

20720

Clay Center Drive

KATY, TX 77449



10,000 - 69,280 SF FOR LEASE CLASS A INDUSTRIAL

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CBRE

Position your business for success at 20720 Clay Center Drive, a premier industrial opportunity offering 10,000 to 69,280 square feet of industrial space in the heart of Katy, Texas. Situated within a Class-A, master-planned business park developed in 2021, this property delivers modern functionality, efficient layouts, and seamless connectivity.

With direct access to Clay Road and a strategic location within Houston's thriving west submarket, tenants benefit from excellent accessibility for both local distribution and regional logistics



Modern Design

Designed for efficient warehouse and distribution use in modern business park.



Prominent Frontage

Located on Clay Road, minutes from Highway 99



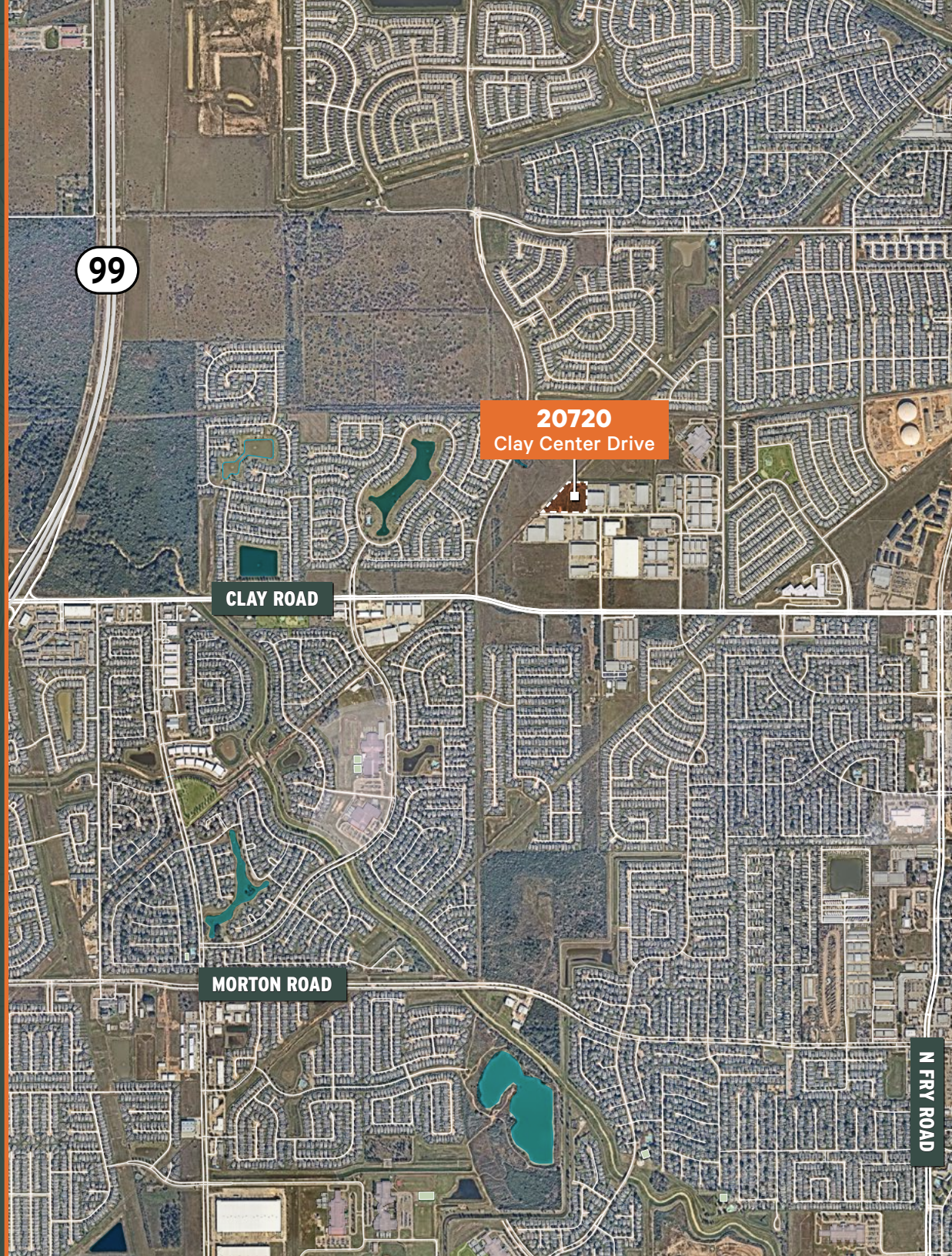
Flexible Configuration

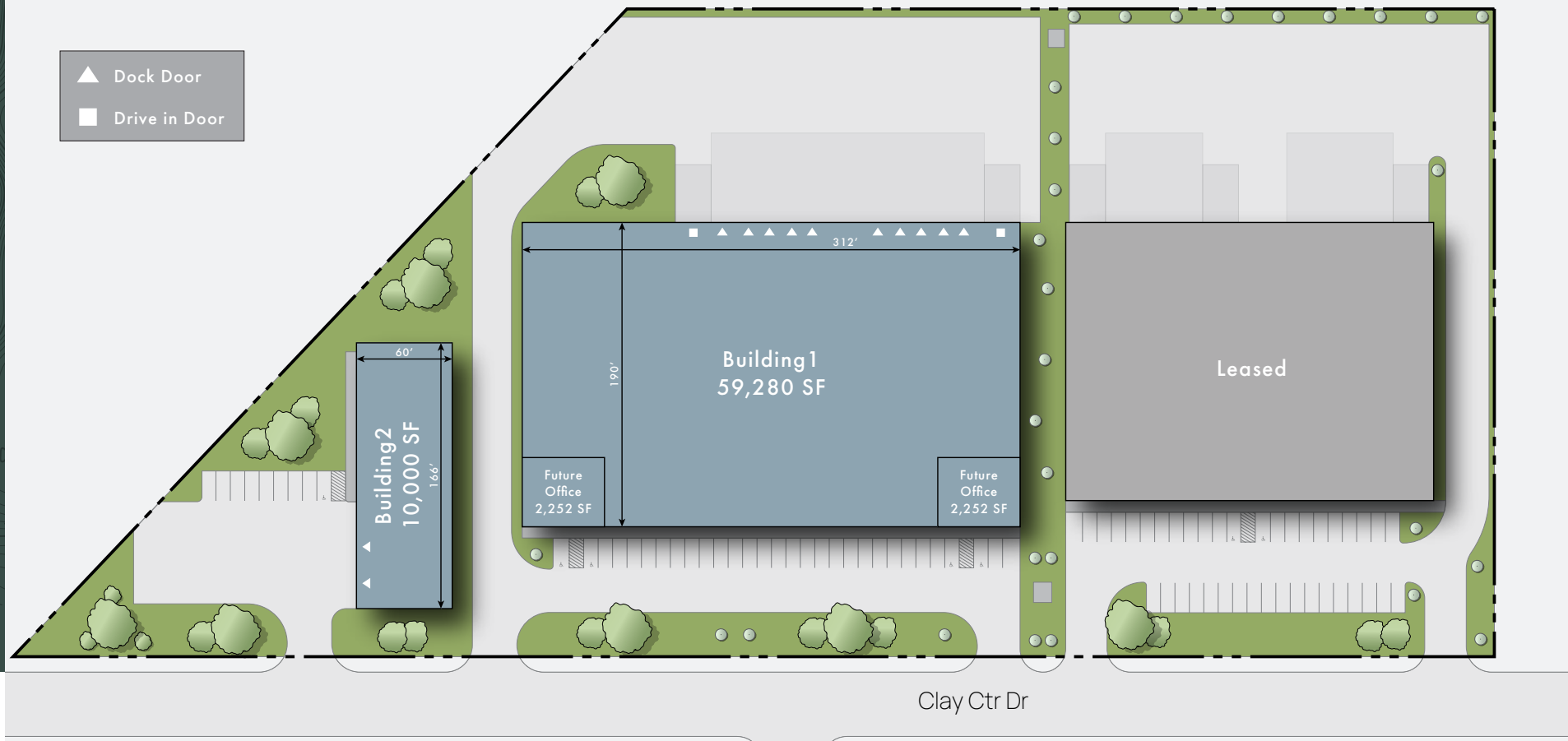
Buildings available separately or combined



Flexible Operations

Dock-high and grade-level loading options to meet operational needs

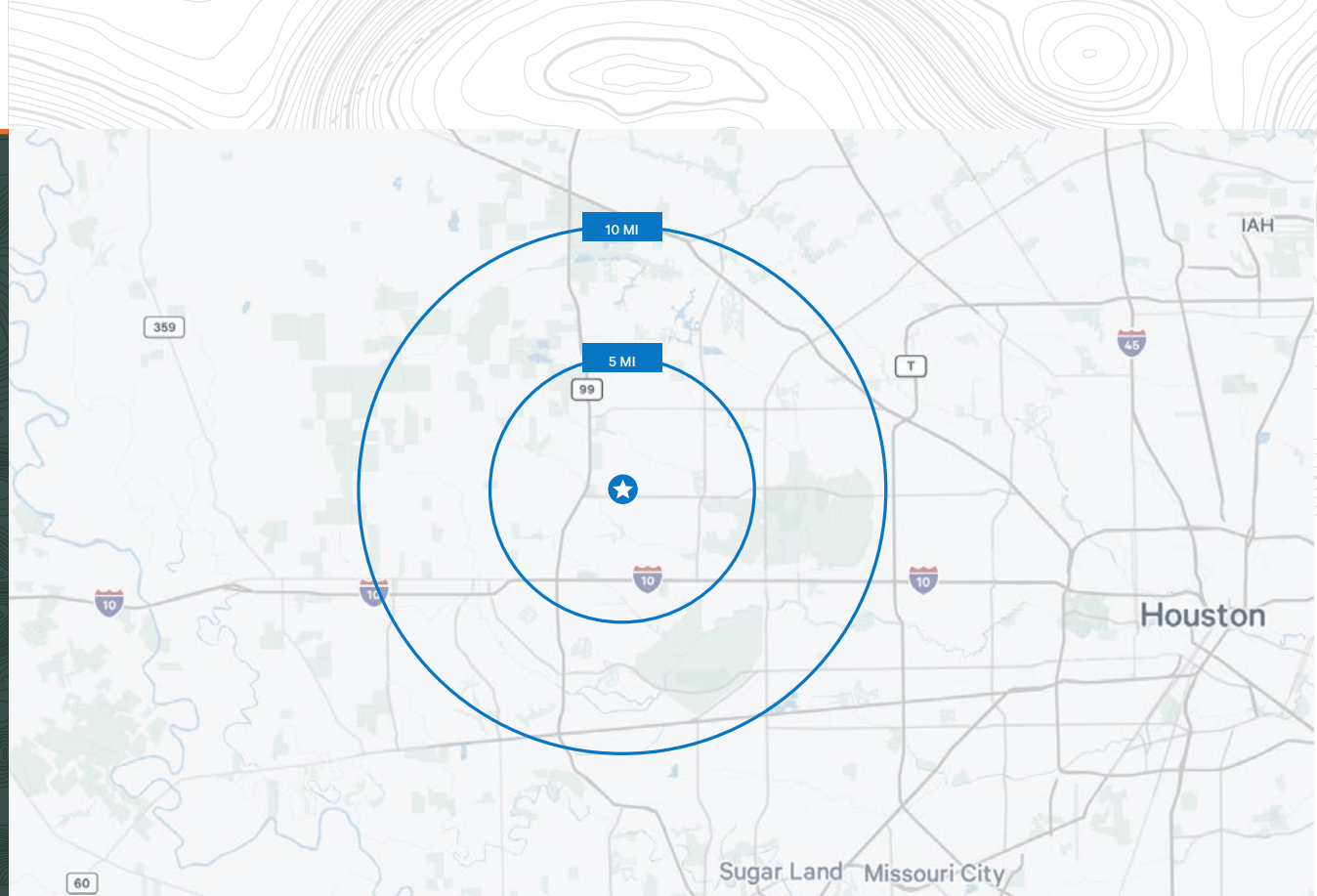




	Building 1	Building 2
Total Size	±59,280 SF	±10,000 SF
Office / Warehouse Breakdown	2,252 SF Office / 57,028 SF Warehouse	1,250 SF Office / 8,750 SF Warehouse
Demisability	Demisable to ±29,640 SF	Not Divisible
Clear Height	32' clear	24' clear
Loading	10 dock doors (9' x 10') + 2 drive-in ramps (12' x 14')	Two (2) grade-level overhead doors (12' x 14')
Configuration	Rear-load	Side-load
Power	800 Amps	200 Amps
Truck Court	130' paved truck court	Not specified
Sprinkler System	ESFR	N/A
Parking	32 employee spaces	10 employee spaces
Site Size	3.18 acres	0.98 acres

Location Advantage

Located in one of Houston's fastest-growing industrial corridors, the properties offer immediate access to major thoroughfares, a strong labor pool, and proximity to key distribution routes—making it an ideal hub for logistics, manufacturing, and last-mile delivery operations.



Demographics

	1 Mile	3 miles	5 Miles	10 Miles
2025 Population	15,261	152,788	344,138	920,234
2030 Population Projection	15,795	159,446	366,007	977,332
2025-2030 Population Growth Rate	0.69%	0.86%	1.24%	1.21%
2025 Households	4,372	46,771	111,797	315,517
2030 Households Projection	4,598	49,736	121,312	340,465
2025-2030 Household Growth Rate	1.01%	1.24%	1.65%	1.53%
2025 Average Household Income	\$108,736	\$106,633	\$114,827	\$134,822
2030 Average Household Income	\$119,660	\$118,444	\$129,361	\$149,816
2025 Businesses	224	2,261	7,849	27,239
2025 Employees	1,748	17,444	67,925	267,118

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