

KATY WEST OFFICES

1419 Vander Wilt Ln
Katy, Texas 77449

FOR LEASE

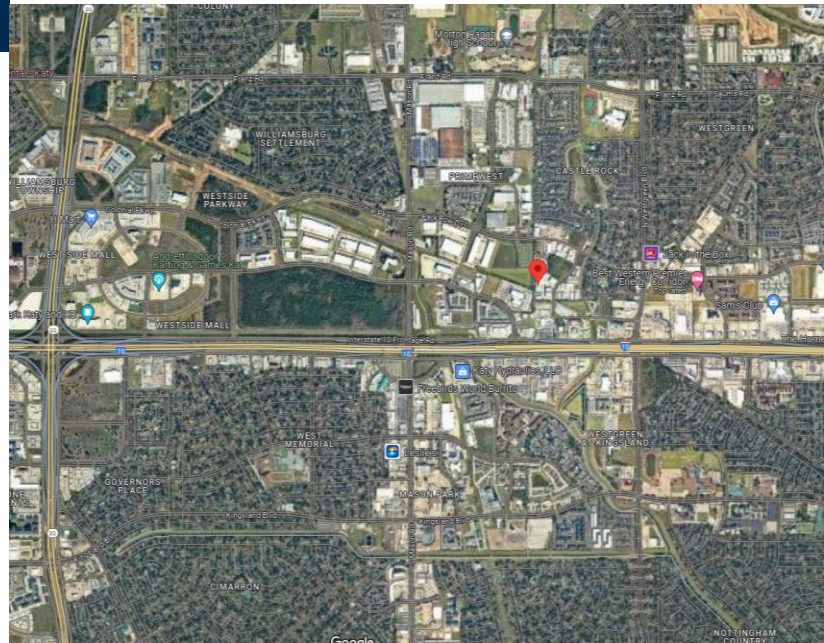


PROPERTY SUMMARY

The building features fully-built out offices that are in move-in ready condition. Work next to other successful businesses in your own building space in this flex office park. Secure tenant parking spaces, stone façade, windows, and a covered entrance among prominent features of this highly-customizable office building right off I-10 in East Katy.

- This space features 2,270 square feet of offices with 5 office suites, large open conference and meeting spaces, 1 restroom, and kitchenette break room.
- Office is conveniently located in front of an indoor sports gym co-tenant, providing recreational amenity opportunities for employees and team building.

Space Available	2,270 Square Feet
Price Per SF	Upon Request
Estimated NNN	\$4.75 / SF
Offices	4+ Suites
Year Built	2014
Parking Spaces	4 Spaces, Can Add More
Lot Size (SF)	25,300 Square Feet
Zoning Type	Commercial
County	Harris

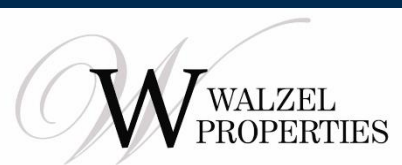


ASHISH WADHWANI

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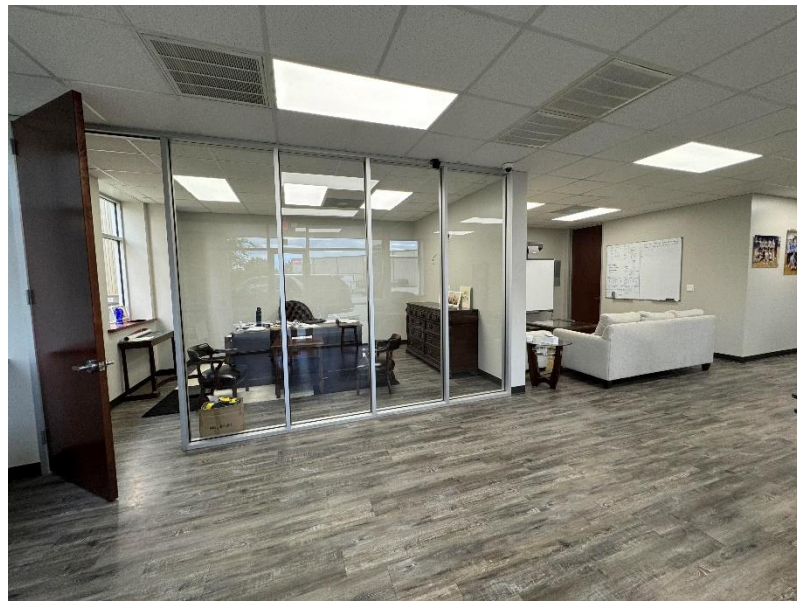
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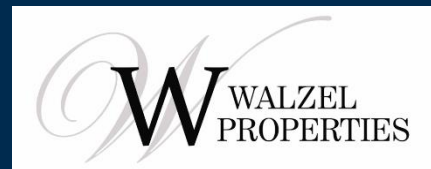
- Stone Façade
- Covered Patio Entrance
- Glass-Walled Conference Room
- Lobby/Meeting Space
- Kitchenette with Sink & Fridge
- Fully Built-Out

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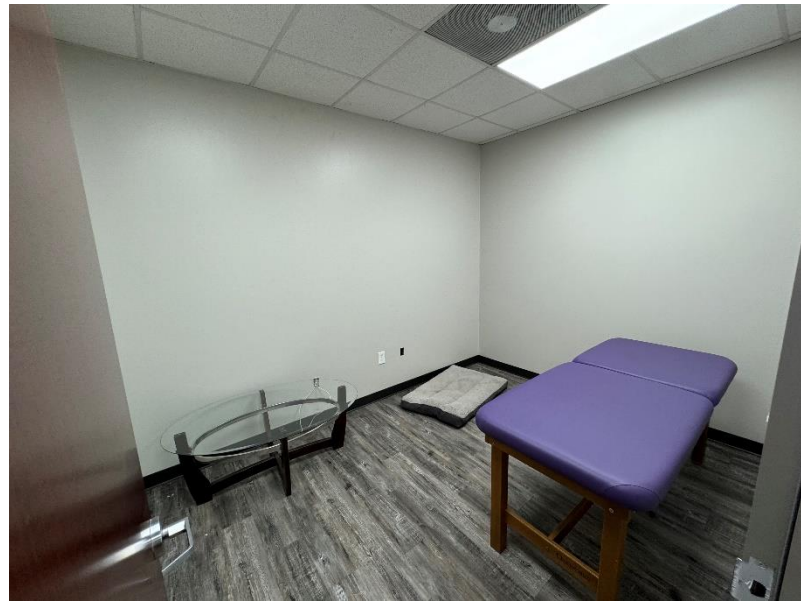
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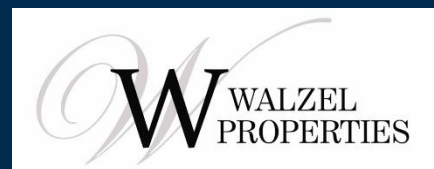
- 4 Office Suites with Windows
- Vinyl Wood Flooring
- Waiting Area/Back Lobby Space
- Furniture Available by Request

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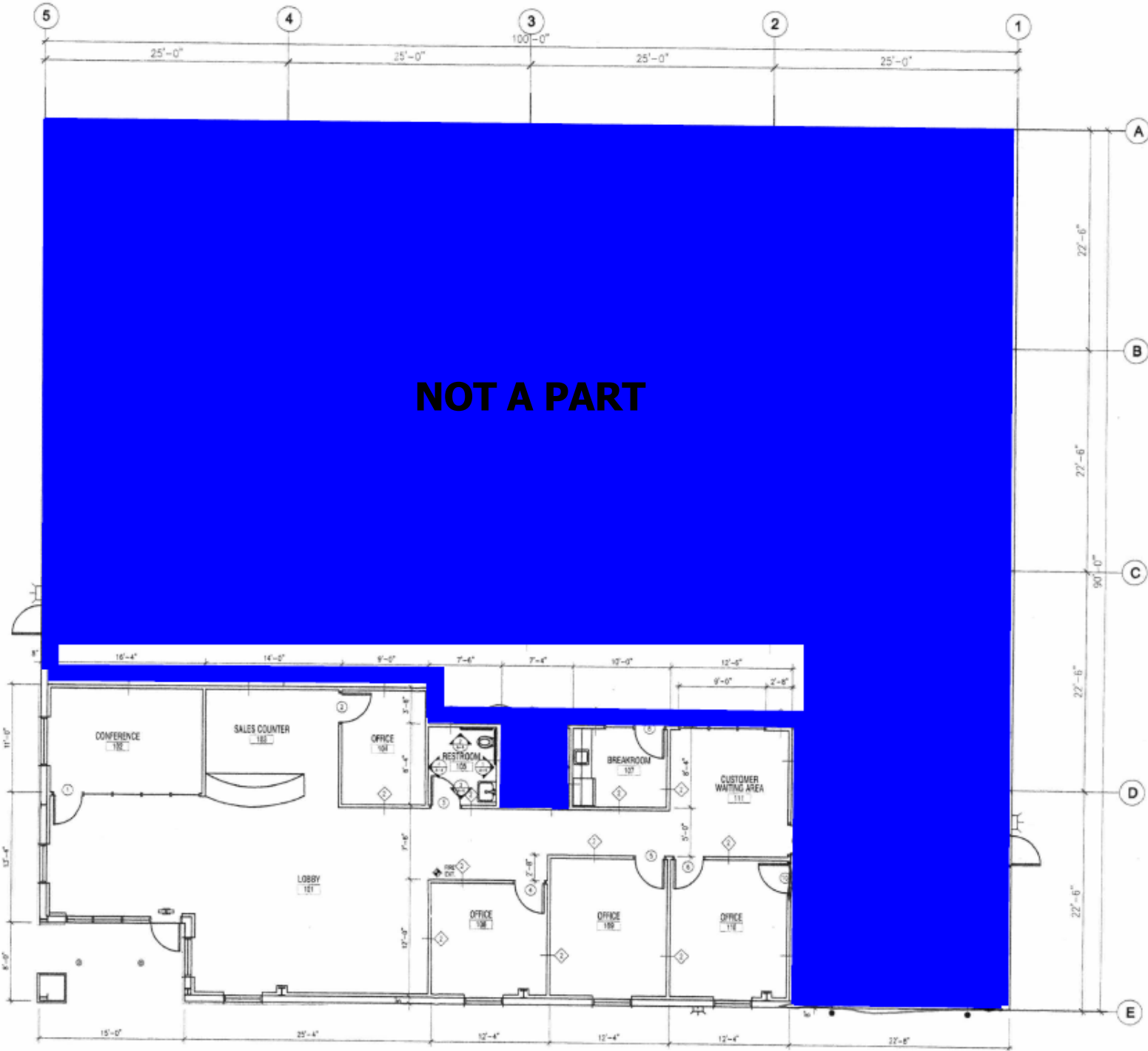


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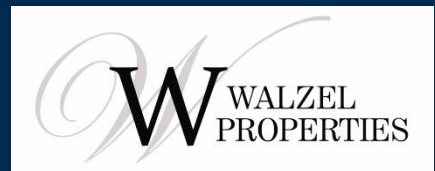
FLOOR PLAN
SCALE: 1/8" = 1'-0"



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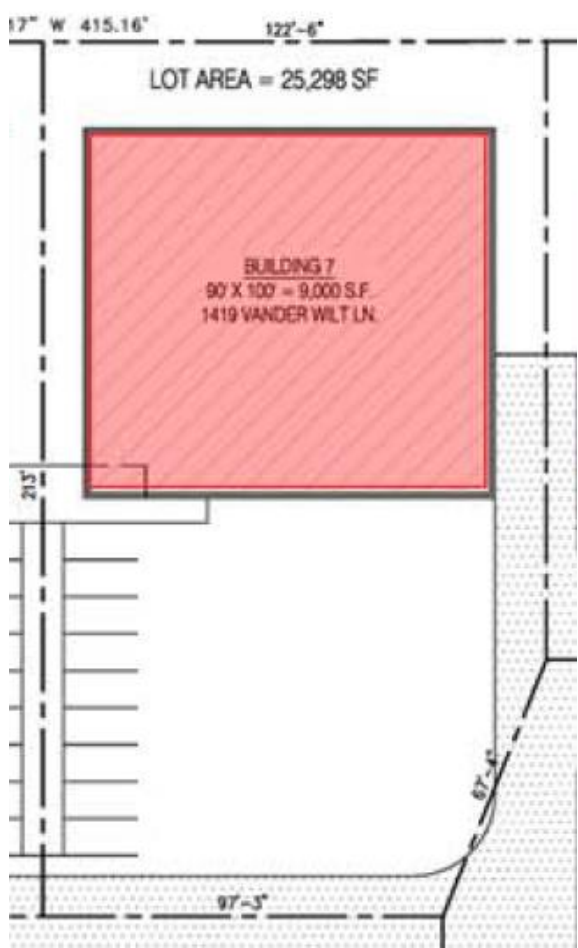
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POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	11,521	113,991	203,059
2023 Population	14,562	149,750	286,654
2028 Population Projection	14,886	154,001	298,808
Annual Growth 2010-2023	2.0 %	2.4 %	3.2 %
Annual Growth 2023-2028	0.4 %	0.6 %	0.8 %
Bachelor's Degree or Higher	28 %	37 %	38 %

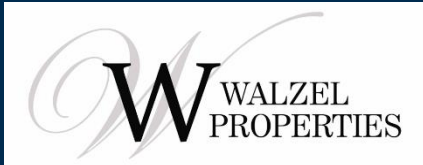
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$80,165	\$107,135	\$112,464
Median Household Income	\$66,658	\$86,216	\$90,153
Less than \$25,000	479	4,255	8,246
\$25,000-49,999	1,143	8,328	14,705
\$50,000-74,999	1,416	9,465	16,315
\$75,000-99,999	730	7,528	13,843
\$100,000-124,999	514	6,701	12,404
\$125,000-149,999	420	4,702	8,883
\$150,000-199,999	318	4,652	9,472
\$200,000 or greater	124	5,220	11,446

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Total Households	4,030	37,705	65,859
2023 Total Households	5,146	50,850	95,313
2028 Total Households Projection	5,264	52,431	99,573
Annual Growth 2010-2023	2.4 %	3.2 %	3.9 %
Annual Growth 2023-2028	0.5 %	0.6 %	0.9 %
Owner Occupied Households	2,450	36,897	73,661
Renter Occupied Households	2,814	15,534	25,912
Average Household Size	2.8	3.0	3.0
Average Household Vehicles	2	2	2
Median Home Value	\$172,566	\$227,146	\$238,269
Total Specified Consumer Spending (\$)	\$153.1 M	\$1.8 B	\$3.5 B



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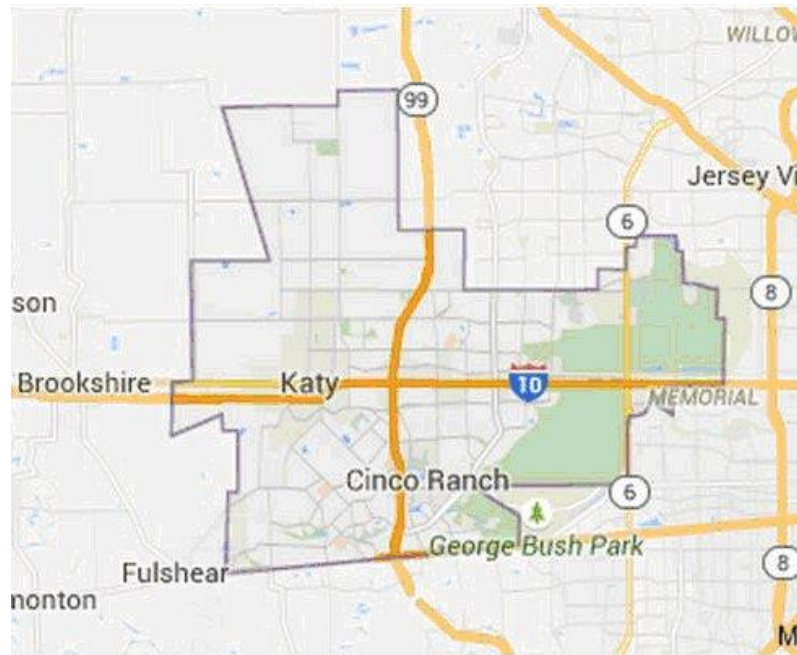


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CITY OF KATY

COUNTY	HARRIS, FORT BEND, WALLER
INCORPORATED	1945

AREA

CITY	11.3 SQ MI
LAND	11.2 SQ MI
WATER	0.04 SQ MI
ELEVATION	141 FT

POPULATION

POPULATION, 2019	19,692
POPULATION, 2010	14,102
HOUSEHOLDS	5,820



ABOUT KATY

The City of Katy is the hub of three counties - Harris, Waller and Fort Bend - and is located 30 miles west of Houston.

The City provides the highest quality of life for its residents. Beautiful neighborhoods, master-planned communities and abundant green space for parks and recreation. Katy ISD ranks among the top school districts in the country, offering students excellent education. Many large, mid-size and small businesses call Katy home, and the City of Katy is proactive in economic development to create a business-friendly environment.

Katy offers the best of both worlds - the charm of a small town, but all the conveniences of a large city. It is rich in traditions and heritage and boasts a community pride that is unmatched. Whether you're a young professional, growing family, retired senior or business owner, Katy is your hometown.

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