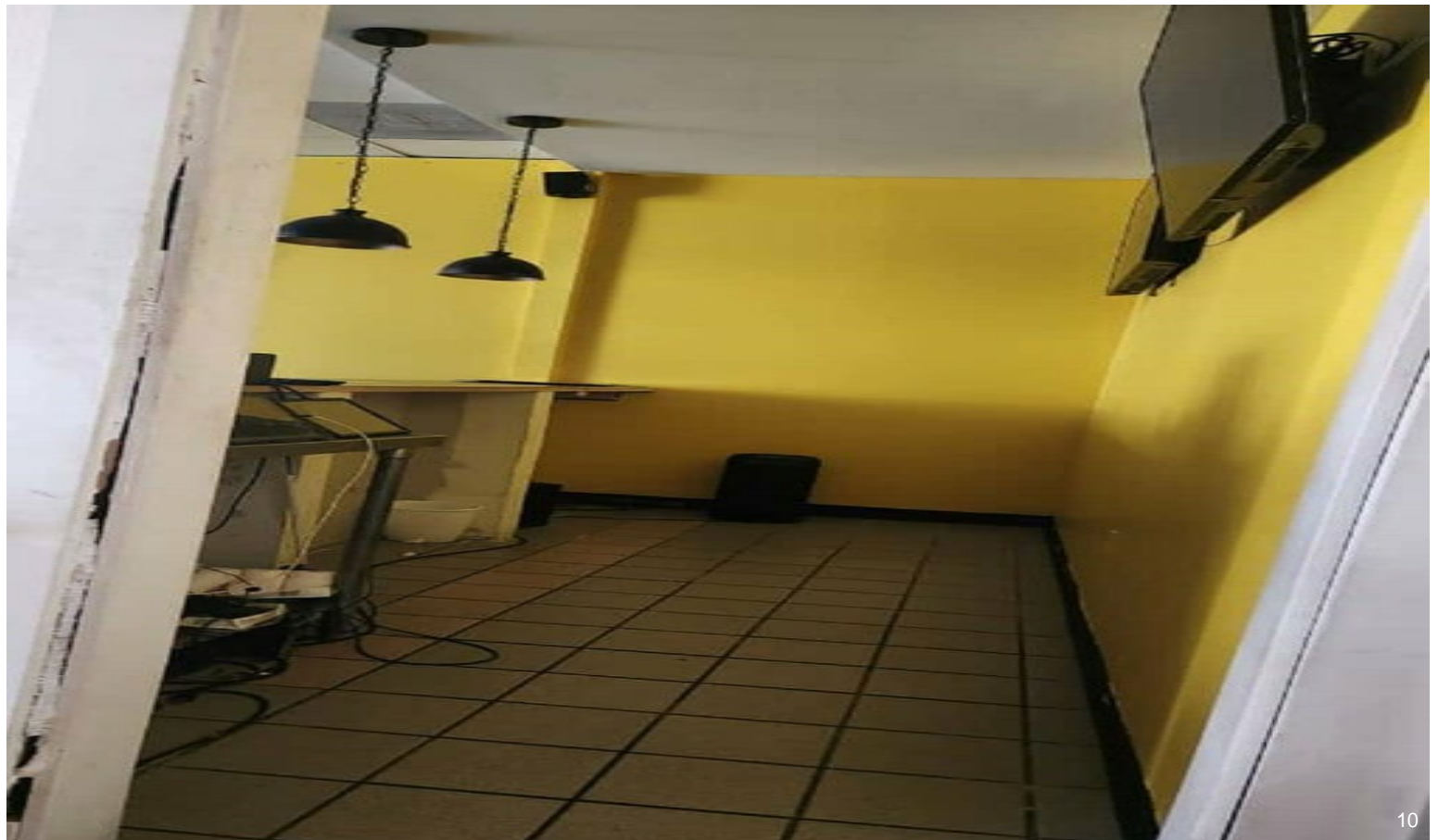


## Property Photos





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Inside: Drive Thru Window



Entry Kitchen counter



## Property Photos





## Property Photos



## Property Photos





## Property Photos



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Property Photos



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**TOTAL: 1111 sq. ft**  
FLOOR 1: 1111 sq. ft  
EXCLUDED AREAS: STORAGE: 74 sq. ft, UTILITY: 155 sq. ft, WALLS: 102 sq. ft  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Property Photos

