

FOR LEASE

**5404 3rd St.
Katy, TX 77493-2515**

**Rent - \$1.20/SF
Bldg - 3,145 SF**

Luxury & Commercial  BROKERED BY **exp** REALTY

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Property Overview

This versatile 3,145 – square-foot warehouse offers the ideal setup for a variety of businesses. Key features include:

- **High- Capacity Power:** Equipped with 400-amp power, the space is well suited for operations with high electricity demands.
- **Climate-controlled offices:** Two air-conditioned offices provide comfortable workspaces within the warehouse.
- **Expansive Warehouse Area:** Ample storage or operational space accommodates various business activities, from inventory management to equipment setup.
- **Prime Location:** Situated on a corner across from a busy warehouse park, ensuring great visibility and access.
- **Immediate Move-in:** Ready for occupancy, making it convenient for businesses looking to setup quickly.

The space is a perfect fit for operations ranging from sports training and dance studios to trade services such as plumbing and electrical work. The property is available on a **Triple Net Lease** with negotiable terms, allowing flexibility for tenants.

Overall, this warehouse is a fantastic opportunity for businesses seeking a functional, adaptable environment.



Property Summary

5404 3rd St, Katy, TX 77493-2515

PROPERTY INFORMATION

Number of Building	1
Stories	1
Year Built	2017
Renovated	2019
Total Rentable SF	3,145 SF
Property Mix	Industrial 2,745 SF 87.3% Office 400 SF 12.7%
Rent SF/Year	\$14.40
NNN	\$4.98
Parking/Parking Ratio	9 spaces/2.77 Ratio
Drive Ins	2 tot/18' w x 18'h
Clear Height	25'

Land

Land Acres	.22 AC
Bldg. FAR	.33
Land SF	9,583 SF
Zoning	City of Katy

CONSTRUCTION

Exterior	Metal
Roof	Metal



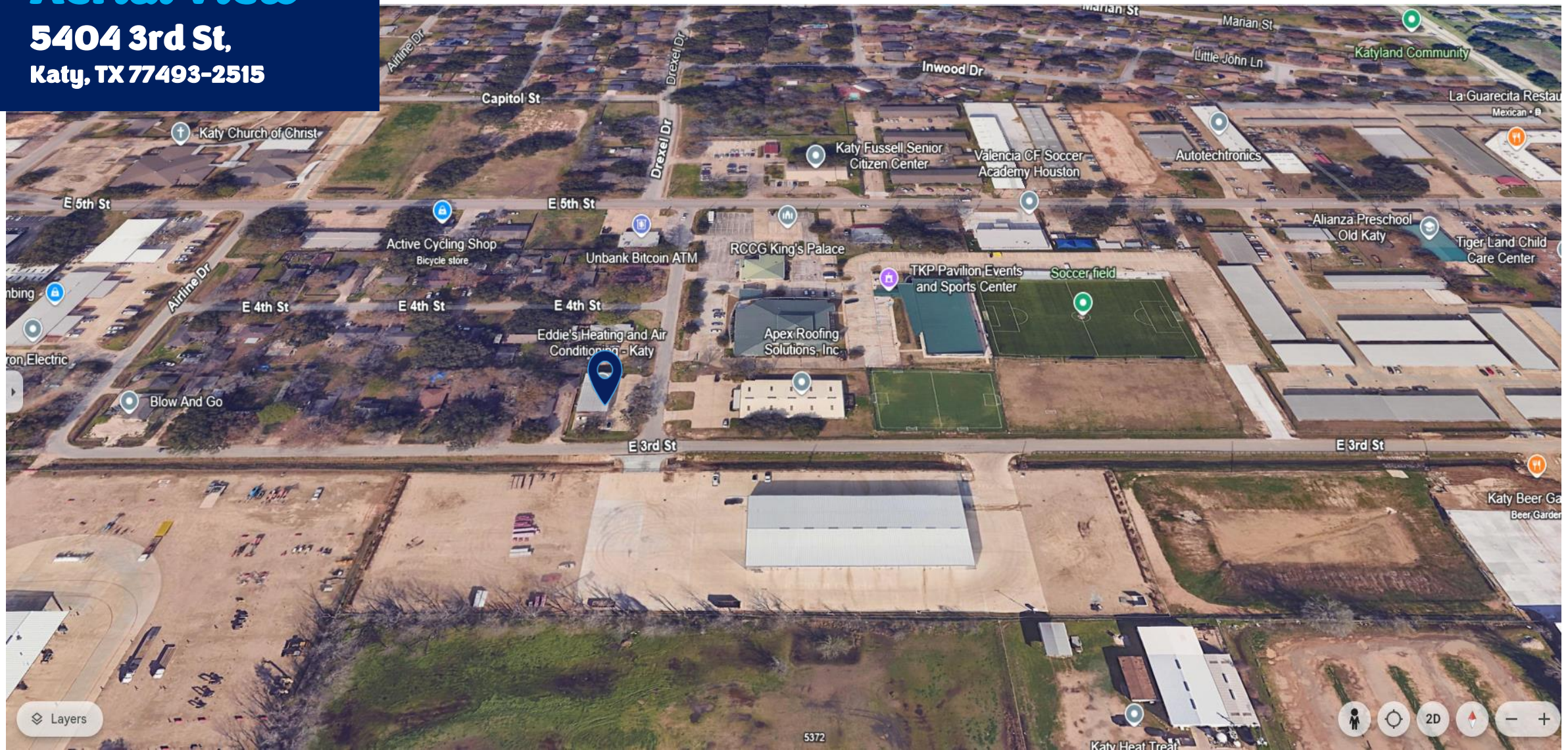
Highlights

- Enjoy a large, air-conditioned office that enhances productivity and comfort for your team.
- Benefit from a remarkable 25' ceiling, providing an open and airy environment.
- Equipped with spray foam insulation to optimize climate control and reduce energy costs.
- Two roll-up doors facilitate easy loading and unloading, streamlining your operations.
- Within the City of Katy limits
- City of Katy is a safe place with its own Police Department and Fire Department
- Low NNN expense (\$4.98/SF/Yr) due to low tax rate.



Aerial View

5404 3rd St,
Katy, TX 77493-2515



Aerial View

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5404 3rd Street, Katy, TX 77493

CITY, STATE

Katy, TX

POPULATION

60,370

AVG. HH SIZE

2.95

MEDIAN HH INCOME

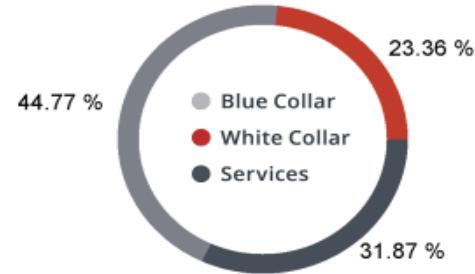
\$83,475

HOME OWNERSHIP

Renters: **5,123**

Owners: **15,089**

EMPLOYMENT



50.77 %
Employed

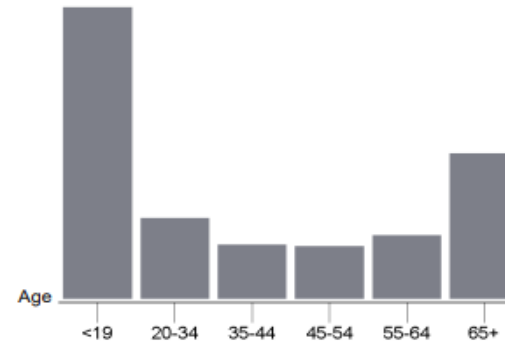
1.65 %
Unemployed

EDUCATION

High School Grad: **22.02 %**
 Some College: **24.03 %**
 Associates: **5.21 %**
 Bachelors: **33.94 %**

GENDER & AGE

49.64 %   **50.36 %**

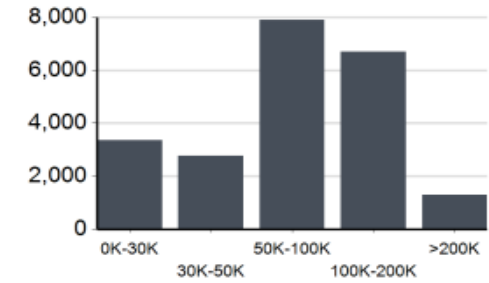


RACE & ETHNICITY

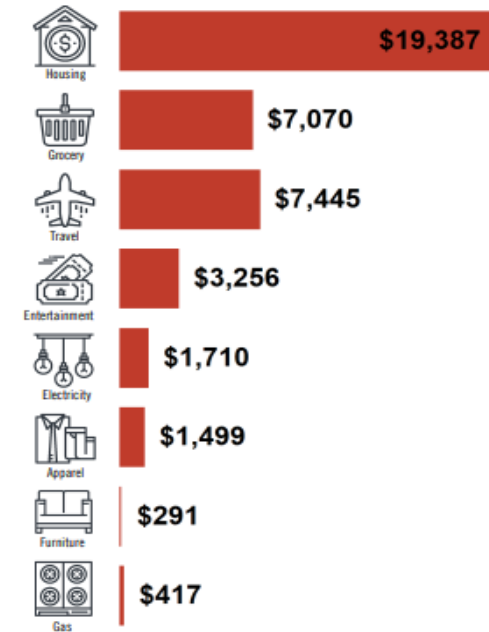
White: **58.93 %**
 Asian: **4.29 %**
 Native American: **0.04 %**
 Pacific Islanders: **0.00 %**
 African-American: **4.87 %**
 Hispanic: **22.91 %**
 Two or More Races: **8.96 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

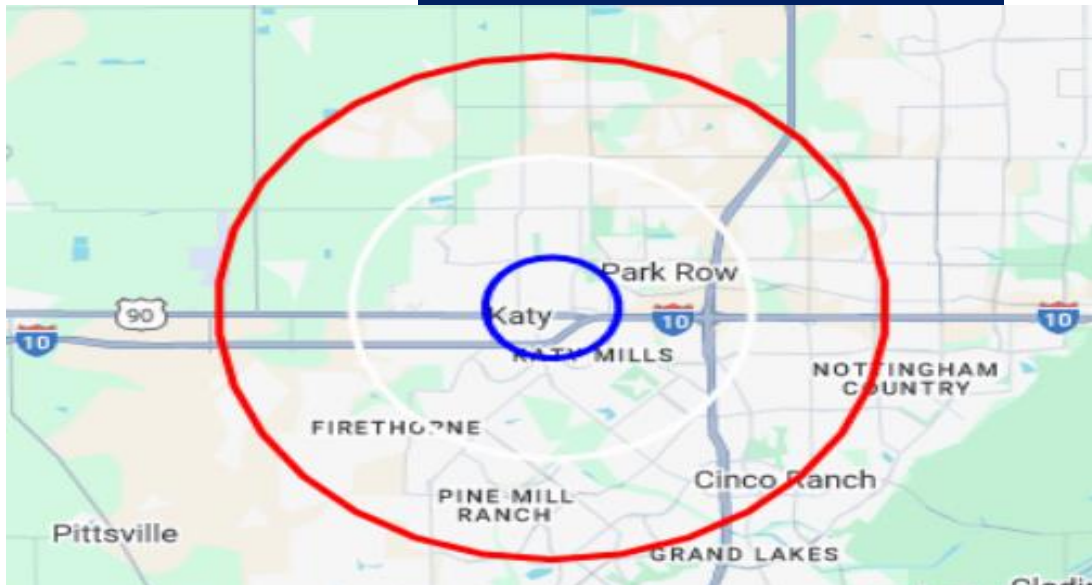




Demographics

Population 3-10 M RADIUS

This property is ideally situated within a dynamic 3 to 10-mile radius, characterized by a diverse and thriving community. The area features a multicultural population and a robust employment base across various industries, contributing to healthy household incomes. With a well-educated demographic and a wide range of professional opportunities, this location offers an excellent environment for both personal and career development

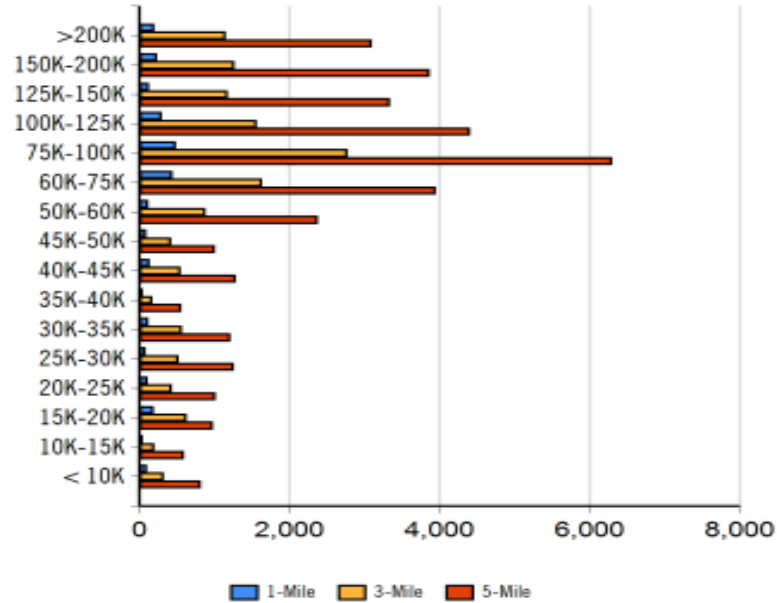


DISTANCE	MALE	FEMALE	TOTAL
1 MILE	4,119	4,230	8,349
5 MILE	22,029	22,207	44,236
10 MILE	54,750	55,842	110,591

Labor & Income Demographics

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	19	125	272	364	163	509	69	55	448	982	270	164	349
3-Mile	124	799	1,816	2,610	998	2,928	502	351	3,282	5,101	1,111	560	1,442
5-Mile	268	2,875	3,491	5,847	2,380	5,853	1,730	763	8,570	13,269	3,024	1,183	3,815

Household Income



Radius	Median Household Income
1-Mile	\$89,559.33
3-Mile	\$91,081.38
5-Mile	\$91,167.17

Radius	Average Household Income
1-Mile	\$91,863.67
3-Mile	\$94,400.00
5-Mile	\$95,698.39

Radius	Aggregate Household Income
1-Mile	\$239,342,315.00
3-Mile	\$1,338,286,717.23
5-Mile	\$3,602,791,466.20

Education

	1-Mile	3-mile	5-mile
Pop > 25	5,072	26,110	65,780
High School Grad	1,150	5,754	13,893
Some College	1,457	6,277	14,851
Associates	158	1,251	3,221
Bachelors	750	4,675	16,160
Masters	293	1,530	5,714
Prof. Degree	102	499	1,087
Doctorate	34	291	629

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	38 %	48 %	60 %
Teen's	38 %	70 %	89 %
Expensive Homes	0 %	8 %	19 %
Mobile Homes	11 %	44 %	27 %
New Homes	74 %	109 %	164 %
New Households	33 %	50 %	73 %
Military Households	4 %	9 %	20 %
Households with 4+ Cars	28 %	66 %	81 %
Public Transportation Users	12 %	21 %	45 %
Young Wealthy Households	7 %	59 %	168 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

Flood Map

Flood Zone Code: X	Special Flood Hazard Area (SFHA): Out	Flood Community Name: KATY
Flood Zone Date: 02/18/2009	Within 250 Feet of Multiple Flood Zone: Yes (X,X500)	
Flood Zone Panel: 48473C0375E	Flood Community Name: KATY	
Flood Code Description: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



- Coastal 100-Year Floodway
 Coastal 100-year Floodplain
 100-year Floodway
 100-year Floodplain
 Undetermined
- 500-year Floodplain incl. levee protected area
 Out of Special Flood Hazard Area

Contact me
for any additional questions

Rachel Gonzalez- Dunham, CCIM



Ph. 832-437-0471

Cell: 832-216-8524

rachel@rachelinvest.com / info@kcgrealty.com

www.kcgGroupExp.com

