

# For Lease

**2,531 SF  
AVAILABLE**  
(2ND GEN URGENT CARE)

## 2nd Generation Urgent Care



## Hunington

**Hunington Properties, Inc.**

3773 Richmond Ave., Suite 800

Houston, Texas 77046

**713-623-6944**

[hpiproperties.com](http://hpiproperties.com)

## Shops at Katy Gaston

NWC of Katy-Gaston & Westpark Tollway

6940 Katy Gaston Rd.,

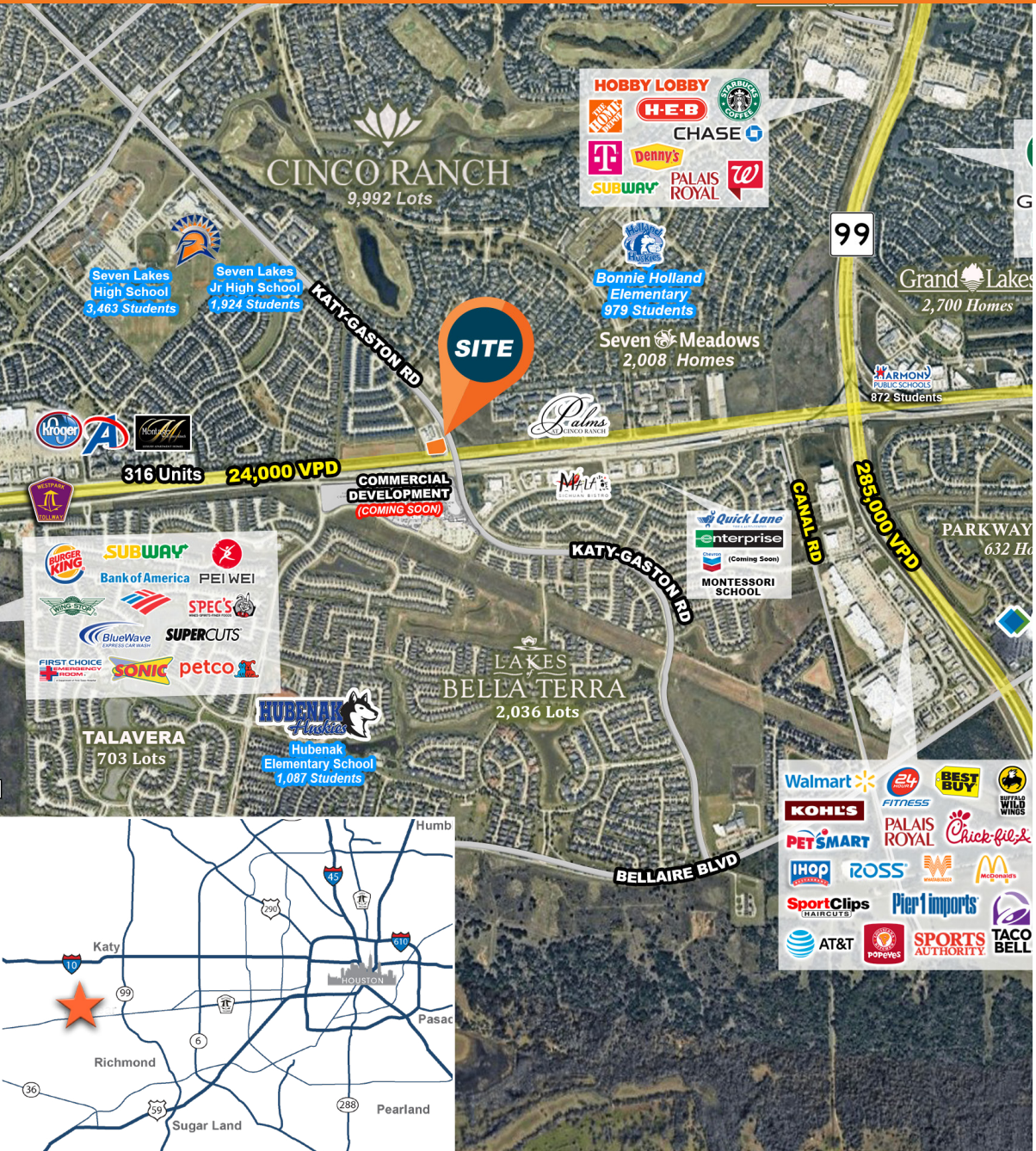
Katy, Texas 77494

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## SHOPS AT KATY GASTON

6940 Katy Gaston Rd., Katy, Texas 77494



### Property Information

Space For Lease	2,531 SF
Rental Rate	\$34.00 PSF
NNN	\$11.28 PSF
Total Sq. Ft.	8,500 SF

### Property Highlights

- Located in Central Fort Bend County, the "fastest-growing large county" in the U.S.
- Frontage to the Westpark Tollway
- Hard corner lighted intersection at Katy Gaston & Westpark Tollway

### Demographics

Population (2025)	1 mi. - 18,168
	2 mi. - 48,358
	3 mi. - 105,571
Average Household Income	1 mi. - \$174,551
	2 mi. - \$188,800
	3 mi. - \$180,937

Traffic Count  
 Westpark Tollway: 24,000 VPD  
 Grand Pkwy: 285,000 VPD

### Contact Information

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## KATY, TEXAS AREA OVERVIEW



### CITY FACTS

Formerly known as Cane Island, the city of Katy is located within the Harris, Fort Bend, and Waller counties. Even though it has become heavily urbanized, Katy has always been a traditional family style community. As of 2017, the city's population was estimated to be 18,282 residents. Being within the Houston-The Woodlands-Sugar Land metropolitan area, Katy has a growing economy and offers many entertainment options.

### ECONOMY

With the economy improving, retail centers were developed throughout Katy to accommodate the rapid residential growth. With several corporation headquarters in its surrounding areas, the city of Katy will benefit through the increased job opportunities.



**Academy Sports and Outdoors** – The company's corporate office and distribution center is staffed by 2,800 employees. With amenities like an on-site Starbucks, gym facility, football field and cafeterias, the corporate campus is made to accommodate a fun and productive work environment.



**Amazon Fulfillment Center** – The brand new \$160 million facility, is the company's tenth fulfillment center in Texas. The 1 million square foot center will increase the city's financial strength and create 1,000 new jobs in the community.



**BP America** – Headquartered in the Energy Corridor just outside of Katy, BP America is the area's most benefitting employer. With 5,500 employees in its Westlake campus, BP's Katy operations support the company's onshore and offshore operations.



**Igloo Corp.** – Igloo Corporation is an American manufacturer of ice chests, drink containers and supporting accessories. Its headquarters a few miles outside of Katy, with 1,000 employees.



**Schlumberger (Katy Technology Center)** - Previously conducting its operations from several leased facilities in North Houston, Dyna-Drill Technologies, a subsidiary of Schlumberger, has relocated. The company's new headquarters has 340,000 square feet of space, which includes a manufacturing facility and research and development space.



**Energy Corridor** – Located just east of Katy, the Energy Corridor is a unique suburban environment surrounded by two of the largest unspoiled natural areas of any metropolitan region in the U.S. As the third largest employment center in the region, over 91,000 employees have already been drawn to The Energy Corridor for opportunities and active lifestyle it offers. Some of the large employers in the Energy corridor include BP America, ConocoPhillips, and Shell Oil Company.

