

# 23811 KATY FREEWAY

FOR LEASE | 31,616 SF SHOWROOM ON 2 ACRES FRONTING KATY FWY | KATY, TX 77494

PLEASE DO NOT DISTURB CURRENT TENANT





# PROPERTY HIGHLIGHTS

- **31,161 SF** Showroom on **2 AC** fronting Katy Freeway For Lease in Katy, TX
- Large retail showroom with ceiling heights ranging from 16' - 18.5' & ample parking (89 spaces) available located at the Katy Fwy and Grand Parkway interchange
- Surrounded by a multitude of national retail groups
- Shadow anchored by Costco and is located across from Memorial Hermann Katy Hospital
- Active Disposable Income - **\$142,483** Average Household Income within a 5-mile radius
- **291,135** Total population within a 5-mile radius of property
- **Call broker for pricing**





# LOCATION HIGHLIGHTS



ACTIVE DISPOSABLE  
INCOME - **\$142,483**  
AVERAGE HOUSEHOLD  
INCOME WITHIN A 5-MILE  
RADIUS



**95,850** HOUSEHOLDS  
WITHIN A 5-MILE RADIUS  
OF PROPERTY



DIRECT ACCESS TO KATY  
FREEWAY (**160,653 VPD**)



INCREDIBLE VISIBILITY  
AND ACCESS TO SEVERAL  
OF HOUSTON'S MAJOR  
THOROUGHFARES VIA  
INTERSTATE 10



**291,135** TOTAL  
POPULATION WITHIN  
A 5-MILE RADIUS OF  
PROPERTY



MEMORIAL  
HERMANN



KATY FREEWAY | 160,653 VPD

ERNSTES RD

WESTERN CENTRE DR



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	15,985	116,141	291,135
2024 Median Age	33.9	35.9	36.3
2024 Average Household Income	\$101,790	\$124,201	\$142,483
2024 Average Home Value	\$307,983	\$348,109	\$408,234





# ABOUT THE AREA

Located 30 miles west of Downtown Houston, Katy, Texas is a suburban community located in Harris County. Katy offers a mix of suburban charm and modern amenities. The city is characterized by its well-planned neighborhoods, parks, and recreational facilities, which contribute to a high quality of life for its residents. One of the highlights is Katy Mills Mall, a large shopping destination with a variety of retail options, dining establishments, and entertainment venues. Katy has also become an attractive location for businesses, with a robust economy supported by sectors such as oil and gas, healthcare, and retail. This economic strength is complemented by excellent transportation links, including access to major highways like Interstate 10, which facilitates easy commuting to and from Houston and other nearby areas. The area is served by Katy Independent School District, known for its high-quality educational institutions, making it a popular choice for families.





# TRADE AREA AERIAL





# | The Houston Economy

Over the last two decades, there has been a remarkable transformation in Houston. Today, the nation's fourth largest city has become a diverse, vibrant metro with talented people who have an undeniable spirit. The Houston economy is strong, the cultures are many, and the quality of life is second to none. Houston has one of the youngest, fastest-growing, and most diverse populations anywhere in the world. One in four of the region's 7 million residents is foreign born. From 2010 to 2018, Houston added 1.1 million residents, an 18.3% increase, the fastest rate of population growth among the 10 most populous U.S. metros.

Houston offers a well-developed suite of key global industries - including energy, life science, manufacturing, logistics, and aerospace. As these industries digitize, Houston will become a hotbed of rapid technological development thanks to its access to customers and expertise.





# | The Houston Story



## LEADING REAL ESTATE MARKET

Most active single-family residential market in the country for the past decade



## FAVORABLE TAX CLIMATE

0% State & Local income tax



## HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



## GLOBAL TRADE CITY

Houston's ship channel ranks #1 in the nation | 1<sup>st</sup> in domestic & foreign waterborne tonnage | 1,700 foreign owned firms



## CRITICAL MASS OF HQS AND REGIONAL OFFICES

50+ corporate headquarters relocations since 2017



## MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base

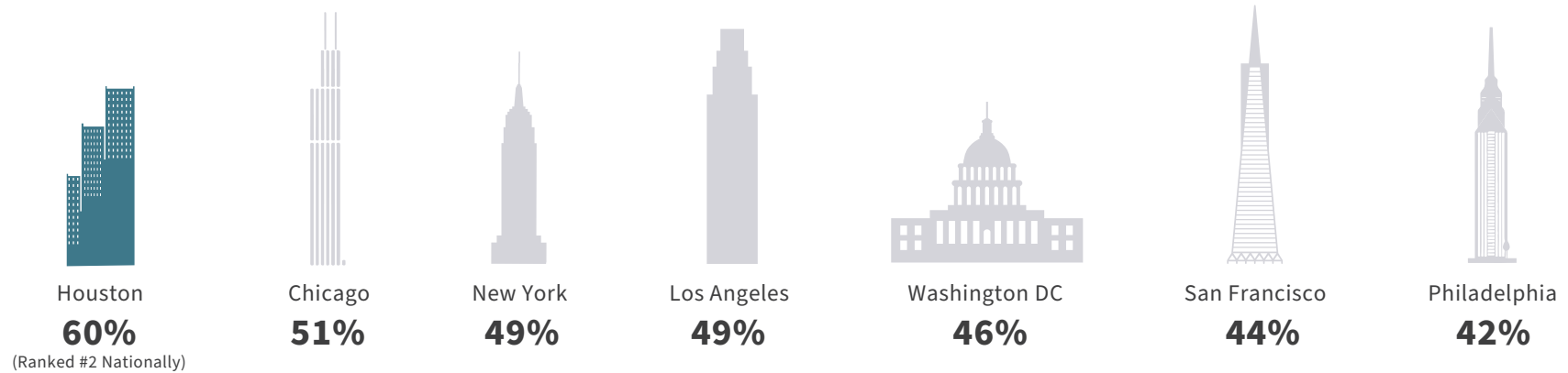


## LARGEST MEDICAL COMPLEX IN THE WORLD

\$25 billion in local GDP | 8th largest business district in the U.S. | 10 million patient encounters per year

# Employment

## BACK TO WORK % ACROSS MAJOR METROS

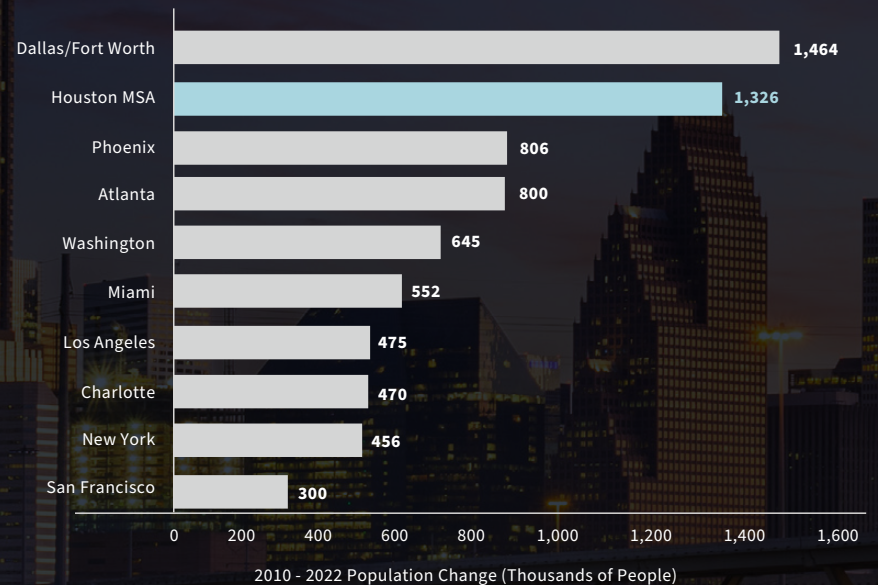


## HOUSTON EMPLOYMENT BY INDUSTRY (2022)

- Mining and Logging - 2.1%
- Construction - 6.7%
- Manufacturing - 6.9%
- Trade, Transportation, & Utilities - 20.8%
- Information - 1.0%
- Financial Activities - 5.6%
- Professional & Business Services - 16.5%
- Educational & Health Services - 13.2%
- Leisure & Hospitality - 10.3%
- Other Services - 3.6%
- Government - 13.4%



## #2 METRO FOR POPULATION GROWTH





# Top-Ranked Population Growth



## 257 RESIDENTS MOVE TO HOUSTON DAILY

One new resident moves to Houston every seven minutes

Source: US Census Bureau



## 20.8% POPULATION GROWTH

from 2010 – 2022 outpacing the U.S. average

Source: US Census Bureau



## 1.2 MILLION PROJECTED NEW RESIDENTS BY 2030

Representing a 17.2% population growth

Source: US Census Bureau

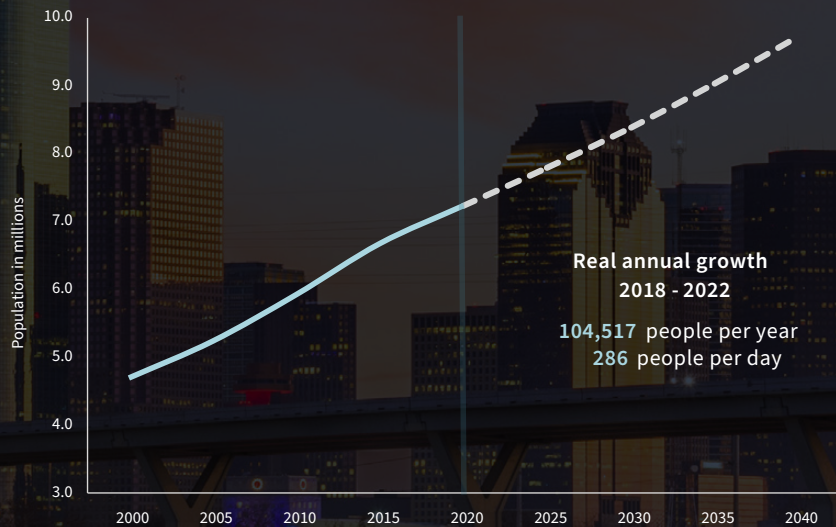


## TOP 5 IN THE COUNTRY

For Total Job Growth

Source: U.S. Bureau of Labor Statistics

## HOUSTON'S ROBUST POPULATION GROWTH RATES



## NATION-LEADING POSITION IN PROJECTED POPULATION GROWTH





# | Nation-Leading Employment Growth



**179,000**

New jobs added in 2022



**+152,900**

Net change in total  
non-farm employment

*(From Jan 2022 to Jan 2023)*



**3,500,000**

Person workforce, nearing all  
time high for Houston



**79%**

Of Houston's higher education  
graduates stay and work in the region

*The sixth highest retention rate in the U.S.*



**#2**

In the country for  
percent job growth

*(6.1% in 2022)*



**#2**

In the nation in office  
re-entry levels in the country after  
the pandemic



# Nation-Leading Employment Growth

## #2 MSA

For Projected Population Growth

Houston is Home to

**25** Fortune 500 Companies &

**44** Fortune 1000 Companies

**50+**

Corporate Headquarters Relocations  
to Houston Since 2017

**5**

New Fortune 500 Relocations  
since 2021

Hewlett Packard Enterprise, NRG Energy, KBR,  
Academy Sports & Outdoors, Exxon Mobil

**Leading**

Pro Business Environment





## CONTACT FOR MORE INFORMATION:

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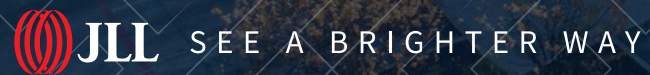
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