

# Castle Rock Plaza

20314 Franz Road Katy, TX 77449

2,530 SF Now Available



# PROPERTY INFORMATION



## LOCATION

20314 Franz Rd

SPACE	RATE	TI Allowance	NNN
2,530 SF	\$27.00	Negotiable	\$9 SF

## PROPERTY INFORMATION

- Across from British International School of Houston
- Centered in the middle of Katy ISD: 1 mile from Morton Ranch High & Middle Schools, 2 miles Taylor High, School, and Made Creek High School
- Drive thru capability
- Katy area accounts for over \$20 billion in sales and includes over 13,000 companies
- Over 200 corporations headquartered in Katy
- Headquarters operations in the Katy area include: Academy Sports and Outdoors, BP North America, GEICO, Katy ISD, Schlumberger Technology Center, Shell Exploration, Best Buy, Buffalo Wild Wings, Home Depot, Car Max, BMW of Houston, GEICO Corporate Office, Longhorn Steakhouse
- Direct access to hard corner with red light

## DEMOGRAPHICS

2020      2025

Population	278,156	317,840
Households	89,610	102,059
Families	70,804	80,586
Average Household Size	3.10	3.11
Average Household Income	\$110,513	\$119,256

## PARKING

112 parking spaces

## TRAFFIC COUNT

Franz Rd

35,000 CPD

## AREA RETAILERS

ELITE FIREWORKS, Dynamic Indoor Soccer, Mi Veracruz, Mr. Donut, Toddy Blends Winery & Distillery, Sonic Drive-In, Starbucks, Knight Truck and Trailer Sales Domino's Pizza, Goodwill, Little Caesars Pizza, KFC, T-Mobile, Firestone

# SPACE INFORMATION

- Bldg 20314
- 1 space 2,530 SF
- Divisible 1,212 SF | 1,318 SF

■ Inline

■ Shell Condition

■ Grease Trap Included

Rent \$27.00 SF

■ NNN \$9.00 SF

■ Tenant Allowance Negotiable

■ Current Tenants:

Jeremiahs Italian Ice

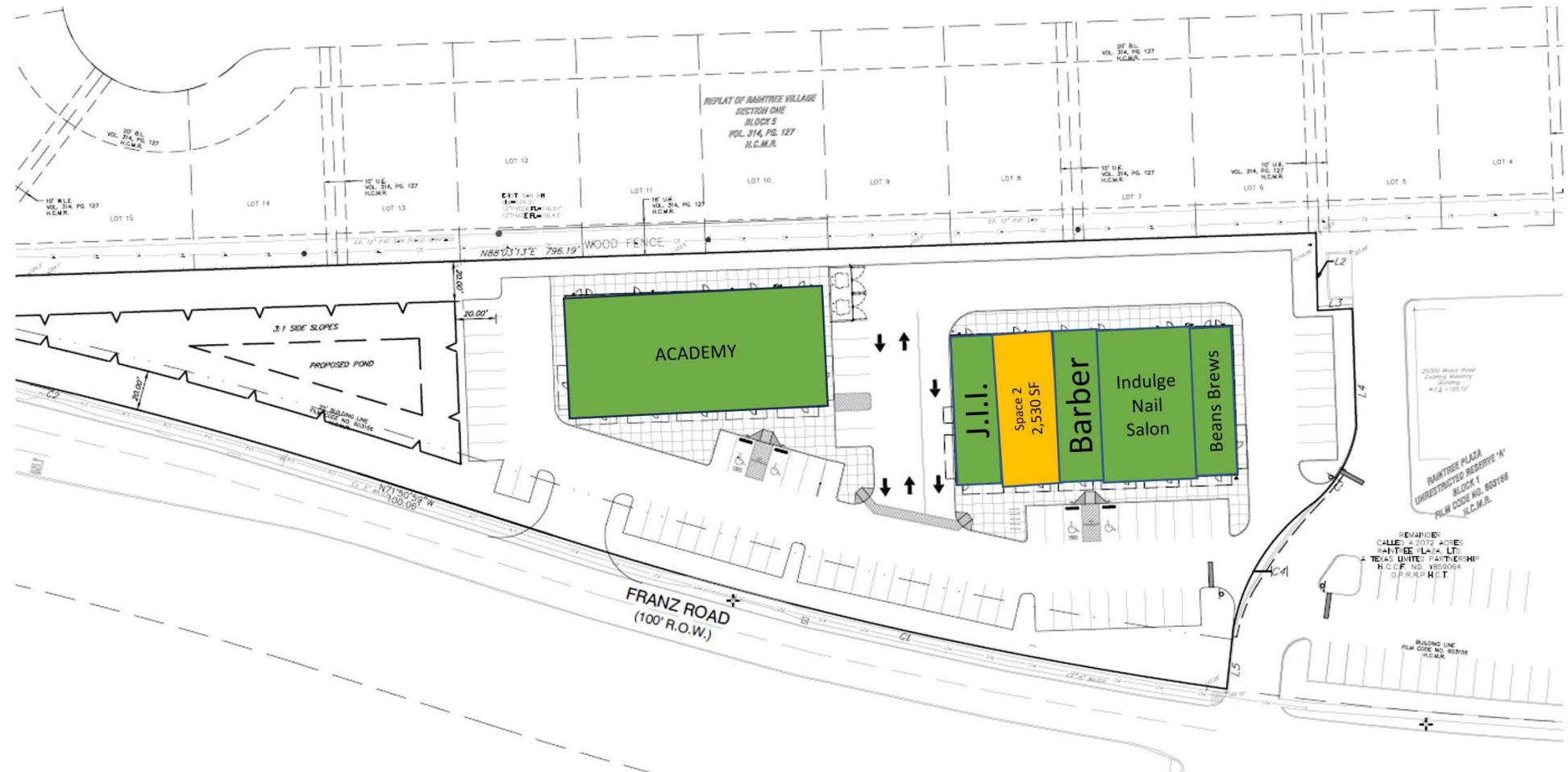
Gero Barbershop

Golden Nail Bar

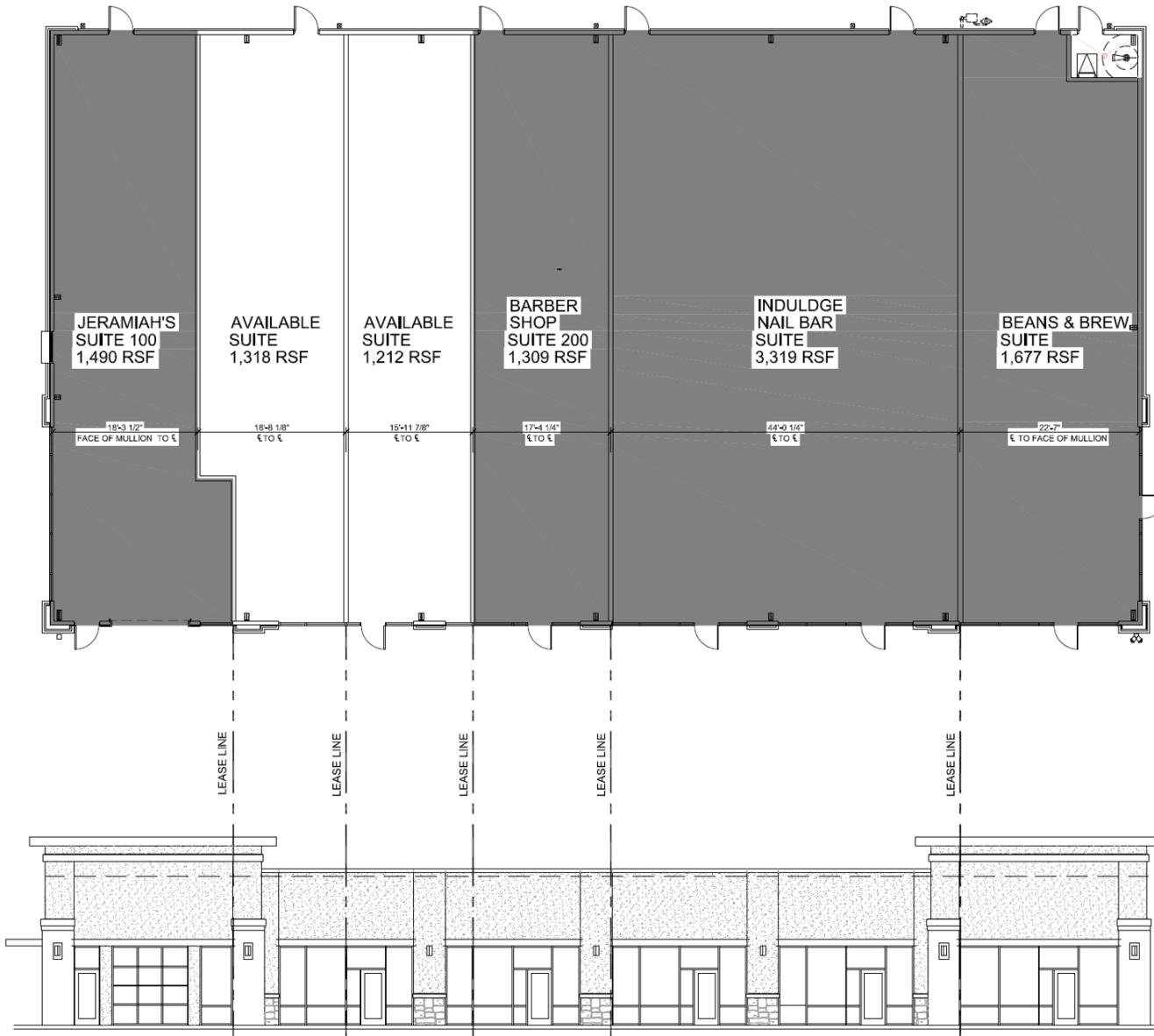
Beans & Brews Coffee House



# SITE PLAN



# FLOOR PLAN



# PHOTOS



# AERIAL

