

# For Sale 5325 Katy Fwy

Houston, TX 77007

±16,673 SF Building  
37,248 SF Land

EXECUTE CONFIDENTIALITY AGREEMENT



Barrett Von Blon

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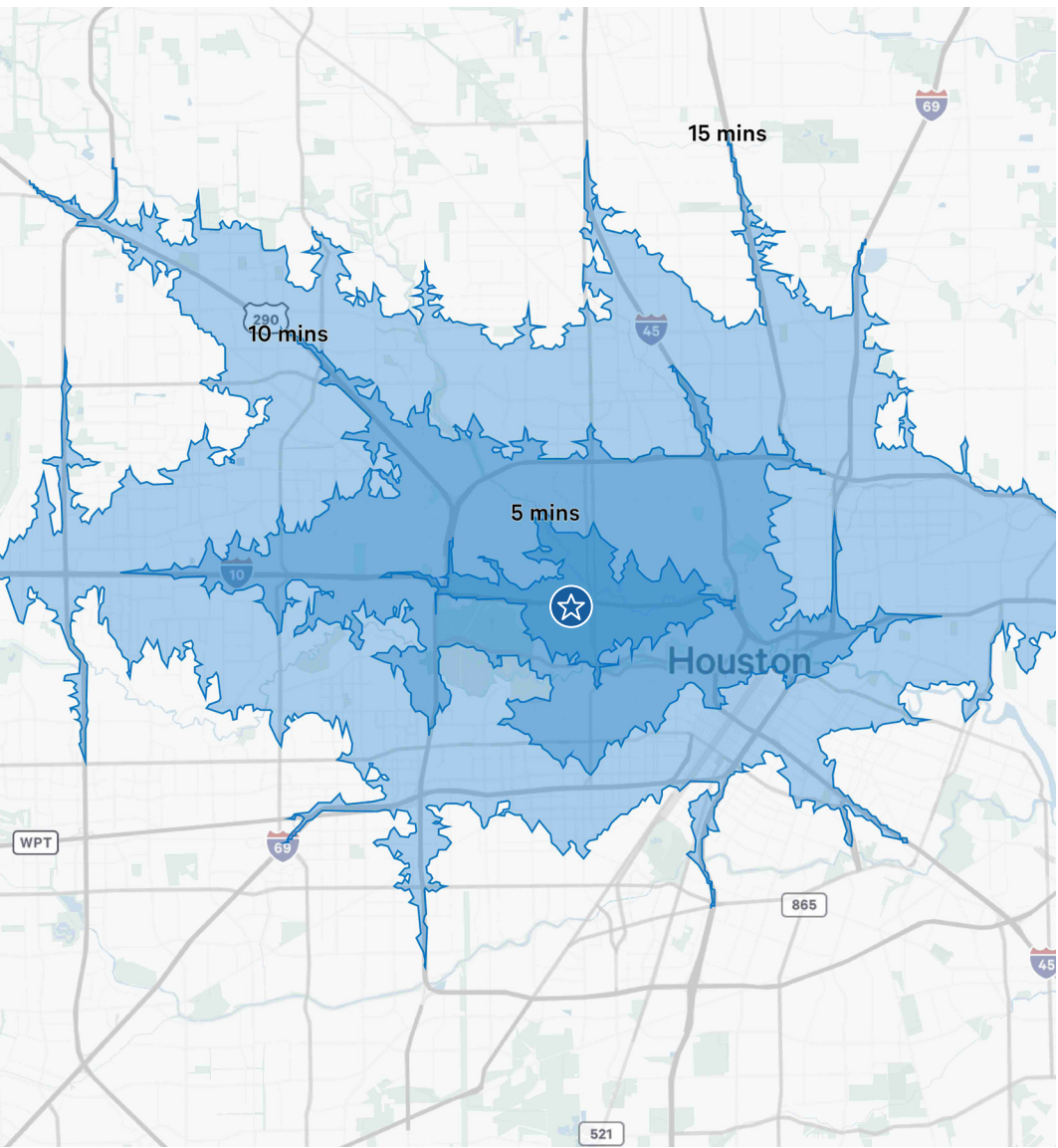
chris.bergmann@cbre.com

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# Commute & Demographics



Drive Times	Minutes
Downtown Houston	17
The Galleria	15
Memorial Park	5
IAH	30

## Property Information

### Location

- 5325 Katy Freeway Houston, TX 77007

### Property Information

- ±16,673 SF Building
  - First floor: ±8,205 SF
  - Second floor: ±8,468 SF
- ±37,248 SF of Land or +0.85 acres
- Certificate of Occupancy
- 56 parking spaces
- Currently owner-occupied with leases expiring 12/1/2028

### Surrounding Area

- Located just minutes from Memorial Park and the Washington Corridor, 5235 Katy Freeway offers prime access to some of Houston's most vibrant retail, dining, and recreational destinations. The highly visible location along I-10 combines urban convenience with proximity to upscale neighborhoods like Rice Military and the Heights.

### Price

Call Broker for Pricing



## Commute

Traffic Counts	Vehicles Per Day
I-10	233,305
TC Jester Blvd	20,550
Durham Dr	15,329
Shepherd Dr	18,411



## 2024 Demographics

Population Summary	1-Miles	3-Miles	5-Miles
Population	26,531	179,768	479,917
Median Age	34.7	36.4	36.7
Average Household Income	\$223,012	\$196,509	\$170,615
Average Home Value	\$606,296	\$710,942	\$708,011
College Degree or Higher	84.1%	77.6%	65.3%



# Interior Photos



[Additional Photos - Click Here](#)



# First Floor Plan

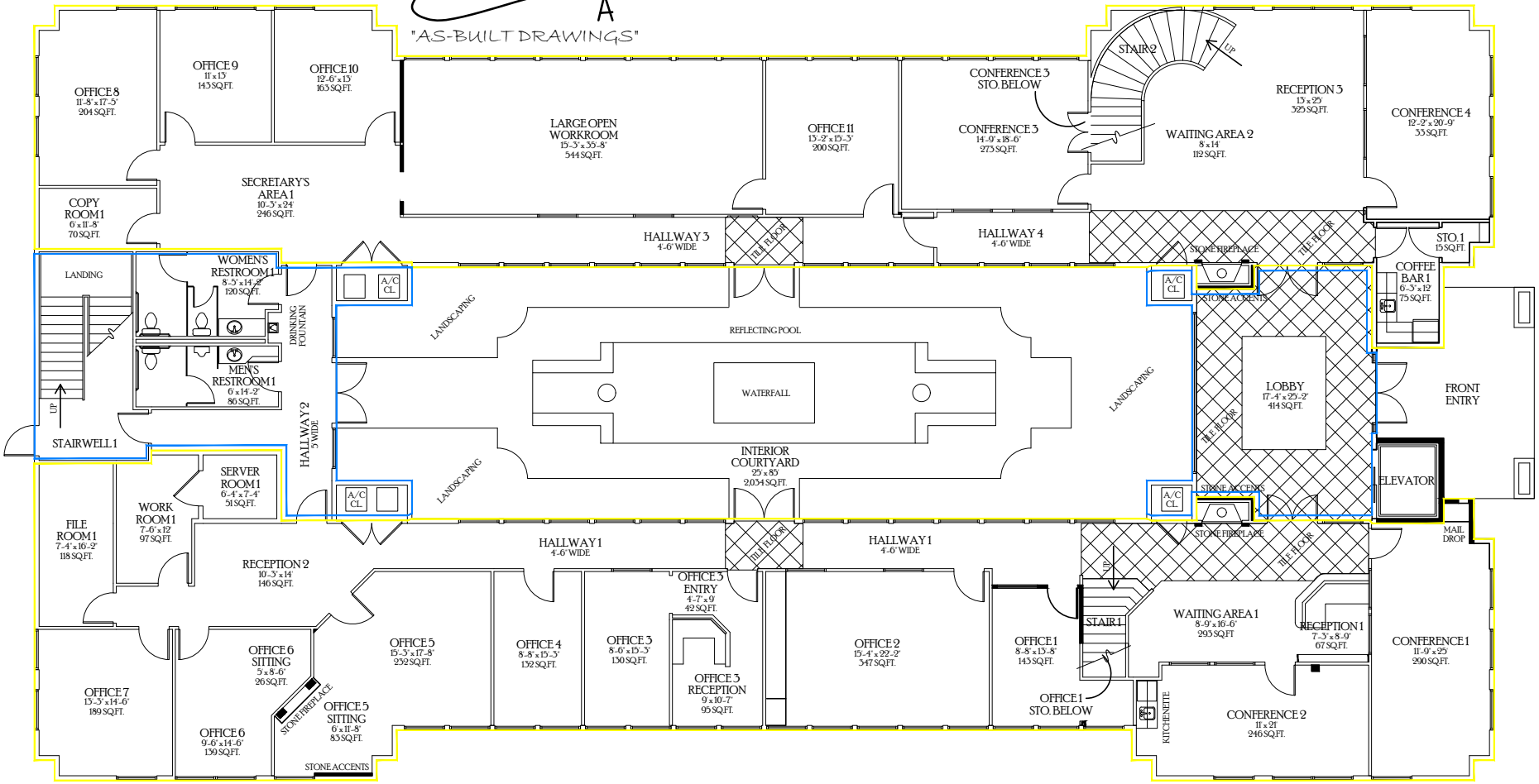


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A  
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SQUARE FOOTAGE INFORMATION	
1ST FLOOR TOTAL COVERED SQUARE FOOTAGE = 8,205 SQ.FT.	
1ST FLOOR TENANT ONE SQUARE FOOTAGE = 4,890 SQ.FT.	
1ST FLOOR TENANT TWO SQUARE FOOTAGE = 4,056 SQ.FT.	
1ST FLOOR COMMON AREA SQUARE FOOTAGE = 1,111 SQ.FT.	
*INCLUDES 18 SQ.FT. OF HATCH AREA (0.00 SQ.FT. TOTAL)	
2ND FLOOR TOTAL COVERED SQUARE FOOTAGE = 8,468 SQ.FT.	
2ND FLOOR TENANT ONE SQUARE FOOTAGE = 3,977 SQ.FT.	
2ND FLOOR TENANT TWO SQUARE FOOTAGE = 4,491 SQ.FT.	
2ND FLOOR COMMON AREA SQUARE FOOTAGE = 1,160 SQ.FT.	
TOTAL COVERED SQUARE FOOTAGE = 16,673 SQ.FT.	
TOTAL TENANT ONE SQUARE FOOTAGE = 8,867 SQ.FT.	
TOTAL TENANT TWO SQUARE FOOTAGE = 8,547 SQ.FT.	
TOTAL COMMON AREA SQUARE FOOTAGE = 2,259 SQ.FT.	
TENANT ONE COMMON AREA PERCENTAGE FACTOR = 68.73%	
TENANT TWO COMMON AREA PERCENTAGE FACTOR = 50.27%	

OWNER INFORMATION	
OWNERS: HETTING KAHN HOLDINGS, INC.	
CURRENT PHONE NUMBER: 713.871.0003	
CURRENT ADDRESS: 3525 KATY FREEWAY, SUITE 1	
HOUSTON, TEXAS 77007	
TABLE OF CONTENTS	
1. FLOOR PLAN 1	
2. FLOOR PLAN 2	

**HETTING-KAHN OFFICE BUILDING**  
**FLOOR PLAN 1, 1" = 10'-0"**  
ARCHITECTURAL AS-BUILTS  
281.825.9659  
www.charlestoddelhelton.com  
www.architectural-as-builds.com





# Second Floor Plan

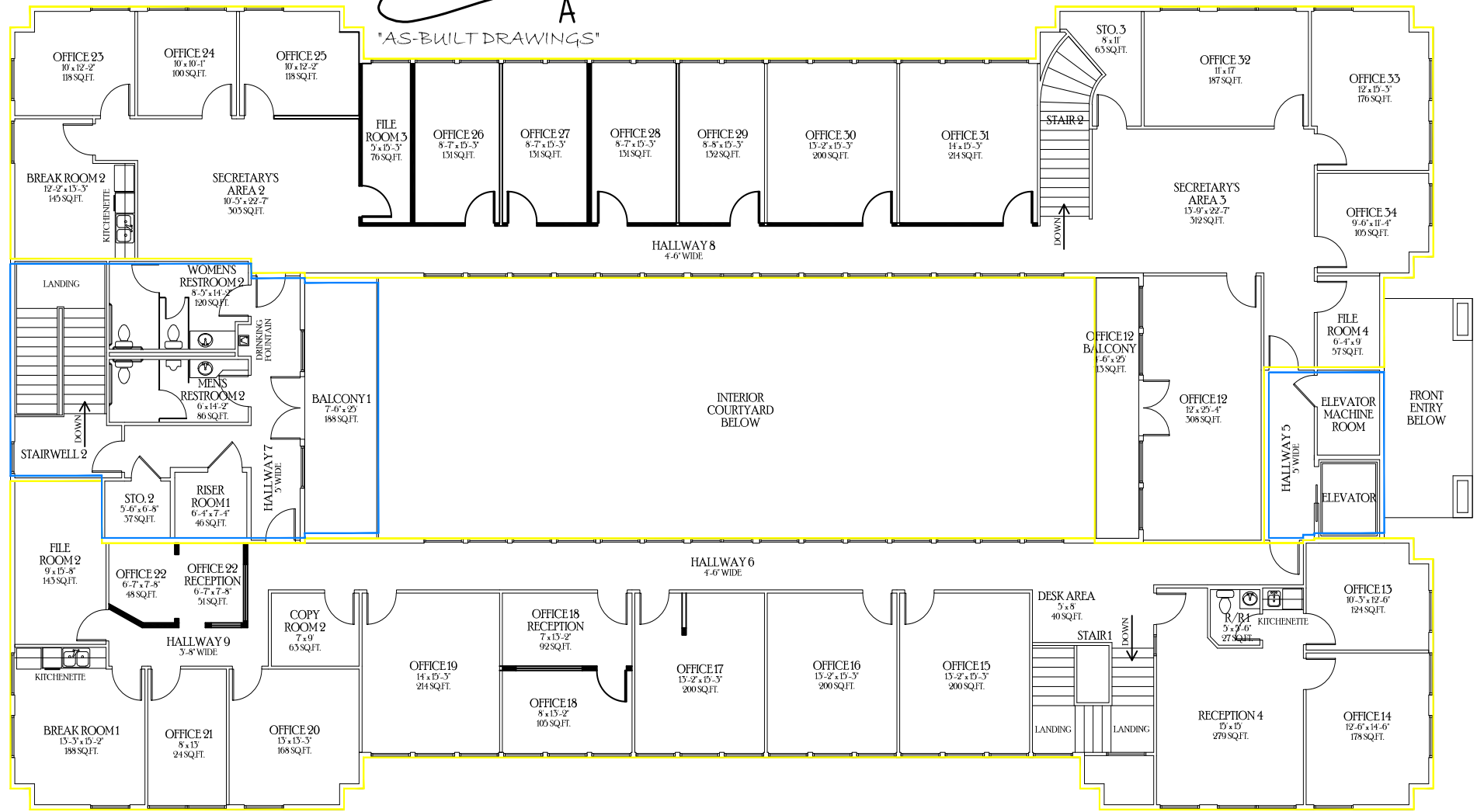


"AS-BUILT DRAWINGS"

SQUARE FOOTAGE INFORMATION
1ST FLOOR TOTAL COVERED SQUARE FOOTAGE = 8809 SQ.FT. 1ST FLOOR TENANT ONE SQUARE FOOTAGE = 4169 SQ.FT. 1ST FLOOR TENANT TWO SQUARE FOOTAGE = 4609 SQ.FT. 1ST FLOOR COMMON AREA SQUARE FOOTAGE = 1171 SQ.FT. *** INCLUDES 18 SQ.FT. OF FIREPLACE AREA (60 SQ.FT. TOTAL)
2ND FLOOR TOTAL COVERED SQUARE FOOTAGE = 8408 SQ.FT. 2ND FLOOR TENANT ONE SQUARE FOOTAGE = 3677 SQ.FT. 2ND FLOOR TENANT TWO SQUARE FOOTAGE = 4490 SQ.FT. 2ND FLOOR COMMON AREA SQUARE FOOTAGE = 1140 SQ.FT.
TOTAL COVERED SQUARE FOOTAGE = 16677 SQ.FT. TOTAL TENANT ONE SQUARE FOOTAGE = 8066 SQ.FT. TOTAL TENANT TWO SQUARE FOOTAGE = 8547 SQ.FT. TOTAL COMMON AREA SQUARE FOOTAGE = 2317 SQ.FT.
TENANT ONE COMMON AREA PERCENTAGE FACTOR = 48.73% TENANT TWO COMMON AREA PERCENTAGE FACTOR = 30.27%

OWNER INFORMATION
OWNERS: HETTIG/KAHN HOLDINGS, INC. CURRENT PHONE NUMBER: 713.671.0000 CURRENT ADDRESS: 3009 KATY FREEWAY, SUITE 1 HOUSTON, TEXAS 77007
TABLE OF CONTENTS
1 FLOOR PLAN 1 2 FLOOR PLAN 2

**HETTIG-KAHN OFFICE BUILDING**  
FLOOR PLAN 2, 1" = 10'-0"  
ARCHITECTURAL AS-BUILTS  
281.825.9659  
www.charlestoddhelton.com  
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# Aerial





# For Sale

# 5325 Katy Freeway

# Houston, TX 77007

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[www.cbre.com](http://www.cbre.com)

## Contact Us

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