

KATY FRANZ PLAZA

5160 Franz Road – Katy, TX 77493

 ASPIRE CRE



www.AspireCRE.com



Katy Franz Plaza is a **94.30%-occupied neighborhood shopping center** strategically positioned on the hard corner of Franz Road and Katy-Hockley Road in one of Houston's fastest-growing suburban markets. Featuring below-market in-place rents, a diversified necessity-based tenant roster, and significant mark-to-market leasing upside, the property offers investors stable cash flow with compelling long-term NOI growth potential.

Family Dollar is paying significant below market rents and no NNN's, offering investors the opportunity to renew the tenant at market rent with NNN's or re-leasing the space at market rent. **The potential year 2 growth is a 18.67% increase in gross rent.**

 **GLA**
29,000 SF

 **SUITES**
14 suites

 **YEAR BUILT**
2000

 **BUILDINGS**
3 Buildings





PRICE

\$8,500,000



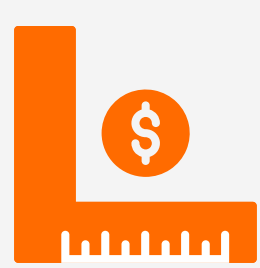
NOI

\$473,972



PRICE/SF

\$293.10/SF



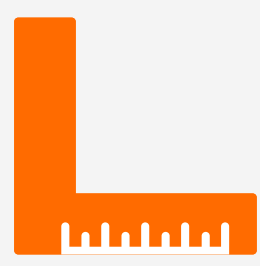
CAP RATE

5.58%



GLA

29,000 SF



PRO FORMA CAP RATE

7.30%



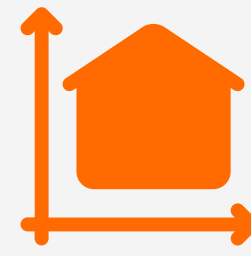
OCCUPANCY

94.30%



LOT SIZE

3.57 ACRES











**5160
FRANZ
ROAD**

WITHIN 3 MILES:



Population:
87,467



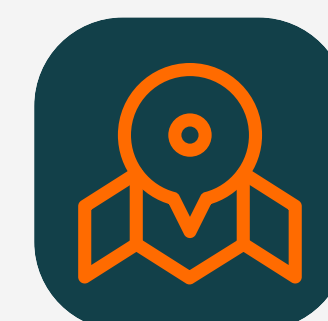
Average Household Income:
\$121,412

The surrounding trade area is expected to continue growing by approximately 10% over the next five years.



Excellent Visibility

- ✓ Located at the Northeast corner of Franz Road & Katy-Hockley Cut Off Road.
- ✓ 650 feet of frontage on Franz Road.
- ✓ 600+ feet of frontage on Katy-Hockley Road.
- ✓ The center enjoys excellent visibility from both thoroughfares.



Strategic Katy Location

Situated:

- ✓ Less than 1 mile from Grand Parkway (SH-99)
- ✓ Approximately 1.5 miles North of I-10.

Provides quick access to *Katy, Cypress, West Houston, Brookshire, and Northwest Harris County.*



The center serves numerous established and expanding neighborhoods, including:

✓ Old Katy

✓ Lakeville

✓ Morton Creek Ranch

✓ Katy Manor

✓ Westfield Ranch

✓ Cane Island

✓ Elyson (nearby)

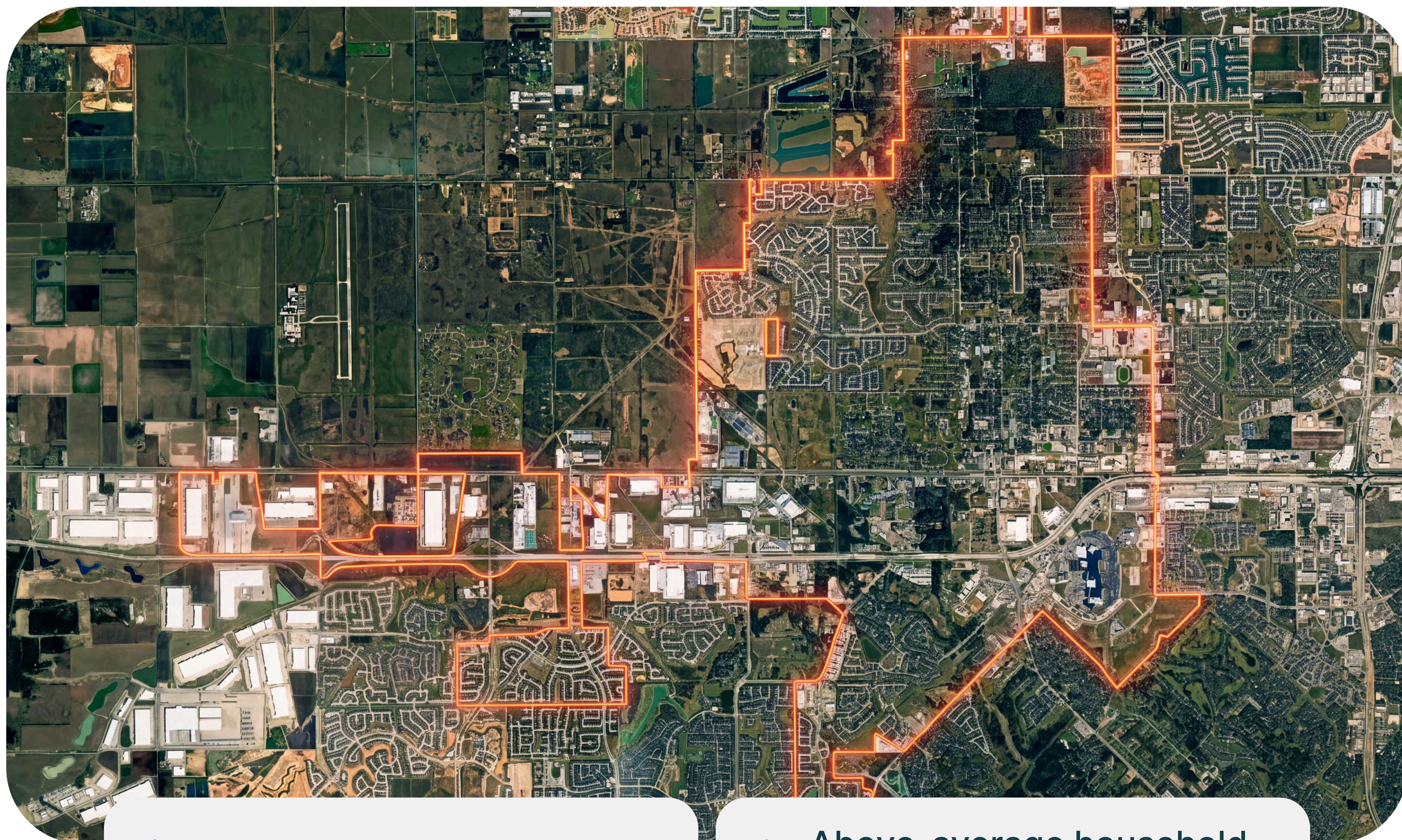
✓ Bridge Creek

✓ Williamsburg Colony

✓ Katy Crossing

Thousands of additional homes continue to be delivered throughout northwest Katy, supporting sustained retail demand.

Katy continues to rank among the fastest-growing suburban markets in Greater Houston due to:



Strong population growth



Above-average household incomes



Highly rated Katy ISD schools



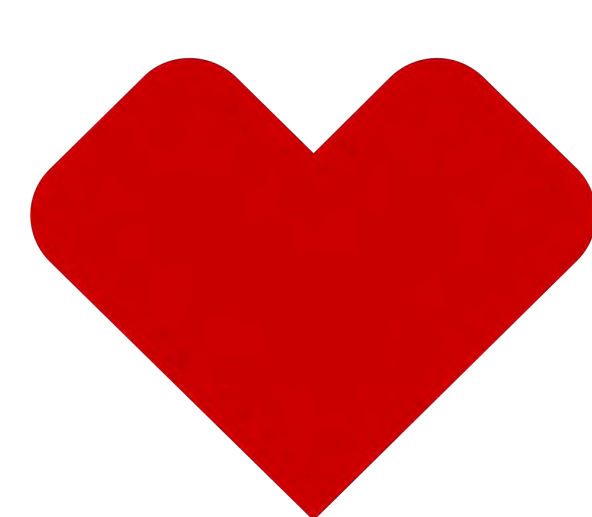
Continued residential development



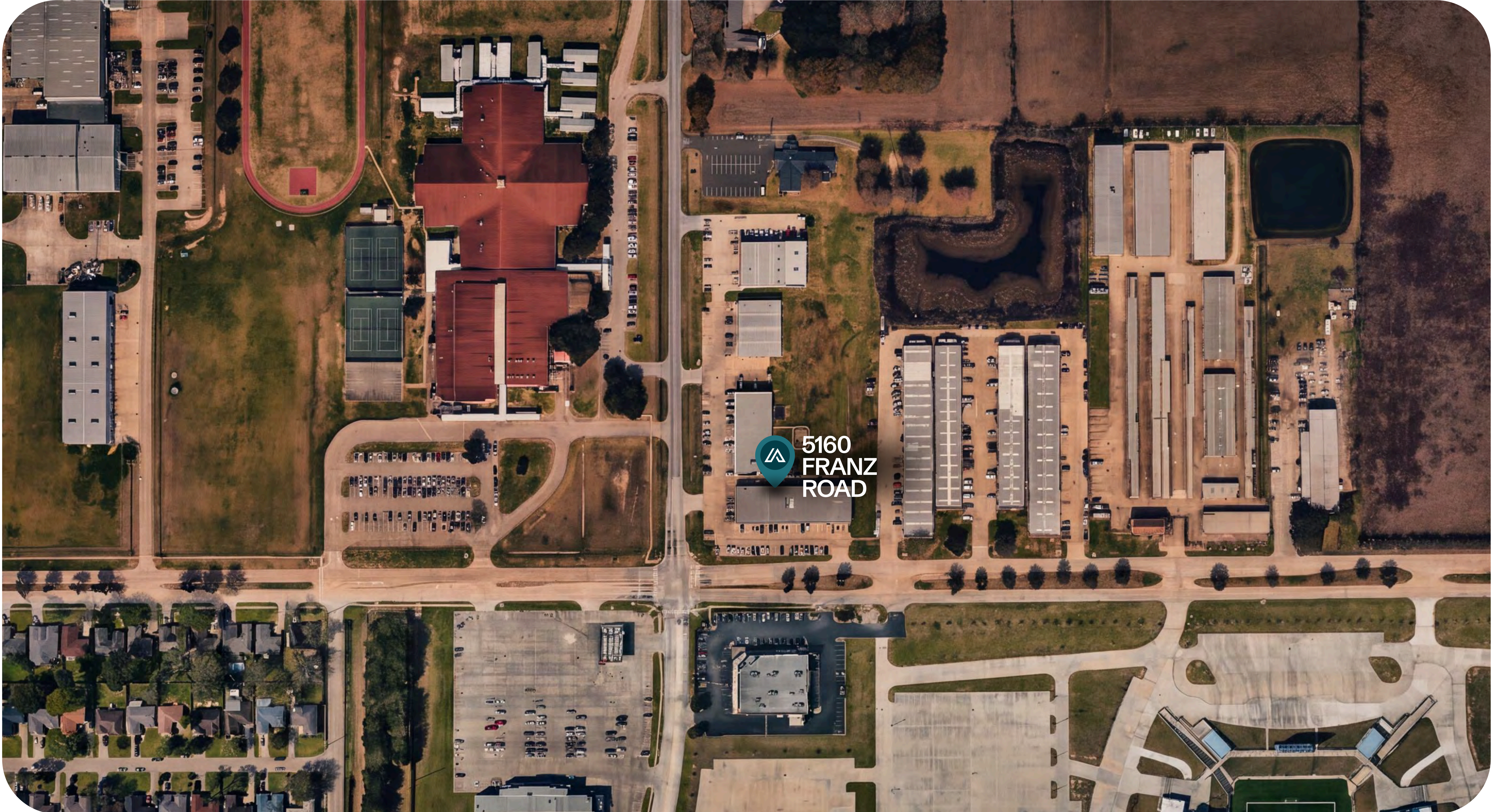
Ongoing retail expansion along the Grand Parkway corridor

Recent major retail projects — including the 800,000 SF Texas Heritage Marketplace — underscore continued retailer confidence in the area.

SURROUNDING RETAIL & AMENITIES



The area also benefits from nearby schools, medical offices, churches, and Legacy Stadium, reinforcing daily consumer traffic.



RESTAURANTS

- Airi Ramen & Sushi
- Chick-Fill-A
- Crust Pizza Co.
- Los Cucos Mexican Cafe
- Marco's Pizza
- McDonald's
- Midway BBQ
- Snappy's Cafe & Grill
- Subway
- Whataburger
- + Many More

SHOPPING

- Brookshire Brothers
- CVS Pharmacy
- Dollar General
- H-E-B
- Katy Mills
- Kroger Marketplace
- Metro by T-Mobile
- Midway Meat Market
- The Home Depot
- Walgreens
- Walmart Supercenter
- + Many More



BRANDON
AVEDIKIAN

FOUNDER

✉ brandona@aspirecre.com

☎ (713) 347-2904



LUKE
STAVINOCHA

ASSOCIATE

✉ luke@aspirecre.com

☎ (713) 392-2716

ABOUT US



Aspire CRE is a full-service commercial real estate brokerage and property management firm committed to using *modern platforms and technology* to help people make better real estate decisions.

Modern Commercial Real Estate *Services*

Our service offerings are designed for how business is actually conducted in the modern world.

Our team is here to make the process straightforward and to ensure every interaction reflects the standard of service we hold ourselves to.

Aspire for Greatness.