

442 PARK GROVE DR.
KATY TX 77450



OFFICE / MEDICAL OFFICE
FOR SALE

KW COMMERCIAL HOUSTON METRO
4265 San Felipe St #800
Houston, TX 77027



Each Office Independently Owned and Operated

PRESENTED BY:

BO FABER, CRE
Managing Director
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bfaber@kwcommercial.com
657051, Texas

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442 PARK GROVE DRIVE

Property Information

EXECUTIVE SUMMARY
PROPERTY PHOTOS

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EXECUTIVE SUMMARY

442 PARK GROVE DRIVE



Property Overview

442 Park Grove Drive in Katy, Texas, is a modern single-story office building constructed in 2014, offering approximately 1,250 square feet of professional or medical office space. Situated within the highly desirable Katy submarket of West Houston, the property provides excellent access to I-10 and the Grand Parkway (Hwy 99), ensuring strong regional connectivity. The site features ample surface parking and a professional brick façade, ideal for medical, wellness, or other service-oriented tenants seeking a high-income, rapidly growing trade area.

This location offers a compact, well-positioned office/medical building in a strong Katy submarket of the Houston region. With favorable demographics, parking, and accessibility, it stands out for smaller medical or professional service users. For investment or leasing evaluation, key factors include lease structure, tenant mix, parking sufficiency, and competition in the area.

Property Highlights

- 3 dedicated parking spaces with additional parking available nearby
- Reception Area and Waiting Area
- 1 Office, 7 Exam rooms, Breakroom with Shower, and Restroom.



APN:	1179580010009
Price:	Call Broker for Price
Building SF:	1,250
Floors:	1
Available SF:	0
Lot Size:	0.90 Acres
Year Built:	2014
Building Class:	B
Cross Streets:	Provincial Blvd.
Parking:	Surface
Type:	Office
Zoning:	Commercial

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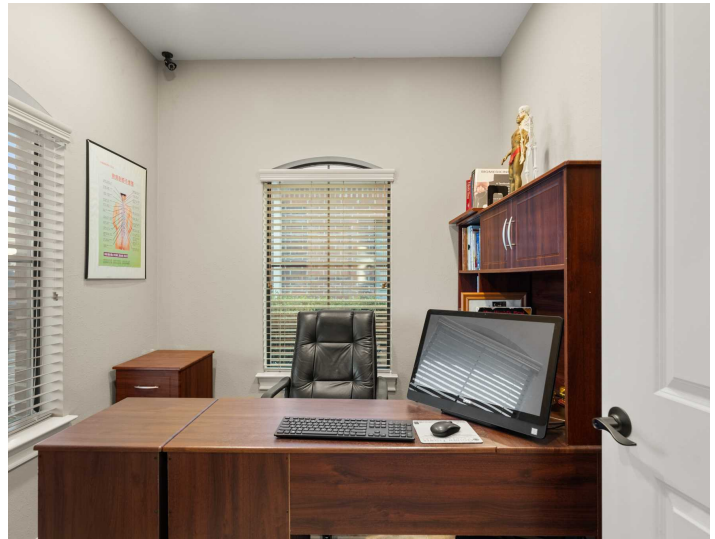
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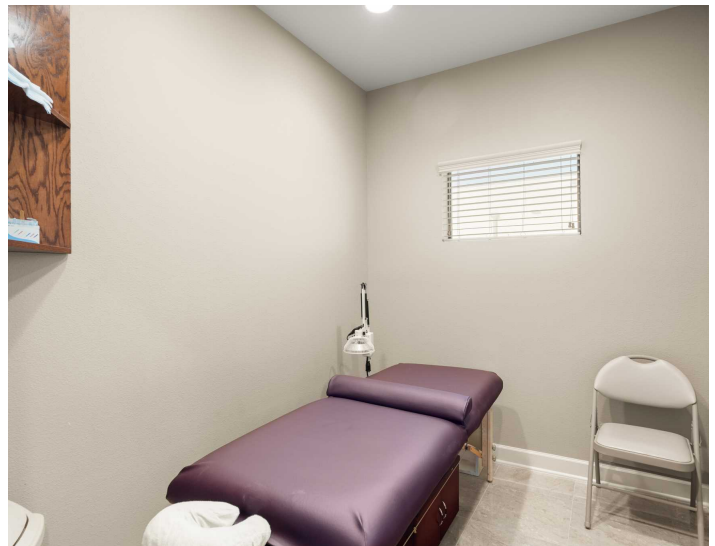
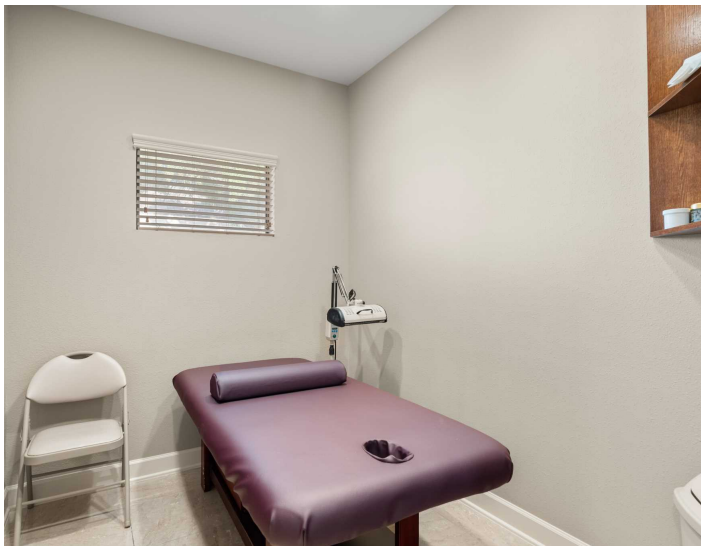
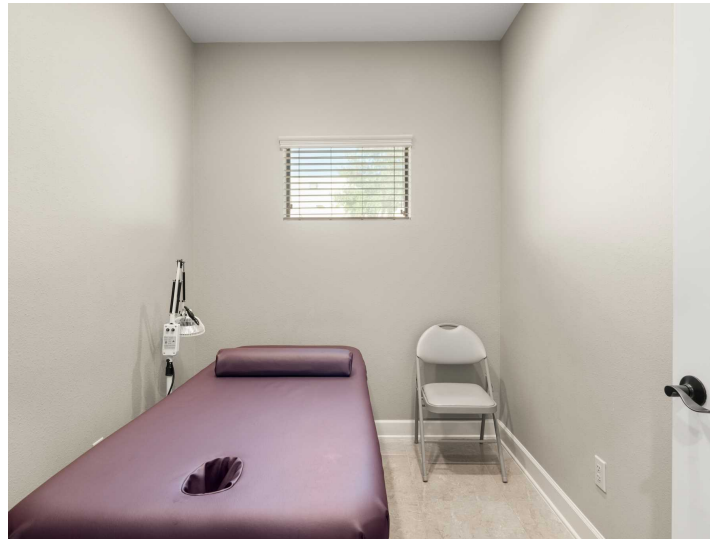
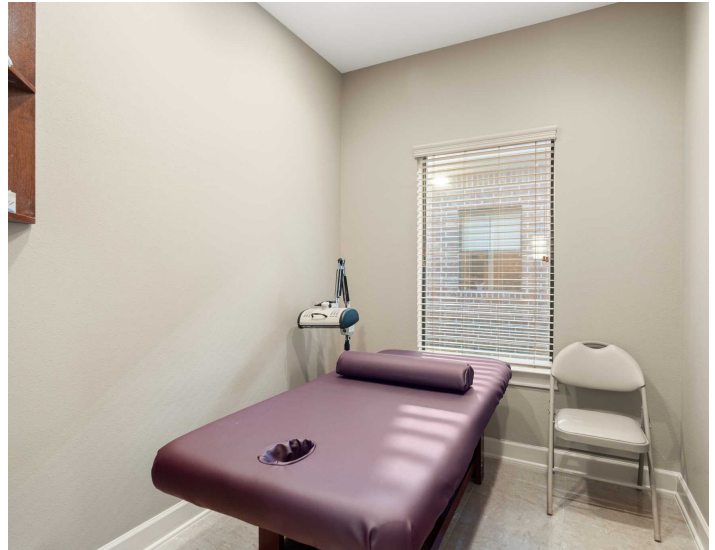


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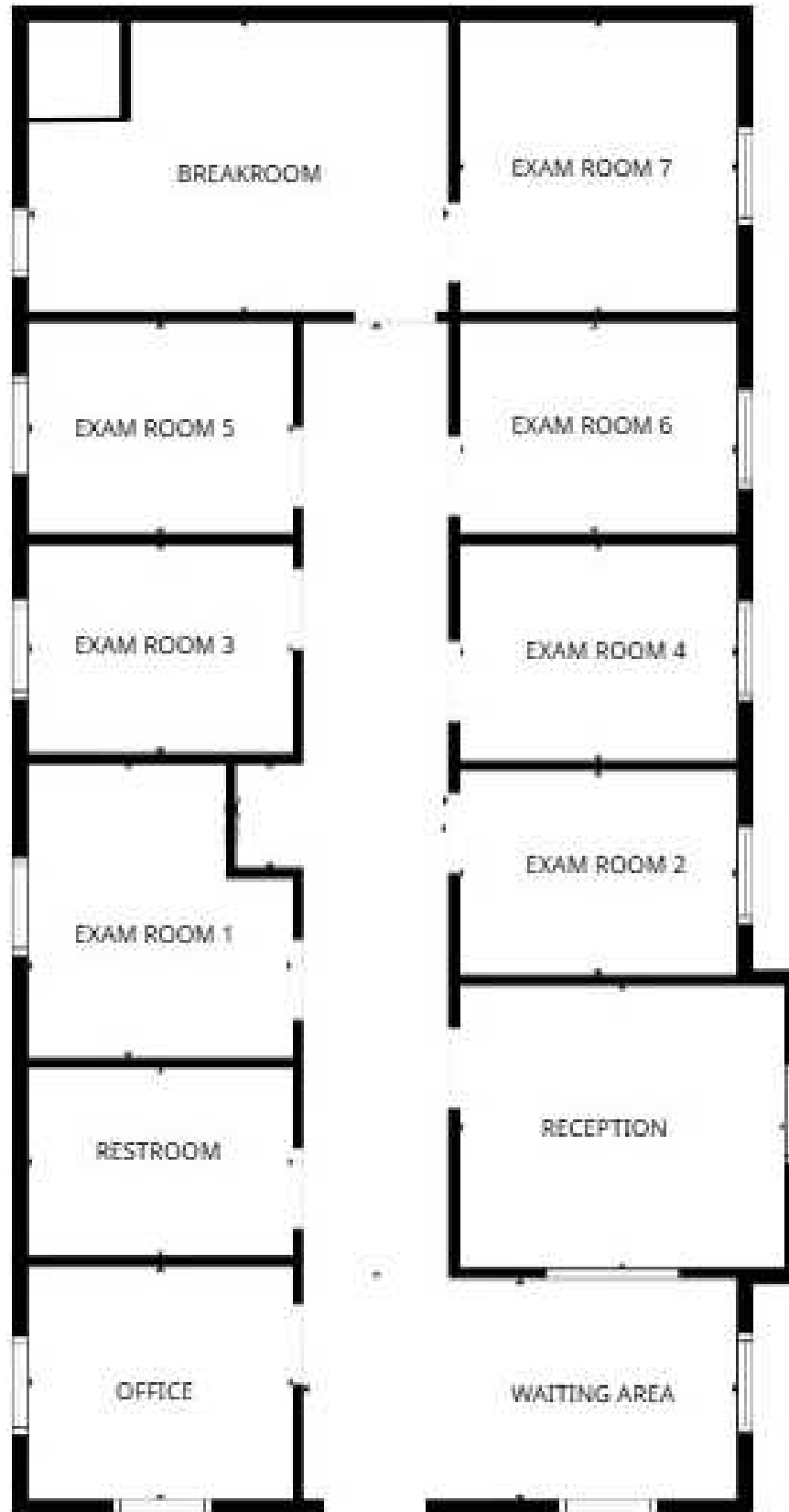
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FLOOR PLAN

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Location Information

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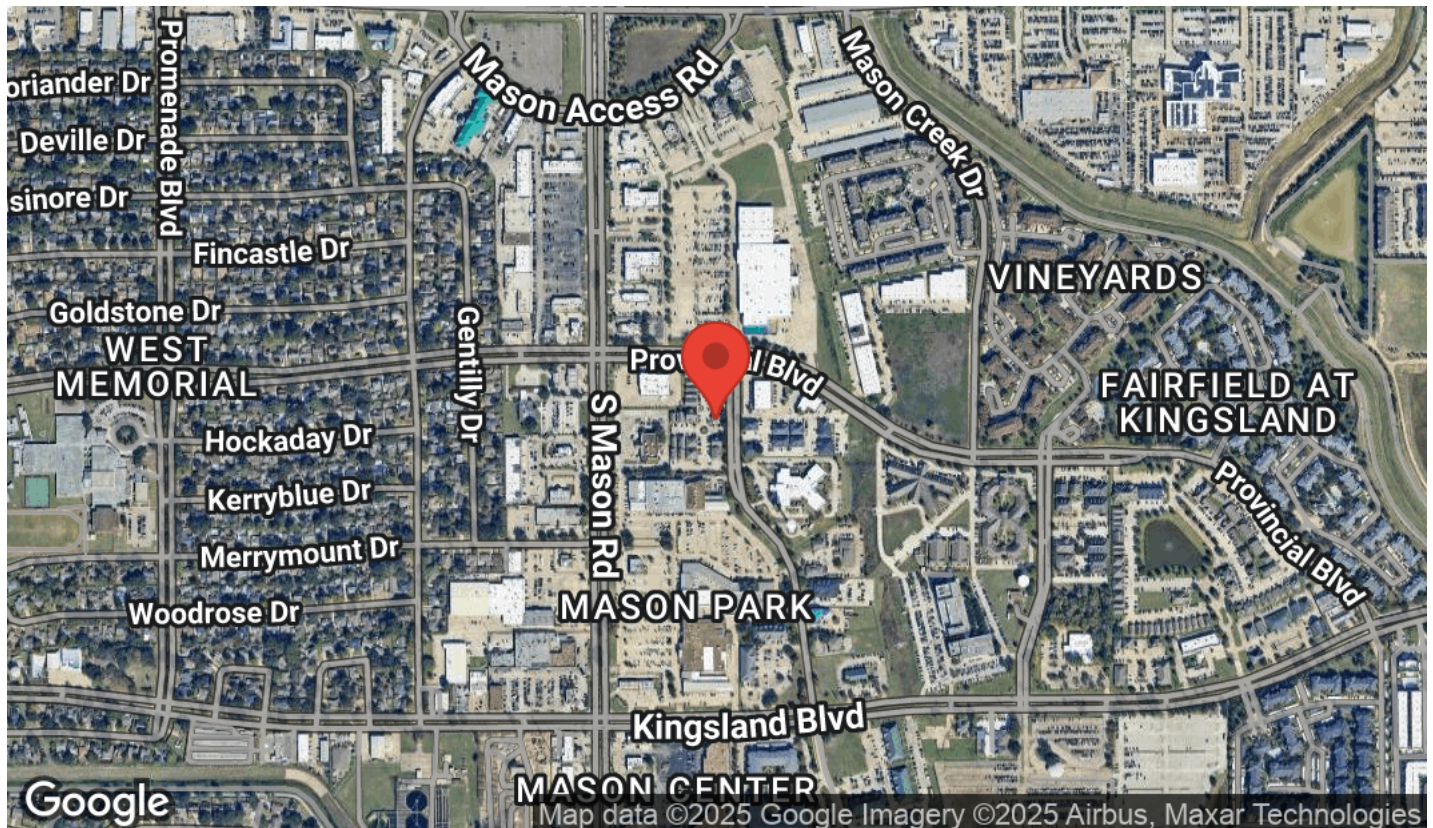
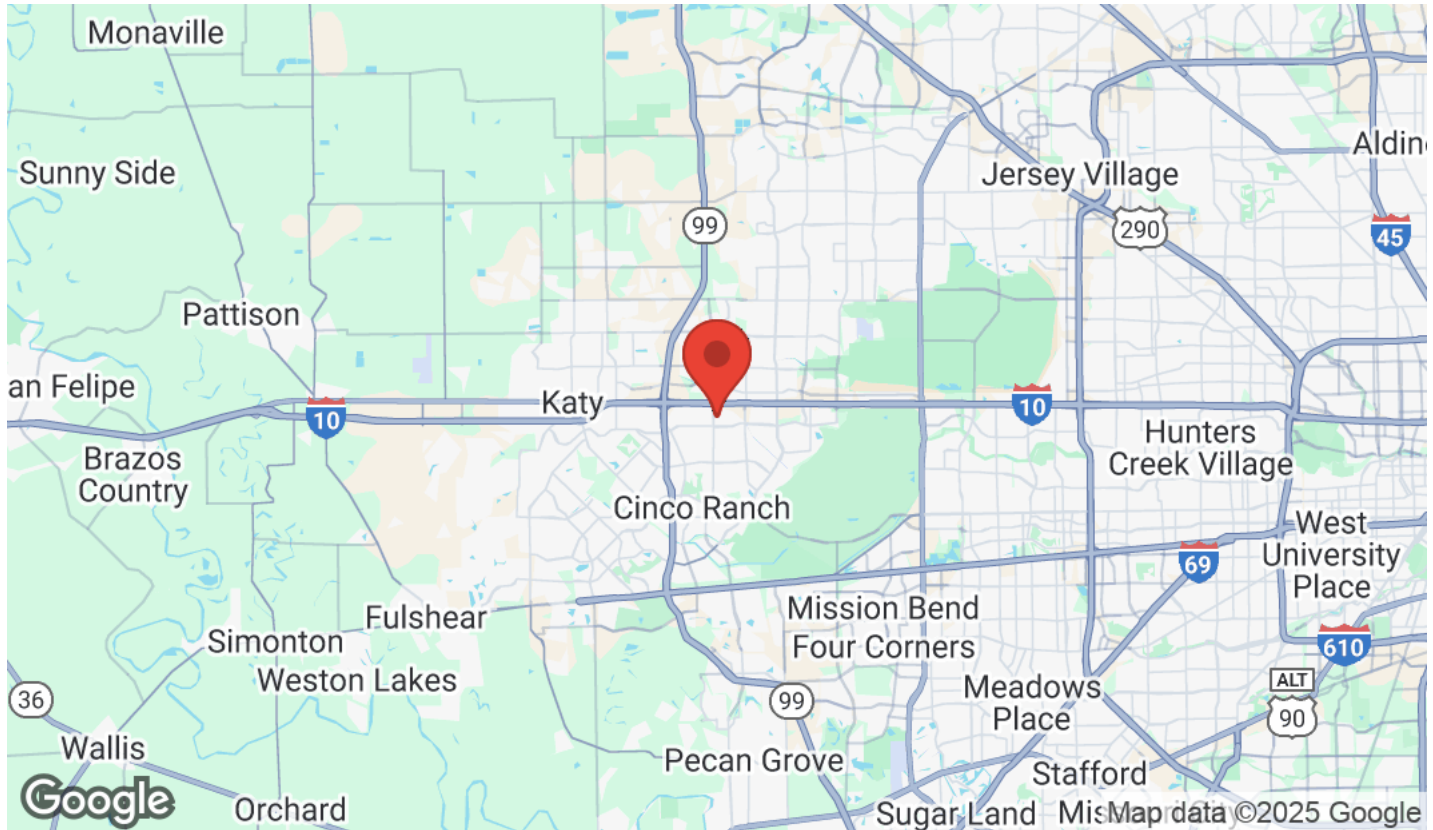
LOCATION MAPS

AERIAL MAP

DEMOGRAPHICS

LOCATION MAPS

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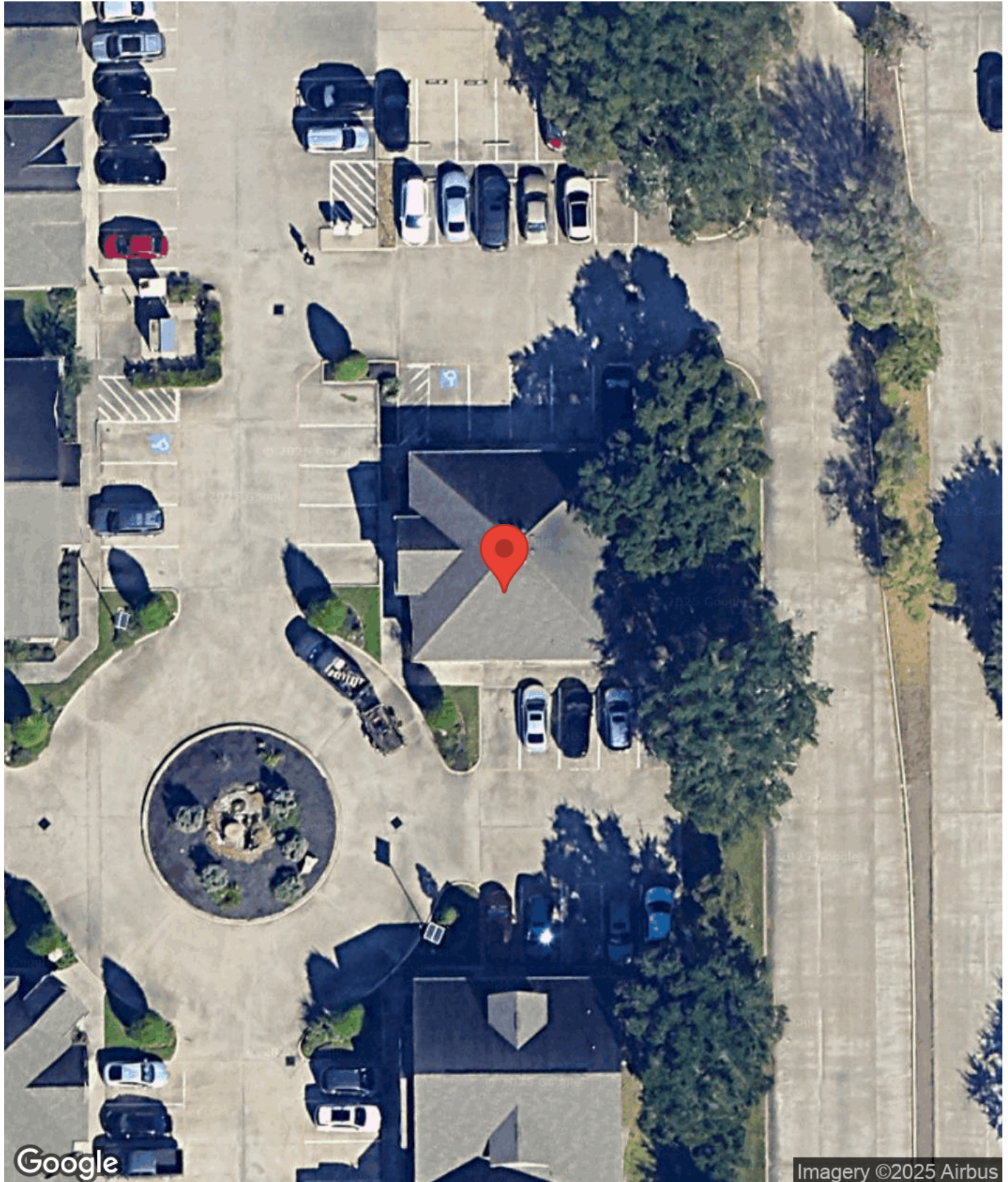


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AERIAL MAP

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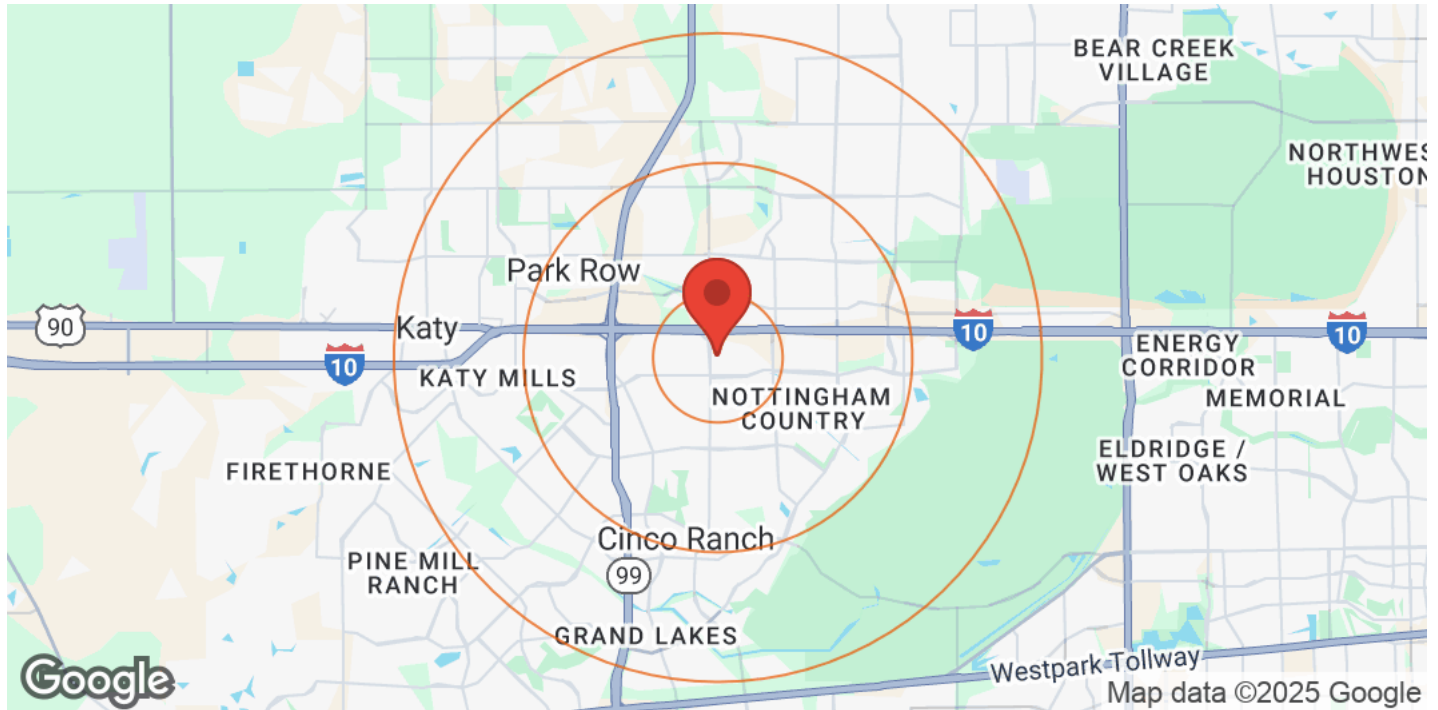


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DEMOGRAPHICS

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Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	7,131	67,972	147,583
	Female	7,416	70,834	154,347
	Total Population	14,547	138,806	301,930
Age	Ages 0-14	2,832	29,108	66,479
	Ages 15-24	1,984	18,688	41,640
	Ages 25-54	5,816	56,204	125,370
	Ages 55-64	1,533	16,276	32,914
	Ages 65+	2,383	18,529	35,528
Race	White	5,701	52,233	105,796
	Black	2,133	19,919	47,041
	Am In/AK Nat	13	125	272
	Hawaiian	9	42	91
	Hispanic	5,529	49,693	105,223
	Asian	848	13,714	37,047
	Multi-Racial	292	2,734	5,706
	Other	19	361	785
Income	Median	\$63,608	\$93,393	\$101,951
	< \$15,000	507	3,022	5,816
	\$15,000-\$24,999	336	1,797	3,807
	\$25,000-\$34,999	303	2,620	4,836
	\$35,000-\$49,999	1,035	4,803	8,431
	\$50,000-\$74,999	1,320	8,850	15,899
	\$75,000-\$99,999	743	5,124	11,373
	\$100,000-\$149,999	863	11,163	22,004
	\$150,000-\$199,999	273	5,436	12,757
	> \$200,000	388	6,908	17,178
Housing	Total Units	6,234	53,649	109,932
	Occupied	5,767	49,725	102,100
	Owner Occupied	2,135	27,193	64,303
	Renter Occupied	3,632	22,532	37,797
	Vacant	467	3,925	7,832

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