

**23537 Kingsland Blvd.**  
Katy, TX 77494

# FOR SALE AND FOR LEASE

Just south of I-10 Katy Fwy, off Grand Parkway, Katy is centrally located amid Harris, Waller, and Fort Bend counties, 30 miles west of Houston. Katy ISD offers top-tier education. The city fosters a business-friendly environment, attracting diverse businesses of all sizes.



## PROPERTY OVERVIEW

Highest/Best Use for Owner Operator. Solid demographics in a growing area. Neighbors to the master-planned community of Cinco Ranch. Easily accessible with drive up access. Located just west of the Grand Parkway on Kingsland Boulevard at Cobia Dr.

**Lease SF Availability:** 4,900 SF

**Building Square Footage:** 11,900 SF

The space was built in 2017 and is well-maintained, boasting modern, high-end finishes. Opportunity to purchase office furniture.



### CHRIS ABEL

Commercial Director

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# OFFERING OVERVIEW



<b>For Sale</b>	11,900 SF
<b>For Lease</b>	4,900 SF
<b>Pricing</b>	Contact Broker
<b>Year Built</b>	2017
<b>Average Traffic Count</b>	12,835
<b>Best Use For Sale and Lease</b>	Attorney's, Financial Services, Real Estate Groups, Insurance Groups or Professional Business Services as Owner Operator

# INTERIOR PHOTOS



**CHRIS ABEL**

Commercial Director

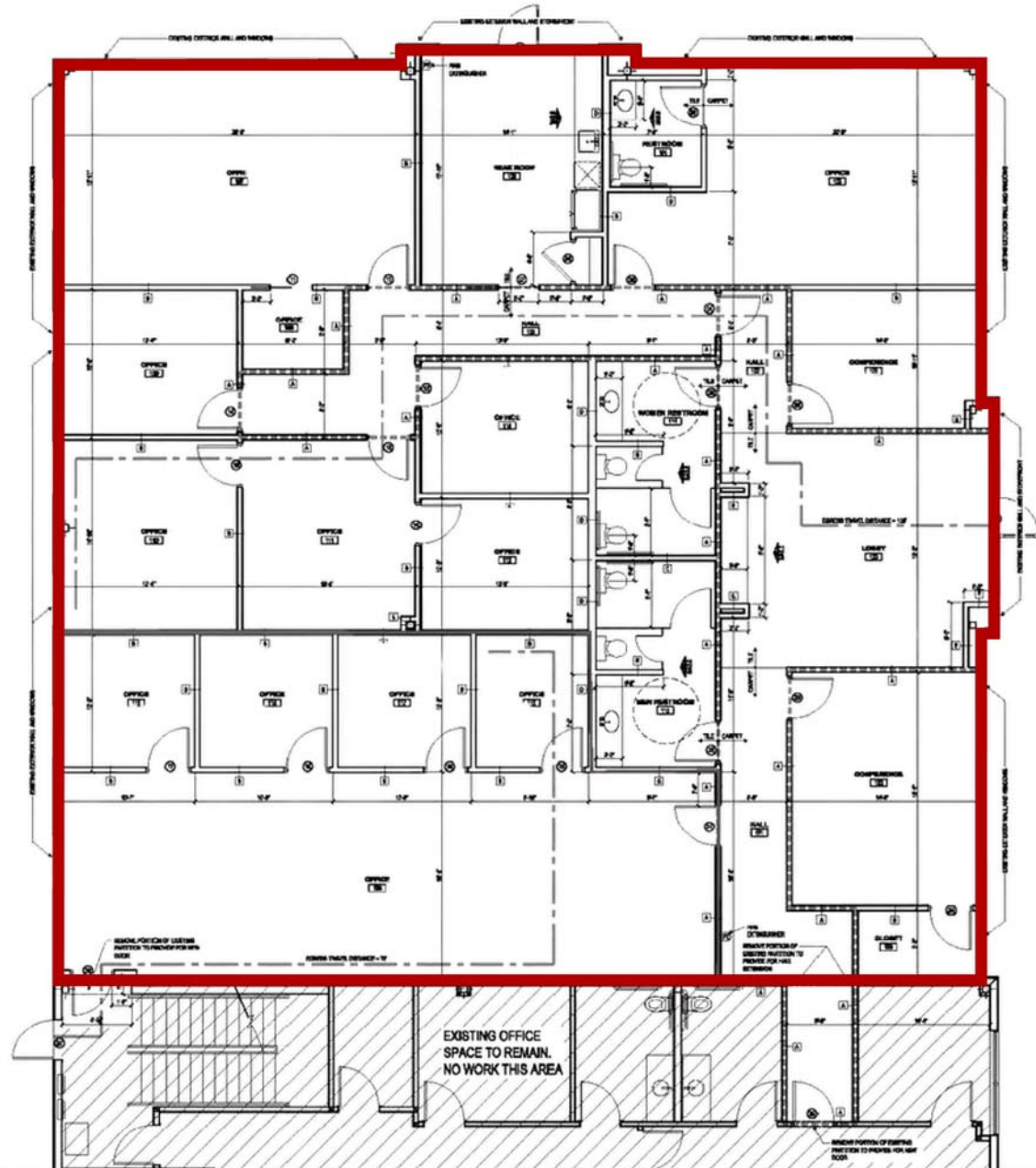
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# FLOOR PLAN

## LEASABLE AREA - 4,900 SF



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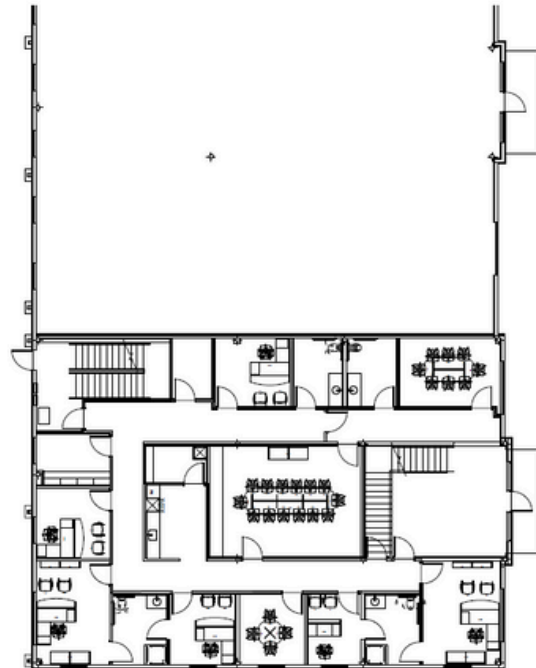
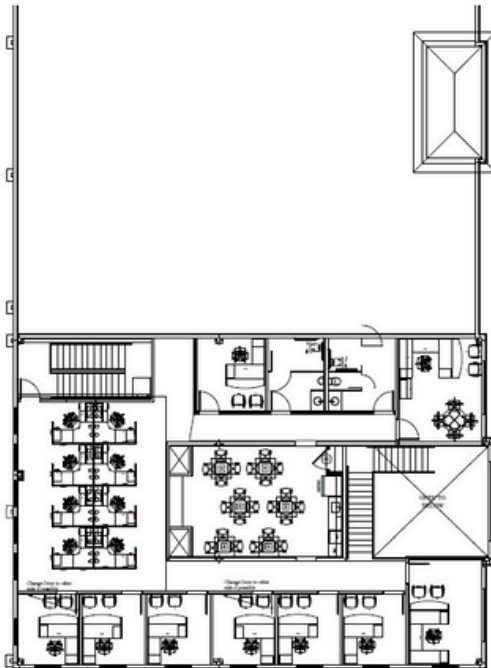
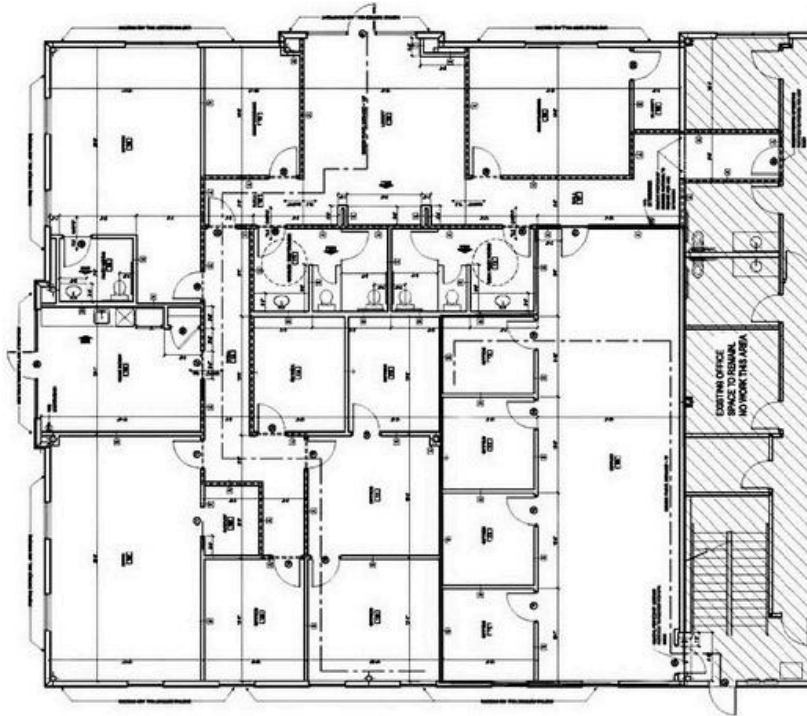
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# FLOOR PLAN FOR SALE - 11,900 SF



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# NORTH VIEW



**GRAND PARKWAY**

**I-10**

**KINGSLAND BLVD**



**MEMORIAL HERMANN HOSPITAL -  
KATY & MEDICAL COMPLEX**

**TIMES SQUARE ENTERTAINMENT**

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# EAST VIEW



**KATY ASIAN TOWN**

**GRAND PARKWAY**

**KINGSLAND BLVD**



**MEET SPICE**



**BUZZ & BITES**

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# WEST VIEW



**THE CLUB AT FALCON POINT**

**DOWNTOWN KATY**

**KINGSLAND BLVD**



**KATY BOARDWALK**



**KATY MILLS MALL**

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# SOUTH VIEW



**LUPE TORTILLA MEXICAN RESTAURANT**

**GRAND PARKWAY**



**LACENTERRA**



**SAPORE DETROIT PIZZERIA**



**CHRIS ABEL**

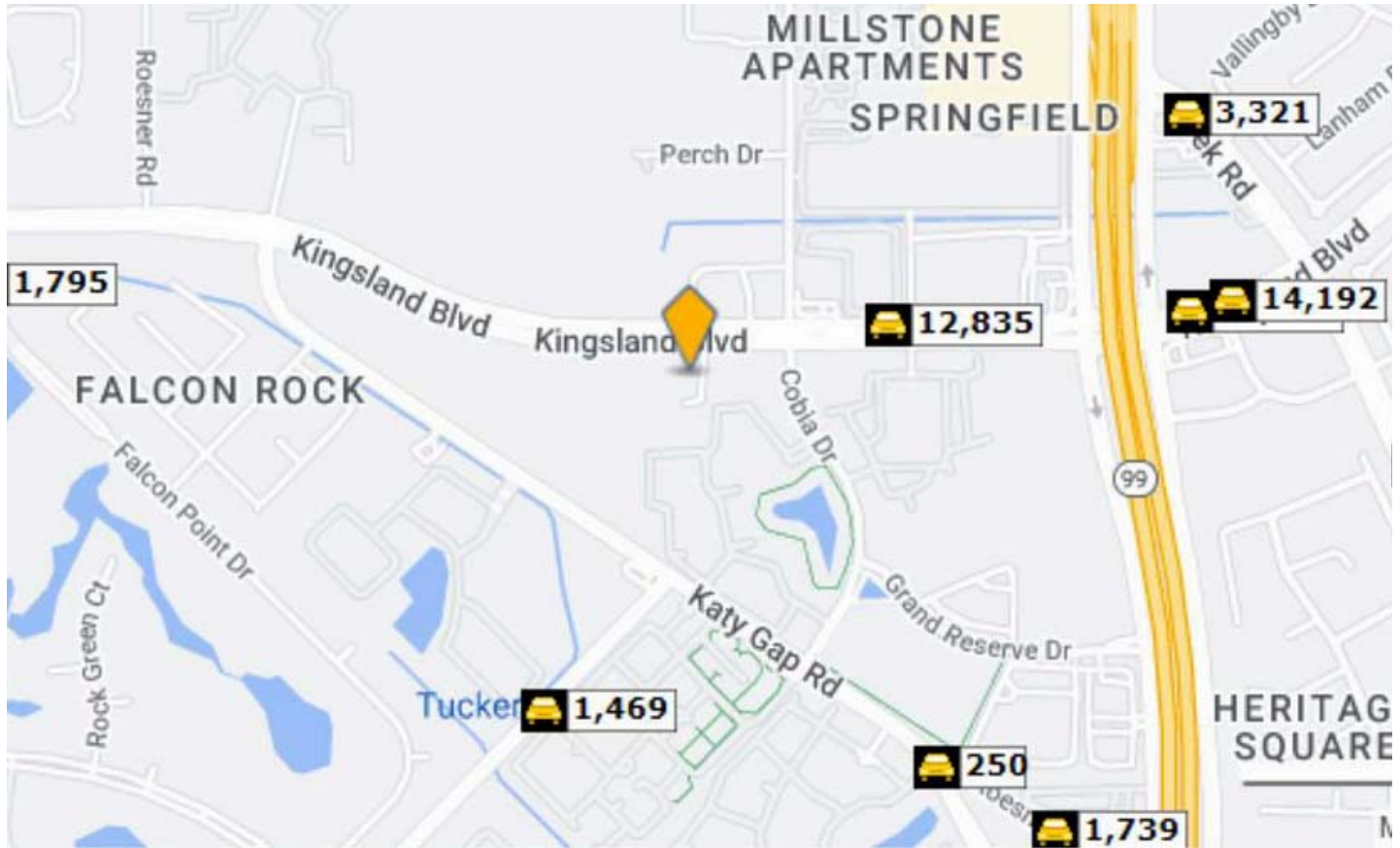
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# TRAFFIC COUNT REPORT



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subj. Prop
Kingsland Blvd	Grand Pkwy	0.25 E	2022	12,835	MPSI	.20
Roesner Rd	Ernstes Rd	0.18 NE	2018	1,469	MPSI	.35
Roesner Rd	Grand Pkwy	0.25 SE	2018	250	MPSI	.44
Kingsland Boulevard	Hwy 99 Access Rd	0.04 W	2022	19,789	MPSI	.48
Kingsland Blvd	Peek Rd	0.08 NE	2022	14,192	MPSI	.53
Peek Rd	Grand Pkwy 0	0.04 W	2022	3,321	MPSI	.54
Storage Road		0.00	2022	1,739	MPSI	.56
Peek Rd	E Fernhurst Dr	0.04 NE	2022	21,631	MPSI	.59
Falcon Point Dr	Mahogany Run Dr	0.01 S	2018	1,795	MPSI	.68
Peek Road	Willow Canyon Dr	0.04 W	2022	5,838	MPSI	.70

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# DEMOGRAPHIC DETAIL REPORT



	1 MILE	3 MILE	5 MILE
2023 Total Population	20,332	11,421	301,632
2028 Population	22,069	121,149	320,519
Pop Growth 2023-2028	+ 8.54%	+ 4.96%	+ 6.26%
Average Age	35	37	36
2023 Total Households	7,379	39,872	99,649
HH Growth 2023-2028	+ 8.94%	+ 5.12%	+ 6.35%
Median Household Inc	\$88,703	\$96,043	\$107,641
Avg Household Size	2.70	2.90	3.00
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$273,827	\$264,045	\$285,494
Medaian Year Built	2010	2003	2006

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KW Commercial Signature  
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