

FOR LEASE

24515 Katy Freeway | Katy, TX 77494



Katy Ranch Crossing

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FOR LEASE

Availabilities

Suite 800

- 1850 SF
- 2nd Generation Retail
- Direct frontage
- Immediate availability

Suite 400

- 1650 SF
- 2nd Generation Retail
- Direct frontage
- Immediate availability



Property Highlights

- Highly visible retail spaces within **Katy Ranch Crossing**
- Strong daily traffic counts along Katy Freeway (I-10) - 157,981 VPD
 - 35,205 Eastbound Frontage VPD
 - 27,083 Westbound Frontage VPD
- **2nd generation buildouts** allow for a quick move-in or buildout
- **Ample parking** available directly in front of suites and behind the building
- Surrounded by dense residential growth and major regional retailers
- **Modern construction** with attractive stone facades and storefront glazing

Lease Rate: \$30.00 PSF NNN

NNN: \$14.00 PSF

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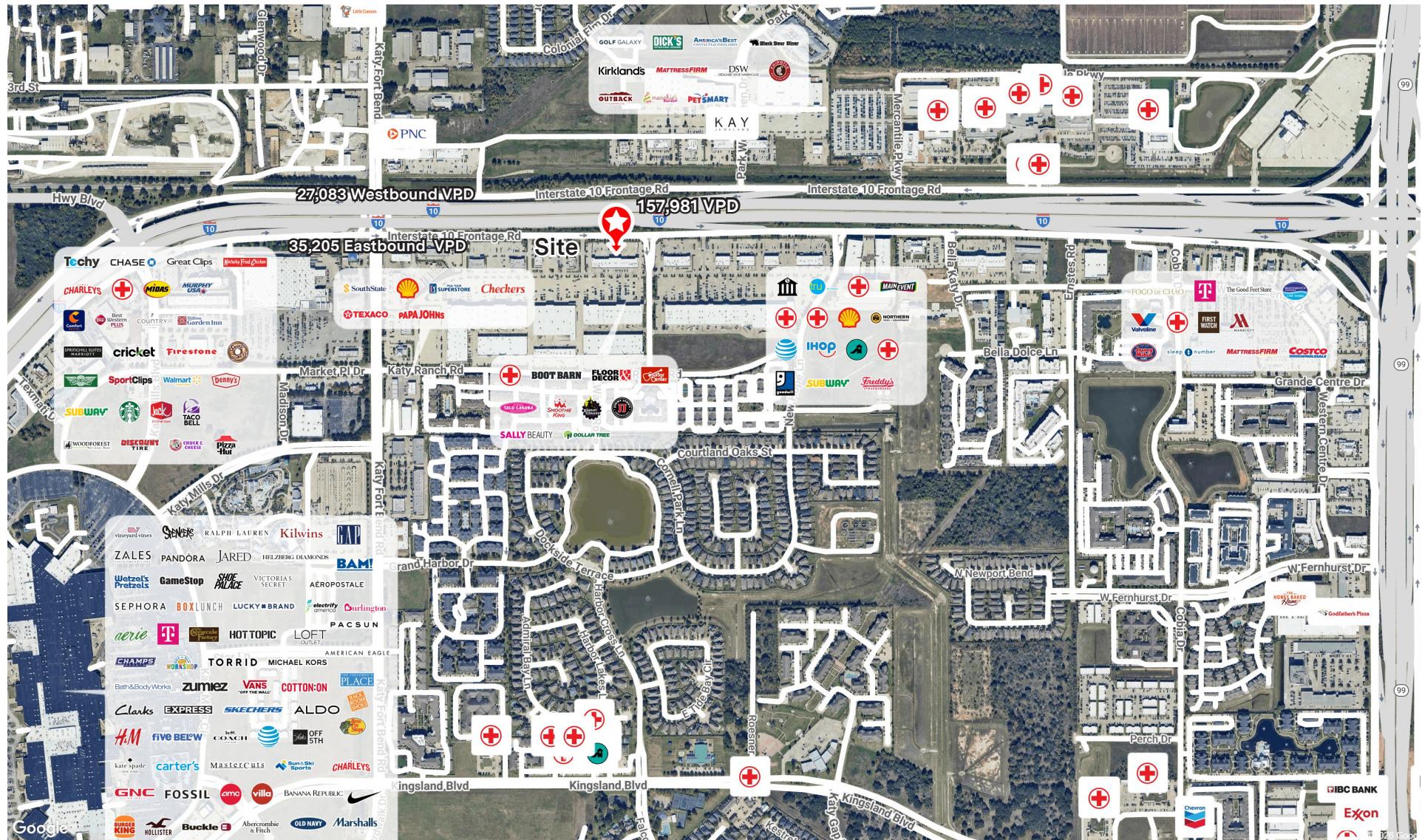
ANCHOR & CO-TENANCY

Anchored by nationally recognized and destination users:



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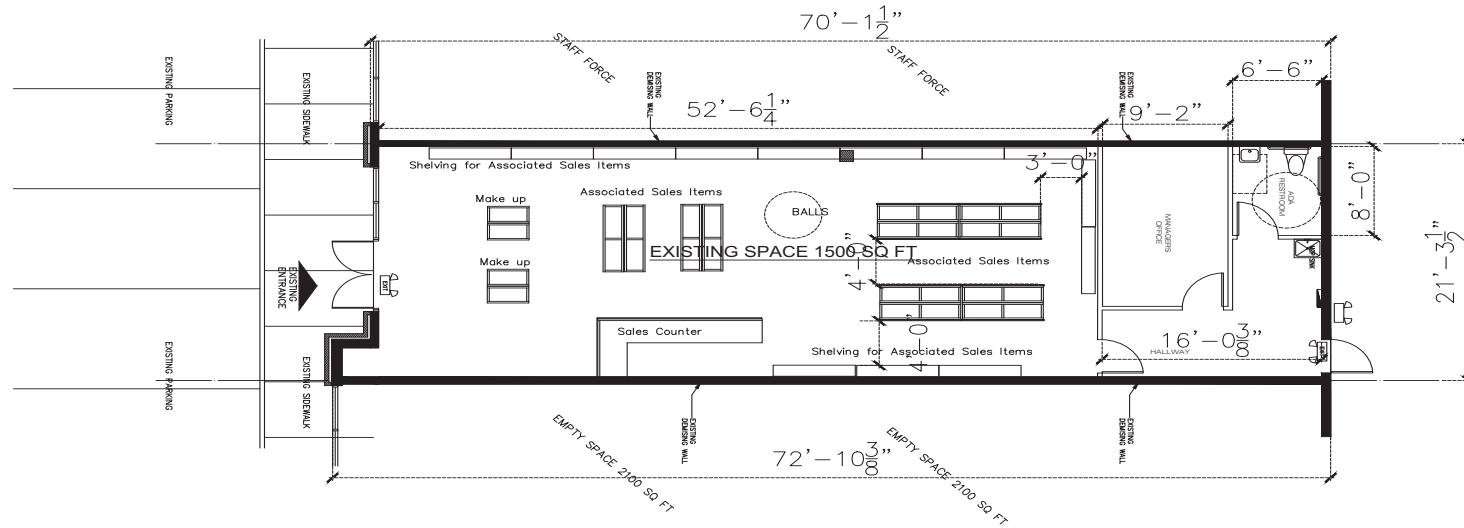
Retail Map



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Floor Plan - Suite 400



EXISTING FLOOR PLAN

FREEWAY
PROPERTIES
Edward J. Friedman
8584 KATY FREEWAY
HOUSTON, TEXAS 77037
(713) 494-5364



01/09/2009

NEW TENANT IN AN
EXISTING BUILDING
PAINT AND REFURBISH
FOR

BUY MORE PAY LESS
KATY RANCH
CROSSING

24515 KATY FREEWAY
SUITE 400
KATY, TEXAS 77494

FOR
FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

DRAWING DATE: 10/10/22
REVISIONS:

ISSUED FOR:	DATE
OWNER REVIEW	11/19/22
BID:	11/19/22
PERMITS:	11/22/22
CONSTRUCTION:	11/24/22
SCALE: NOTED	
DRAWN BY: EJF	
JOB NO:	
SHEET NAME	
CURRENT PLAN	
SHEET NO.:	
A1.1	

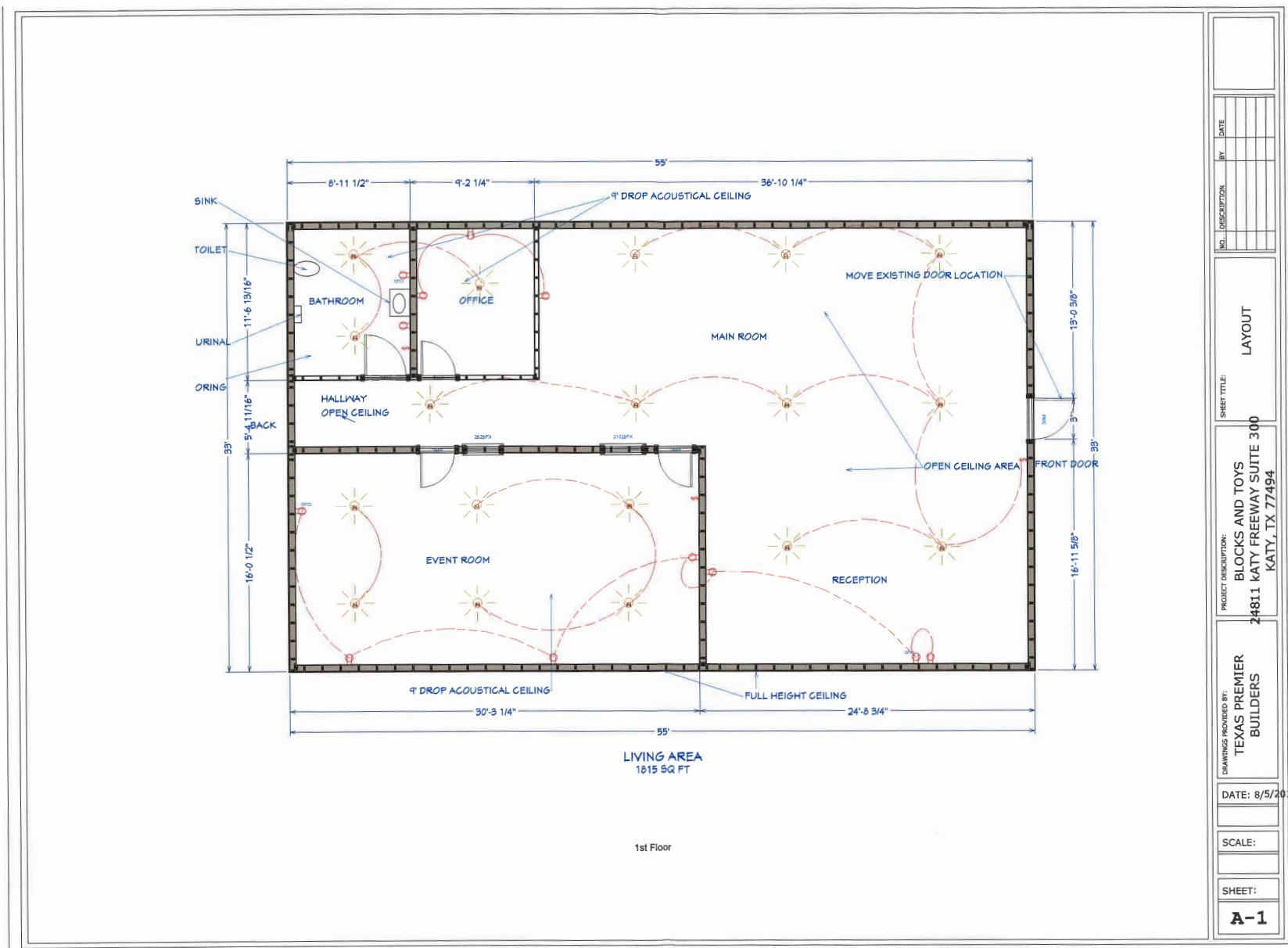
SALES FLOOR PLAN



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Floor Plan - Suite 800



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Demographics

POPULATION	3 Mile	5 Miles	7 Miles
2025 Estimated Population	11,902	34,055	505,431
2030 Projected Population	12,638	35,324	565,702
Annual Growth (2025-2030)	1.2%	0.7%	2.4%
HOUSEHOLDS	3 Mile	5 Miles	7 Miles
2025 Estimated Households	4,674	12,642	164,797
2030 Projected Households	5,044	13,336	1888,246
Annual Growth (2025-2030)	1.6%	1.1%	2.8%
HOUSEHOLDS INCOME	3 Mile	5 Miles	7 Miles
2025 Estimated Average Household Income	\$101,301	\$106,347	\$151,247
2030 Projected Average Households	\$100,628	\$106,742	\$150,417
2025 Estimated Median Household Income	\$82,111	\$86,413	\$124,912
2030 Projected Median Household Income	\$82,040	\$87,155	\$124,593
DAYTIME DEMO	3 Mile	5 Miles	7 Miles
Total Businesses	790	2,307	17,269
Total Employees	8,320	18,106	565,702



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Information About Brokerage Services



2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement. • Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC dba Partners Real Estate	9003948	partnersreal estate.com	713 620 0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersreal estate.com	713 620 0500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Ytterberg	806231	john.ytterberg@partnersreal estate.com	713 275 9633
Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	