



# For Lease

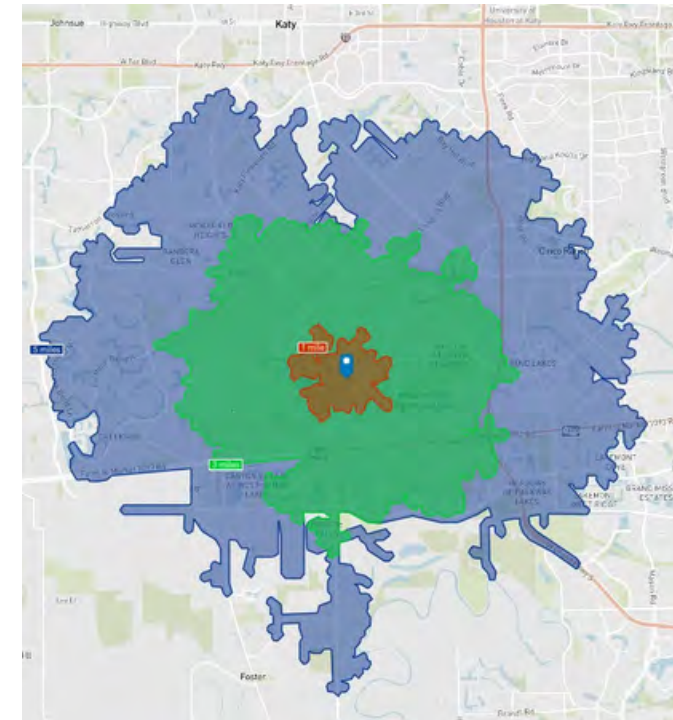
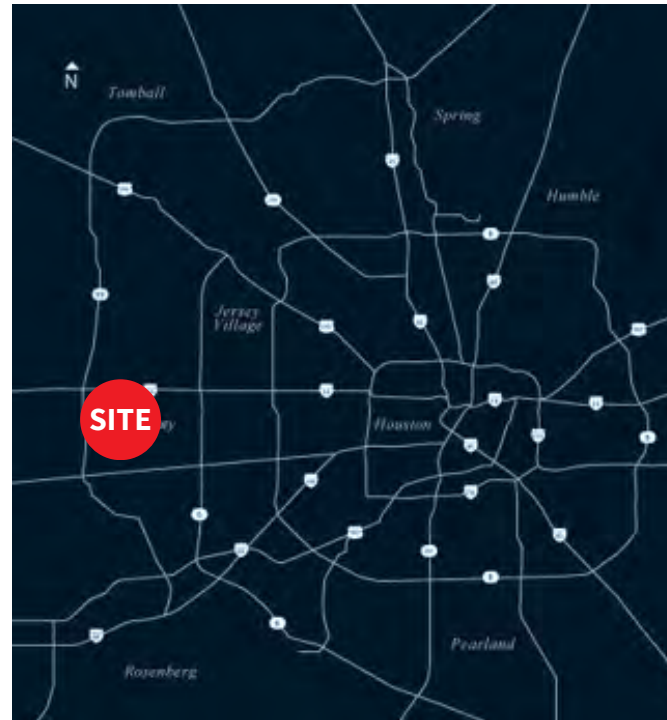
## 3,704 SF 2nd Generation Medical Space

10450 Spring Green Blvd, Suite A  
Katy, TX 77494

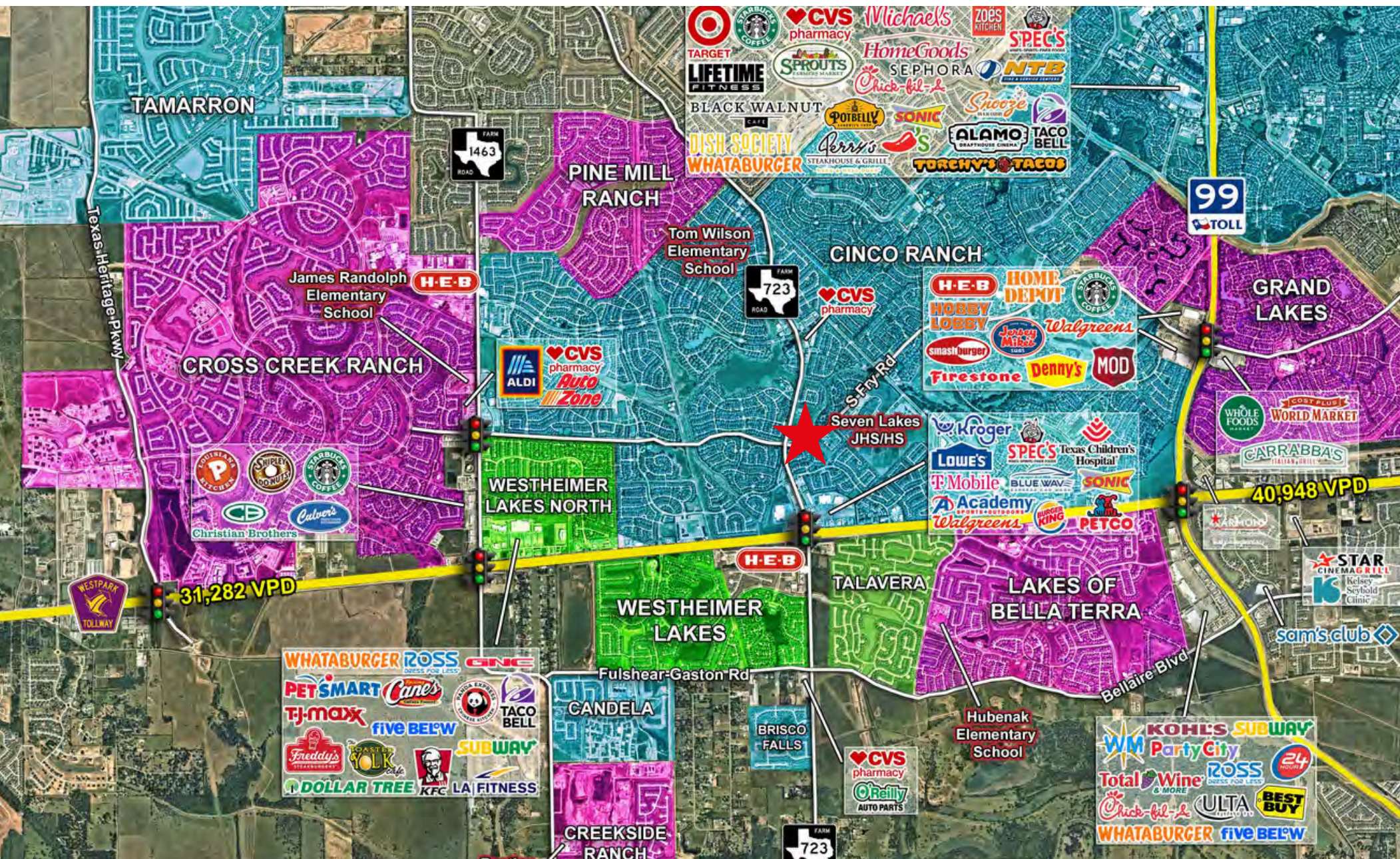
[Google Map Link](#)

# Property Overview & Demographics

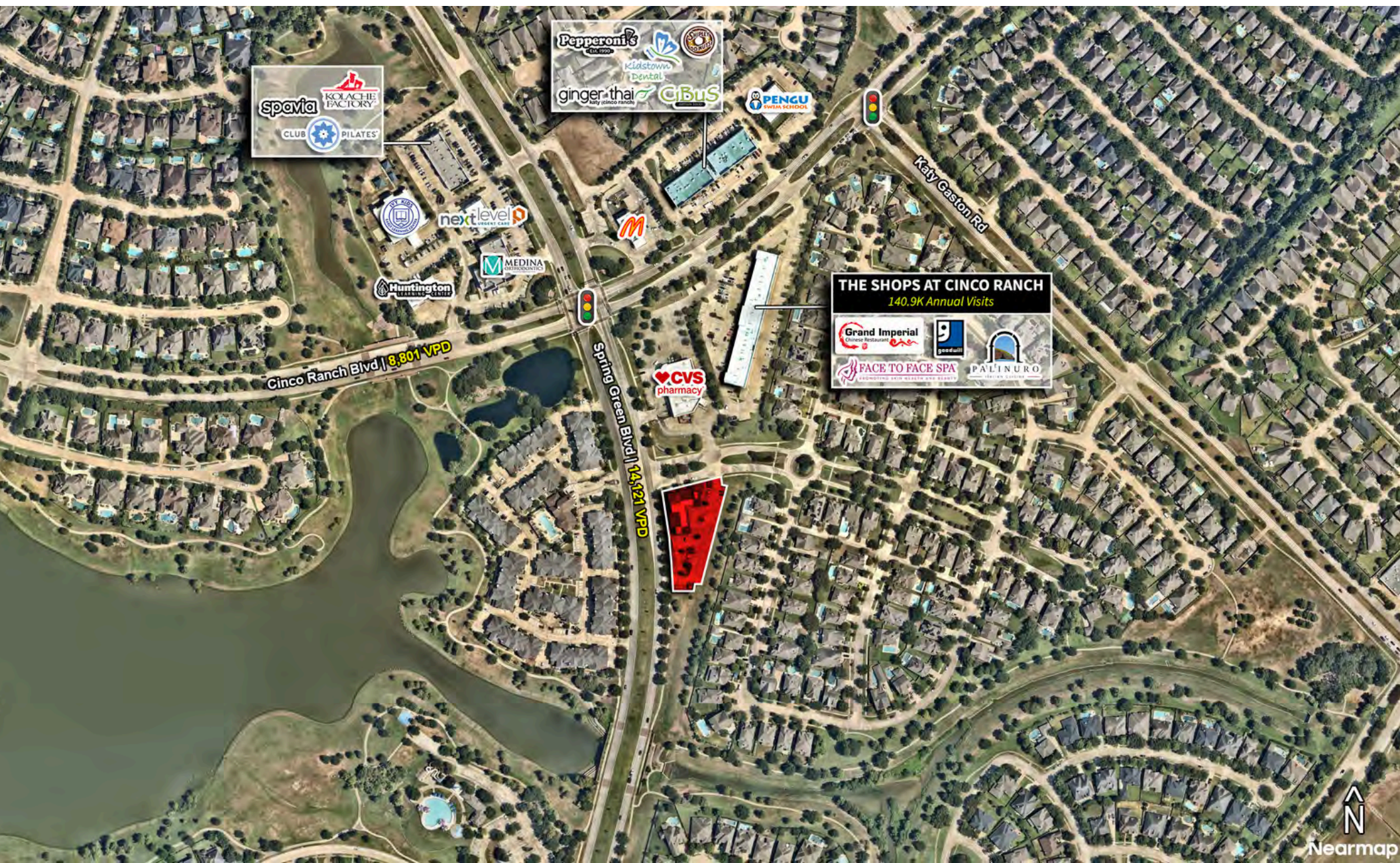
<b>Property Description</b>	<ul style="list-style-type: none"> <li>Centrally positioned in Cinco Ranch Southwest, the final phase of this award-winning community, located at the southeast corner of the high-traffic intersection on Cinco Ranch Blvd and Spring Green Blvd.</li> <li>This area is among the top-selling master-planned communities in Texas, with home prices ranging from \$300k to \$700ki.</li> </ul>
<b>Building Description</b>	<ul style="list-style-type: none"> <li>8,165 SF in a well-maintained building constructed in 2012, currently occupied by UT Physicians, with Katy orthodontics (landlord) as the adjacent tenant.</li> <li>Space delivered As-Is - fully built-out medical office available January 2025. Ideal for a variety of medical practices, including pediatrics, dentistry, and dermatology. Inquire with the broker about distinctive office space available on the second floor.</li> <li>Features prominent frontage on Spring Green Boulevard, along with rear drive-up and curbside access, providing over 50 parking spaces for clients and staff.</li> <li>Property includes two monument signs and two building signs for maximum visibility.</li> </ul>
<b>Economics</b>	\$45 PSF/YR (flexibility on rents) + \$12.00PSF/YR NNNS



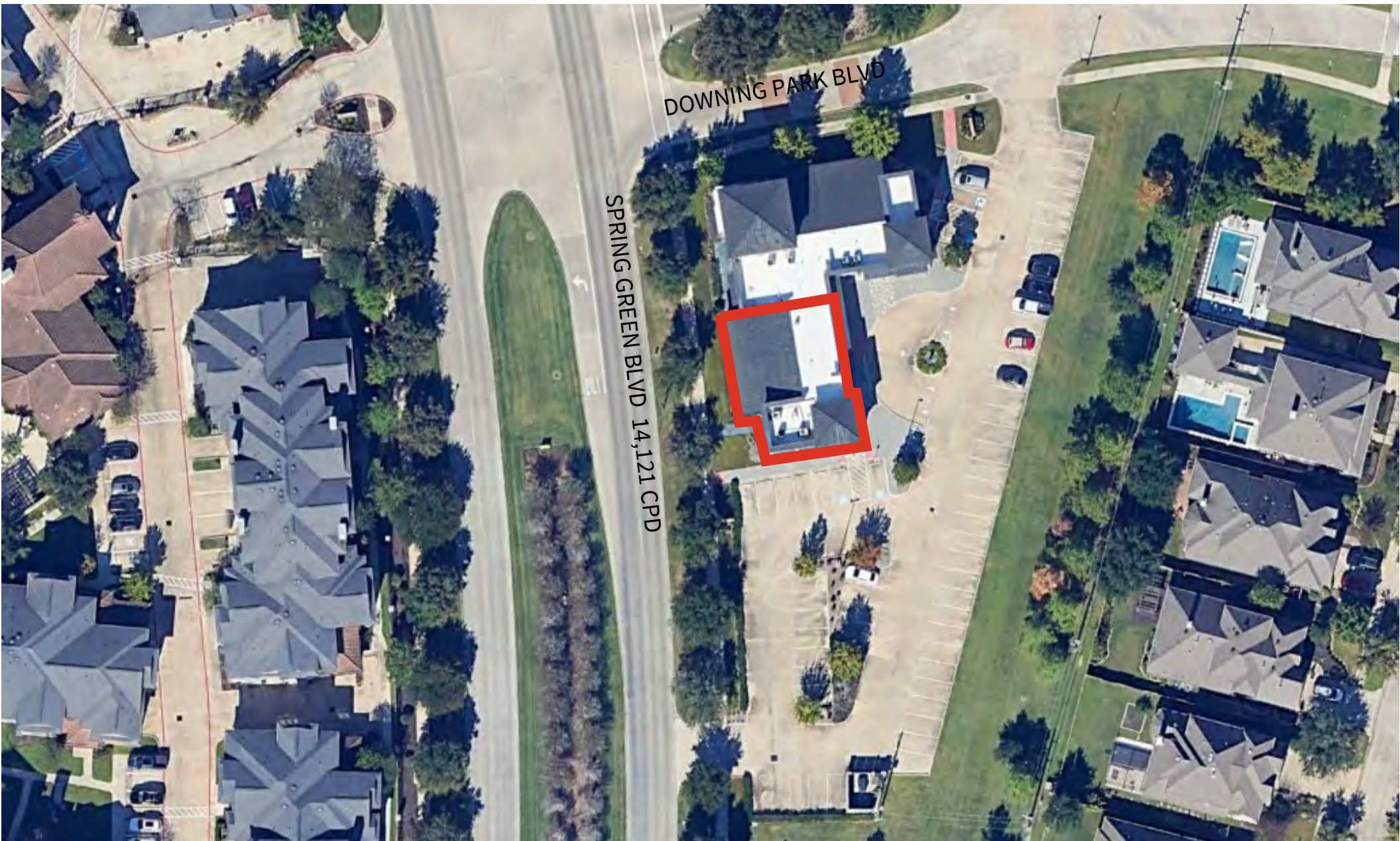
# Residential and Retail Aerial



# Close Up Aerial



# Building Aerial



Interior Photos



# Exterior Photos



# Market Demographic Tapestry



LifeMode Group: Affluent Estates

## Boomburbs

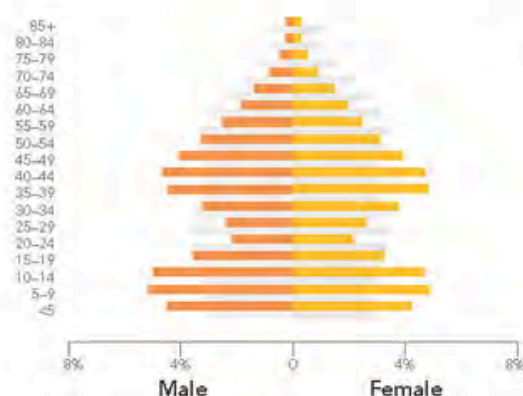


**TAPESTRY**  
SEGMENTATION  
[esri.com/tapestry](http://esri.com/tapestry)

### AGE BY SEX (Esri data)

Median Age: **34.0** US: 38.2

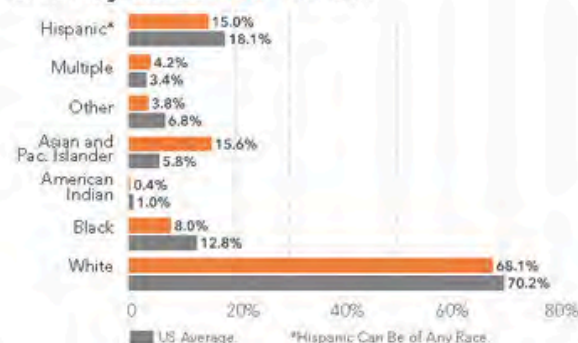
■ Indicates US



### RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **63.2** US: 64.0



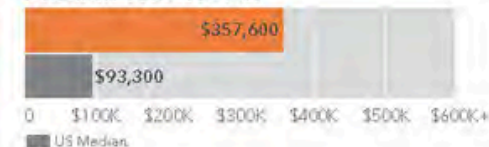
### INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

#### Median Household Income

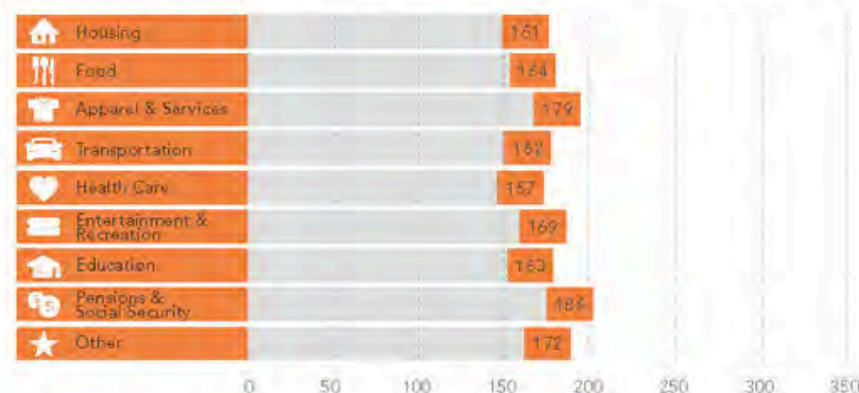


#### Median Net Worth



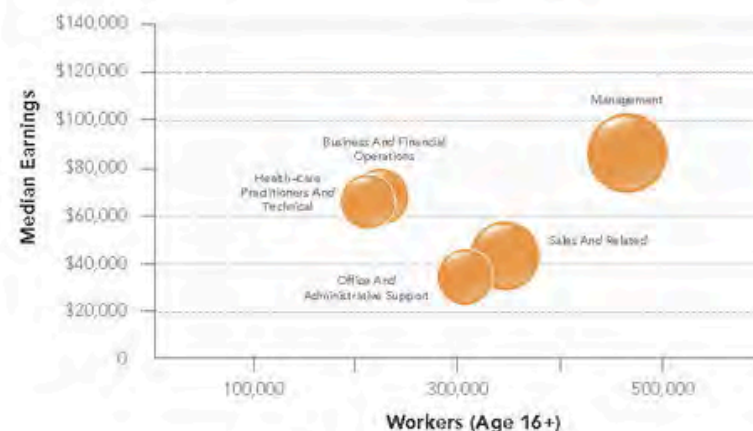
### AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



### OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



## For More Information, Please Contact:

**Rachael Keener**

Vice President

[Rachael.Keener@jll.com](mailto:Rachael.Keener@jll.com)

+1 713 888 4074

+1 832 423 0432



**Matthew Nemry**

Associate Broker

[Matthew.Nemry@jll.com](mailto:Matthew.Nemry@jll.com)

+1 713 243 3341

+1 713 779 6129



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.