

OFFERING MEMORANDUM



SAFARI KIDS LEARNING CENTER

24936 KATY RANCH RD
KATY, TX 77494

FOR SUBLEASE:
5,000 SQFT CHILDREN'S
RETAIL OR SERVICE SPACE



Gary Greene
Commercial
23922 CincoVillage Center
Katy, TX 77494
Office: 8323043008



Richard Lin
Mobile: 8323043008
richard.lin@garygreene.com

License #: 769387





99
TEXAS

KATY
"KAYAN
BOWN"
W MART
UNIVERSITY OF
HOUSTON

OUTBACK
STEAKHOUSE®
Black Bear Diner
PET SMART

CHIPOTLE
DICK'S
SPORTING GOODS
menchie's
Frozen Yogurt

MEMORIAL
HERMANN

CINEMARK
Red Robin
LA MADELEINE
FRENCH BAKERY & CAFÉ
GLORIA'S
RESTAURANT

ANDRETTI
DOPE BOY
Dugout
POPS 'N' KIDS
electric
pickle

INTERSTATE
10

INTERSTATE
10

SITE



MAIN EVENT

COSTCO
WHOLESALE

FOGO DE CHÃO

GRINGO'S

BECK'S PRIME

THREE SQUARE
RESTAURANT

Academy
SPORTS OUTDOORS

Portillo's
HOT DOGS • BEEF • BURGERS • SALADS

WHISKEY
CAKE KITCHEN & BAR

WALK-ON'S
SPORTS BISTRO

Boomer Jack's

"Let The Adventure Begin"
Safari
KIDS LEARNING
CENTER

WE
WOODLANDS ELITE
CHESS COMPANY
PACE
PICKLEBALL CLUB

ADVENTURE
TRAMPOLINE PARK
RGR
sports
Adventure park

CKMD
Dance and Fitness Studio

99
TEXAS

LUPE TORTILLA
mexican
restaurants

MIA'S
TABLE

PROPERTY SUMMARY

Lease Rate	Contact Broker
Available SQFT	5,000 SQFT
Occupancy	Immediate
Space Condition	2nd Gen Classroom and open space
Configuration	-3,00 sqft Open Space -1,500 sqft Classroom/office
Ceiling Height	23 ft 6 in
Major Intersection	I-10 & 99 Grand Parkway

SUMMARY

The Lin Team | Commercial is proud to present 24936 Katy Ranch Rd, Katy, TX 77494, a 5,000 SF second-generation childcare retail space in a high-visibility shopping center anchored by strong national and regional tenants.

Located along I-10 near the Grand Parkway and close to major retail destinations, the property sits in a family-focused corridor with multiple youth and activity-based businesses, creating excellent synergy and exposure for complementary operators. The center benefits from strong traffic counts and a growing demographic of families in the Katy area.

The space includes approximately 3,500 SF of open activity area and 1,500 SF of offices and classrooms, featuring 23.5 ft ceilings, full HVAC, and restrooms, offering flexibility for a wide range of uses. Its second-generation build-out allows for quickcost-effective modifications, accommodating tenants focused on childcare, classrooms, fitness, or recreational programs, with immediate occupancy available.,



Safari Kids Learning Center | Katy

PROPERTY HIGHLIGHTS

- 5,000 SF second-generation with 3,500 SF open activity area and 1,500 SF offices/classrooms.
- 23.5 ft ceilings, and two restrooms,
- 100% HVAC
- Boys and Girls restrooms already built out with multiple stalls
- One large room. Ideally setup for a class room or private party room
- Versatile Use Potential: Ideal for childcare, classrooms, recreational, or fitness programs, including gymnastics, karate, or group activities.
- Turnkey Opportunity: Immediate occupancy with a cost-effective fit-out for new tenants, minimizing downtime and investment risk.





LOCATION HIGHLIGHTS

- Strong Regional Access: Located along I-10 near the Grand Parkway, providing excellent visibility and easy access for local and regional customers.
- Family-Focused Corridor: Surrounded by youth- and activity-oriented businesses, creating synergy for complementary operators.
- Proximity to Major Retail: Near Costco, Walmart, and Katy Mills Mall, enhancing the center's draw and customer base.
- Family-Oriented Market: Positioned in a corridor with multiple youth-focused and recreational businesses, attracting consistent family traffic.
- Synergistic Retail Environment: Adjacent to complementary tenants and activity centers, fostering cross-traffic and increased exposure.
- Growing Demographics: Katy area continues to experience population growth, particularly among families, supporting long-term demand.



3 MILE RADIUS



POPULATION
107,435



DAYTIME POPULATION
100,359

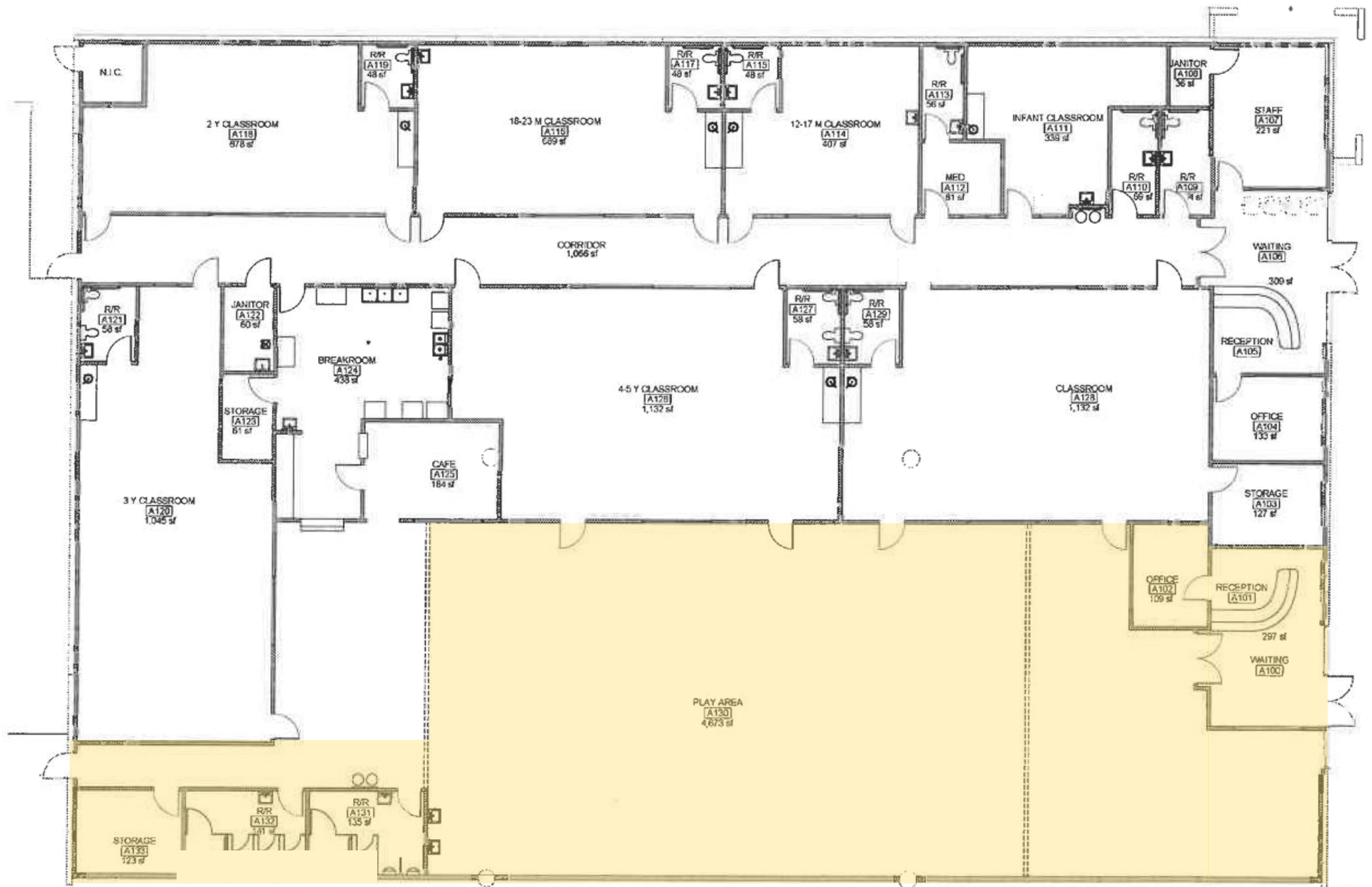


HOUSEHOLDS
38,474



AVG. HOUSEHOLD INCOME
\$ 128,303





FLOOR PLAN

1/8" = 1'-0"



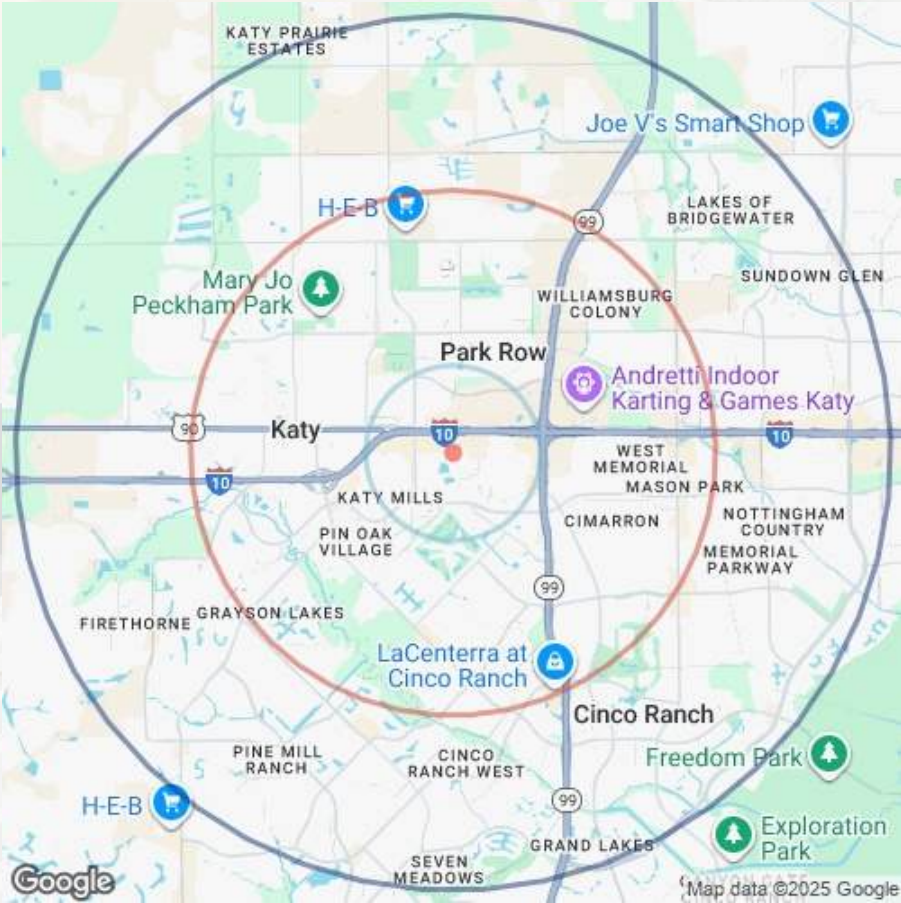
1

DEMOGRAPHICS

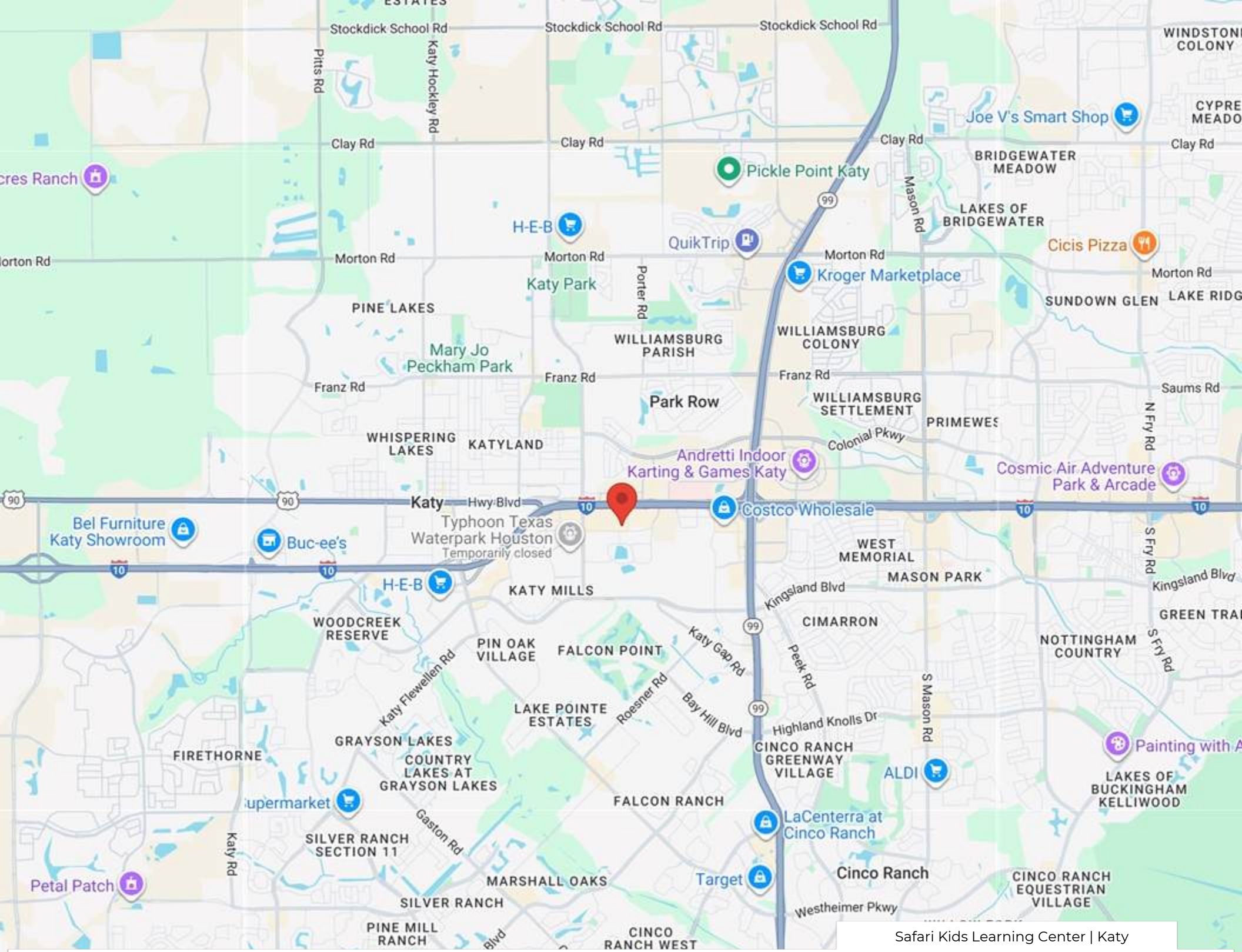
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,089	41,023	90,994
2010 Population	4,639	61,798	167,355
2025 Population	15,007	107,435	289,739
2030 Population	16,614	116,035	310,787
2025-2030 Growth Rate	2.06 %	1.55 %	1.41 %
2025 Daytime Population	19,831	100,359	249,816

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	354	2,202	4,299
\$15000-24999	269	1,409	3,397
\$25000-34999	249	1,669	4,240
\$35000-49999	629	2,723	5,932
\$50000-74999	1,441	6,317	12,819
\$75000-99999	749	4,441	10,580
\$100000-149999	1,596	8,276	20,667
\$150000-199999	459	5,150	14,158
\$200000 or greater	465	6,286	20,483
Median HH Income	\$ 79,377	\$ 102,106	\$ 114,490
Average HH Income	\$ 98,327	\$ 128,303	\$ 145,188

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	353	13,187	29,171
2010 Total Households	1,629	20,579	54,813
2025 Total Households	6,211	38,474	96,575
2030 Total Households	7,058	42,430	105,308
2025 Average Household Size	2.38	2.78	2.99
2025 Owner Occupied Housing	1,252	21,564	64,975
2030 Owner Occupied Housing	1,355	23,444	70,855
2025 Renter Occupied Housing	4,959	16,910	31,600
2030 Renter Occupied Housing	5,703	18,986	34,453
2025 Vacant Housing	477	2,723	5,360
2025 Total Housing	6,688	41,197	101,935







CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE DETAILS.

SAFARI KIDS LEARNING CENTER

24936 KATYRANCHRD
KATY, TX 77494



Gary Greene
Commercial
23922 Cinco Village Center
Katy, TX 77494
Office: 8323043008



Richard Lin
Mobile: 8323043008
richard.lin@garygreene.com

License #: 769387



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

<u>Gary Greene Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>0475512</u> License No.	<u>Brokerage@garygreene.com</u> Email	<u>(713)465-6644</u> Phone
<u>Mark Woodroof</u> Designated Broker of Firm	<u>0415360</u> License No.	<u>Brokerage@garygreene.com</u> Email	<u>(713)465-6644</u> Phone
<u>Angela Chavez</u> Licensed Supervisor of Sales Agent/ Associate	<u>0627419</u> License No.	<u>angela.chavez@garygreene.com</u> Email	<u>(281)646-1136</u> Phone
<u>Richard Lin</u> Sales Agent/Associate's Name	<u>0769387</u> License No.	<u>richard.lin@garygreene.com</u> Email	<u>(832)304-3008</u> Phone