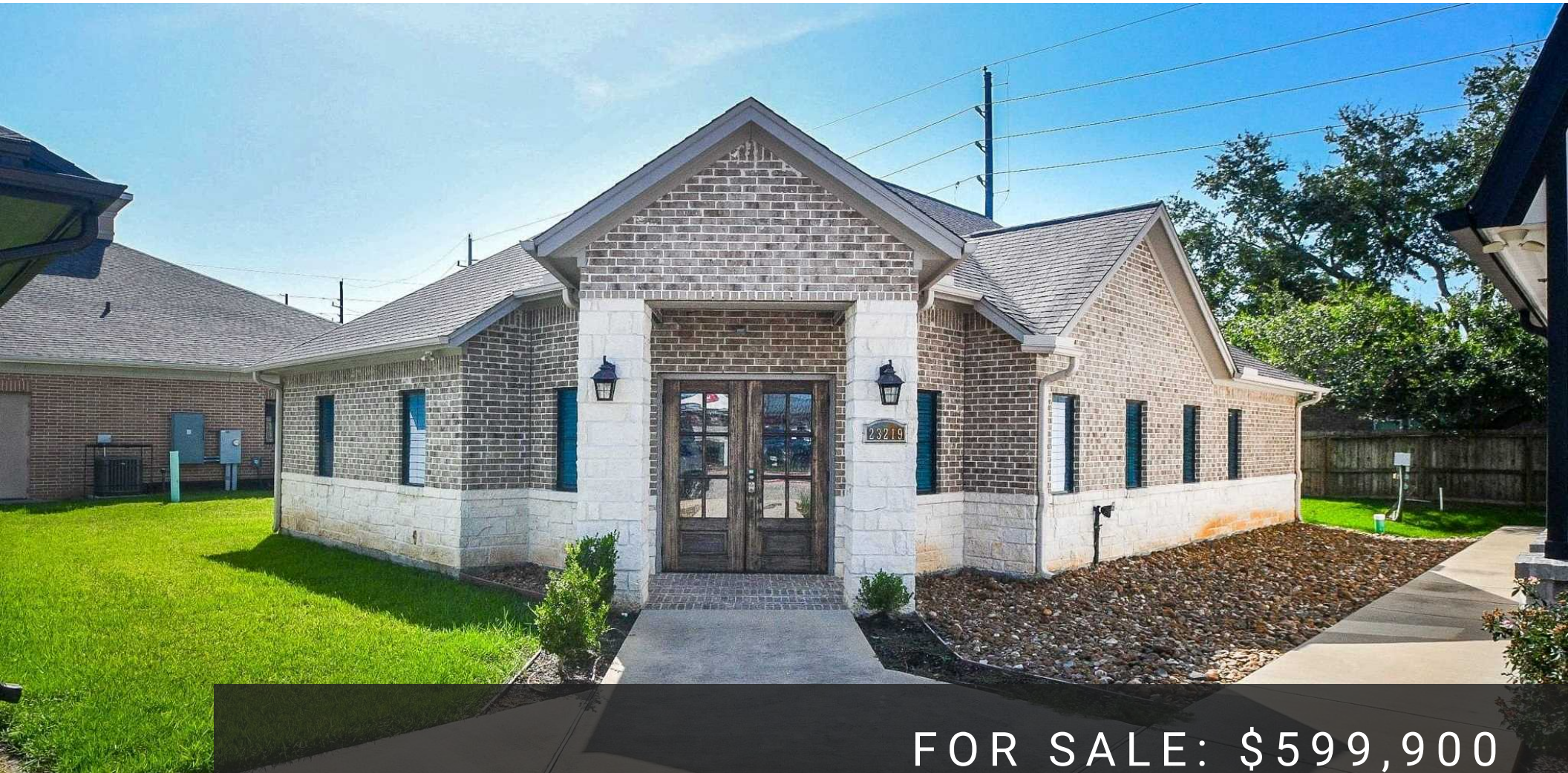


MEDICAL OFFICE BUILDING FOR SALE

23219 RED RIVER DR KATY TX 77494



FOR SALE: \$599,900

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



POWERED BY
exp
REALTY

PRESENTED BY:

RACHEL GONZALEZ-DUNHAM, CCIM

RACHEL@RACHELINVEST.COM

Associate Broker

office: (832) 216-8524

cell: (832) 216-8524

realestateinfo@kcgrealty.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

23219 RED RIVER DRIVE | KATY, TX 77494



Property Summary

Price:	\$599,900
Building SF:	1772
Price / SF:	\$338.04
Lot Size:	6289 SF
Year Built:	2021

Property Overview

23219 Red River Dr is a modern ±1,772 SF medical office building located in the highly desirable Katy / Grand Parkway / Kingsland area. Built in 2021, this well-maintained property offers a turnkey professional environment with a fully finished interior, brick exterior, central HVAC, and a functional single-story layout designed to accommodate medical, healthcare, and professional office users.

Location Overview

Strategically located in the thriving Katy market, this property offers convenient access to Grand Parkway (SH 99) and Interstate 10, providing excellent connectivity throughout West Houston. Surrounded by established neighborhoods, medical offices, retail centers, restaurants, and other amenities, it is an ideal location for medical and professional office use.

PROPERTY DESCRIPTION

23219 RED RIVER DRIVE | KATY, TX 77494



Turnkey Medical Office Opportunity in Growing Katy Market

23219 Red River Dr is a $\pm 1,772$ SF medical office building built in 2021, strategically located in the highly desirable Katy / Grand Parkway / Kingsland area. The property offers a modern medical office layout with 100% interior finish, providing a turnkey environment for healthcare providers, professional users, and investors seeking a newer office asset in a growing West Houston submarket.

The building sits on a $\pm 6,289$ SF lot (0.1444 acres) and features a brick exterior, central HVAC, and approximately 10-foot wall heights. The property benefits from its convenient location near major thoroughfares, including the Grand Parkway (SH-99), with easy access to surrounding residential communities, retail centers, restaurants, and professional services.

The combination of newer construction, medical office functionality and strong Katy-area demographics makes 23219 Red River Dr an attractive opportunity for both owner-users and investors.

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

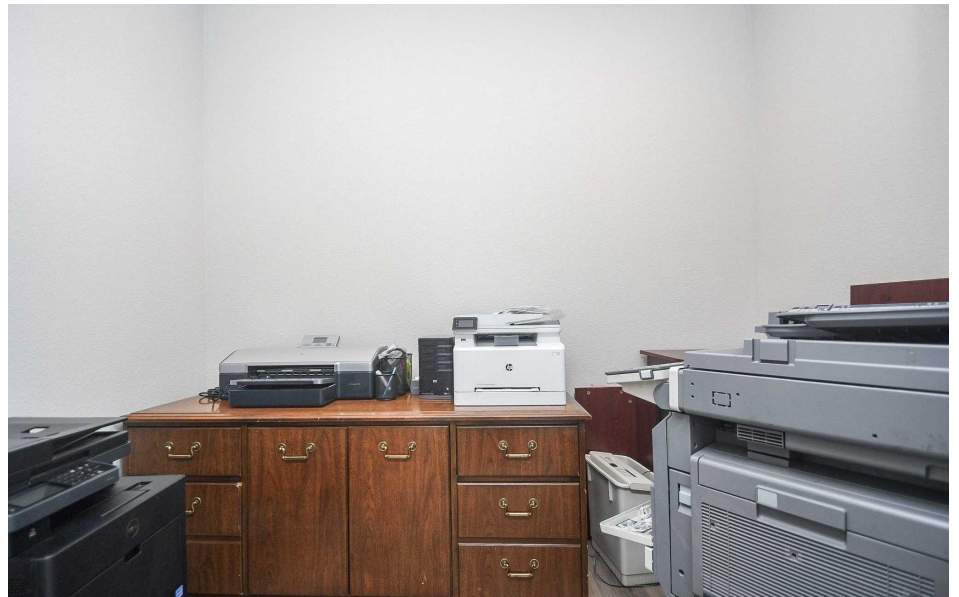
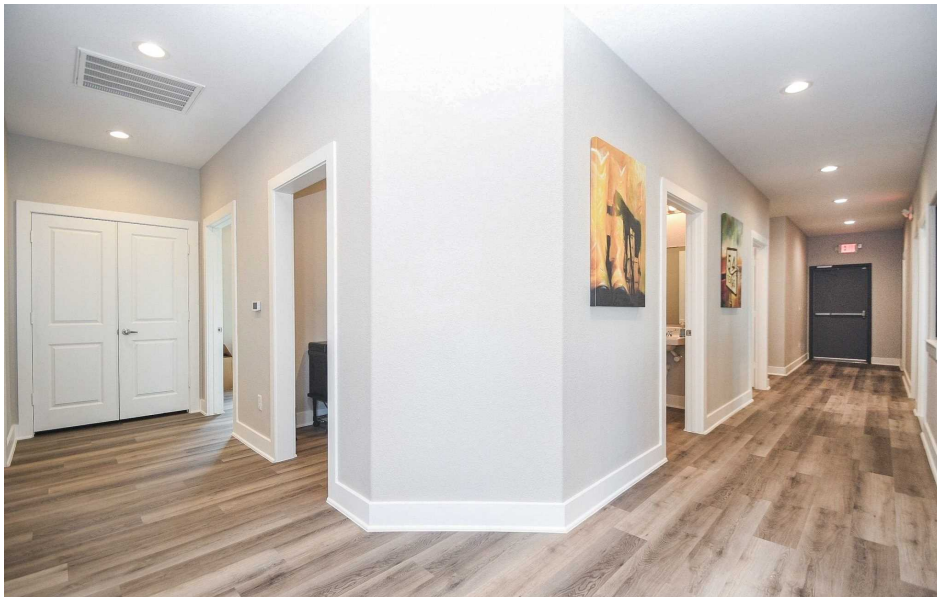


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

PROPERTY PHOTOS

23219 RED RIVER DRIVE | KATY, TX 77494



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

PROPERTY PHOTOS

23219 RED RIVER DRIVE | KATY, TX 77494



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

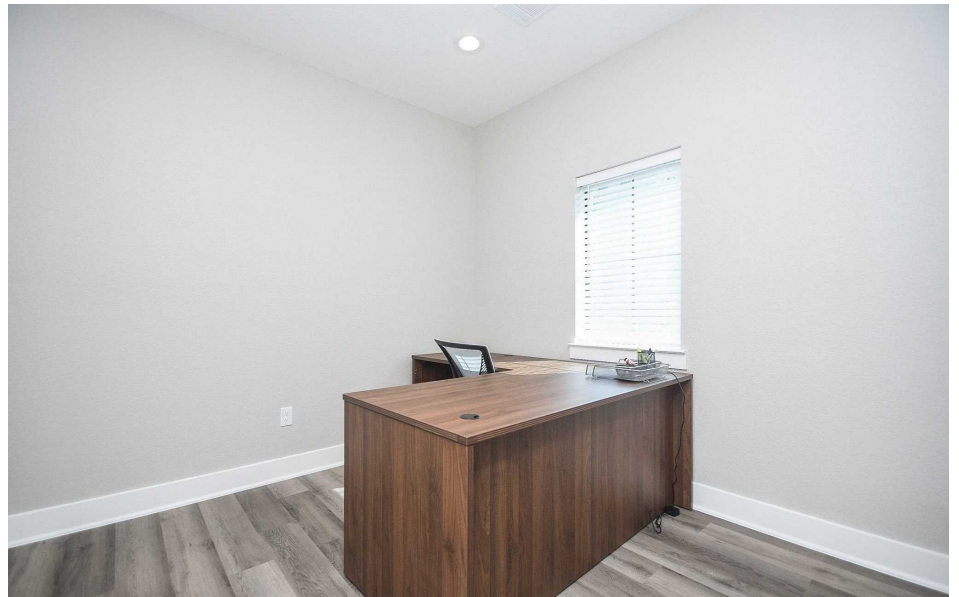
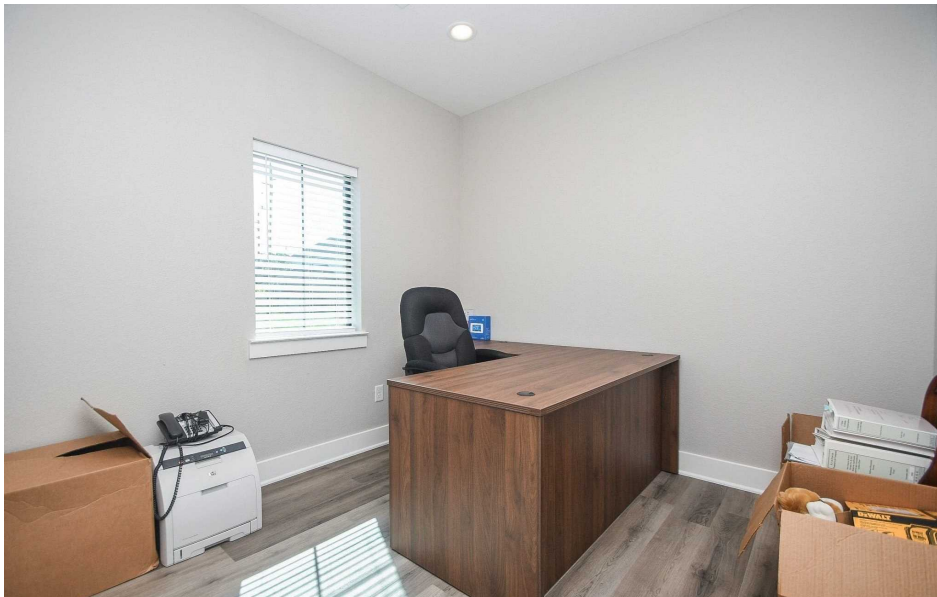
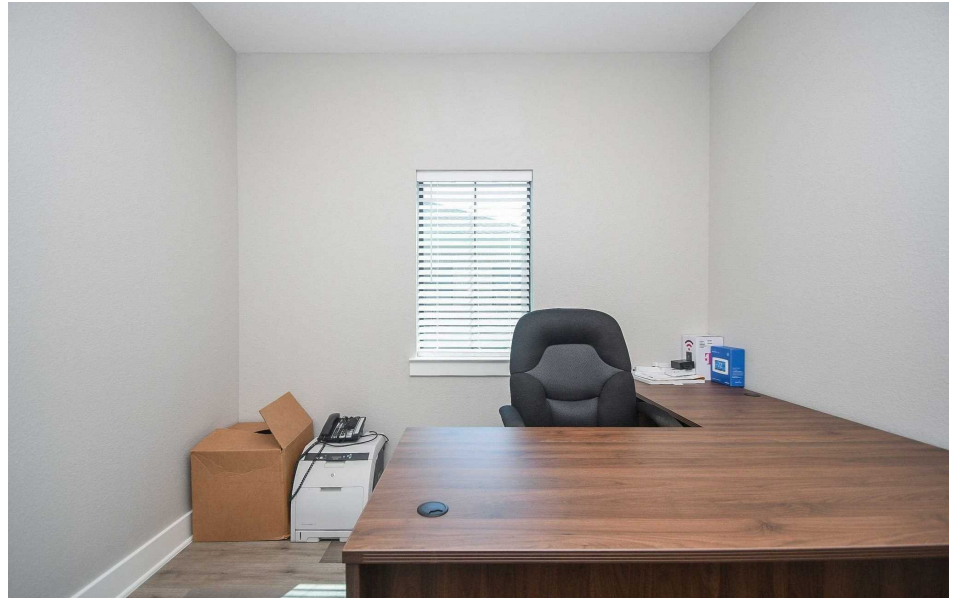
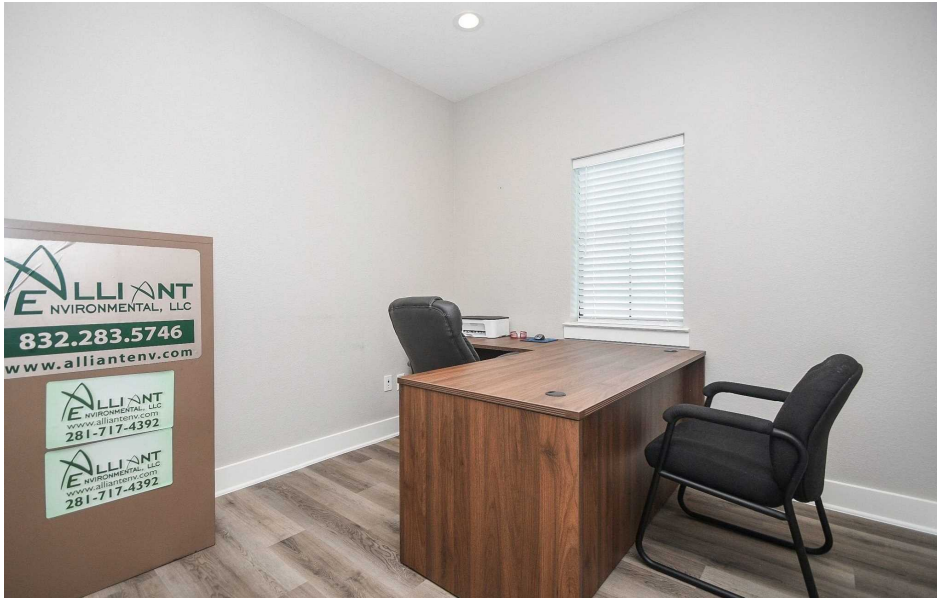


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

PROPERTY PHOTOS

23219 RED RIVER DRIVE | KATY, TX 77494



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



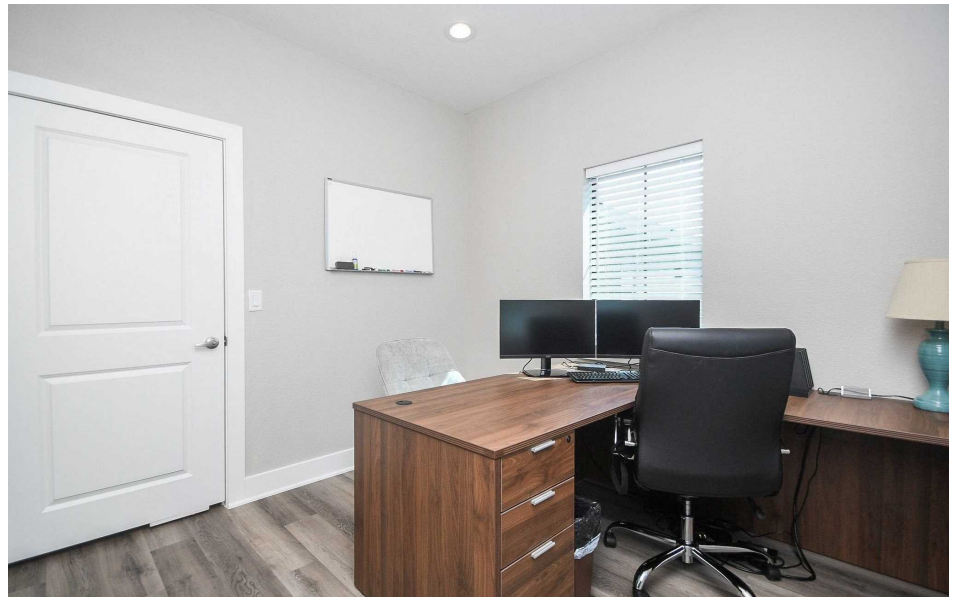
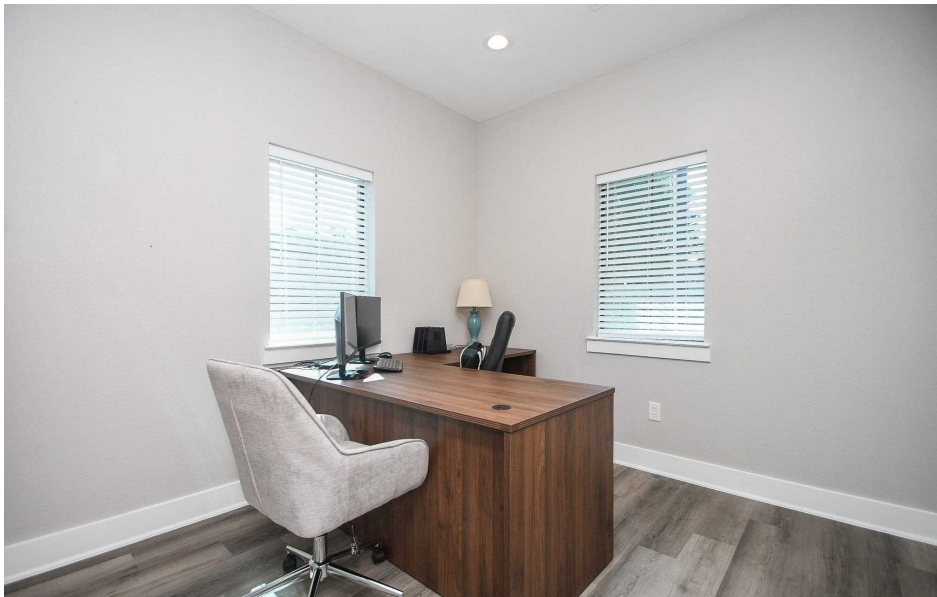
exp

RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

PROPERTY PHOTOS

23219 RED RIVER DRIVE | KATY, TX 77494



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

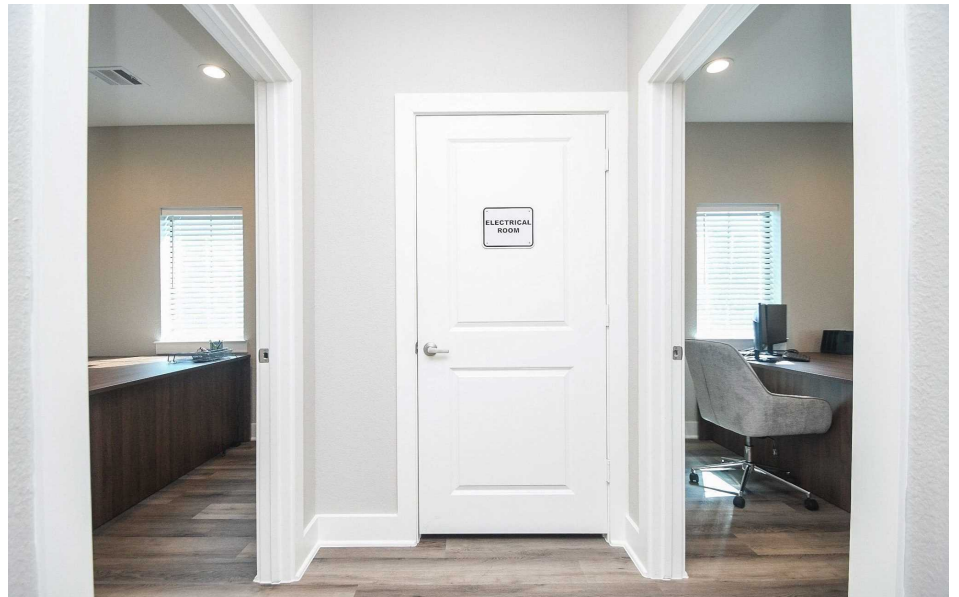
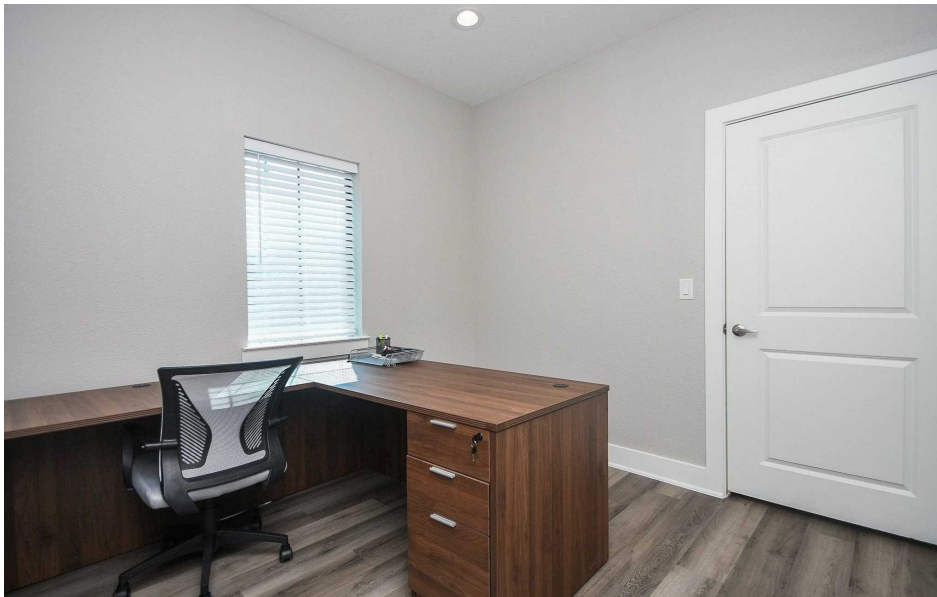


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

PROPERTY PHOTOS

23219 RED RIVER DRIVE | KATY, TX 77494



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

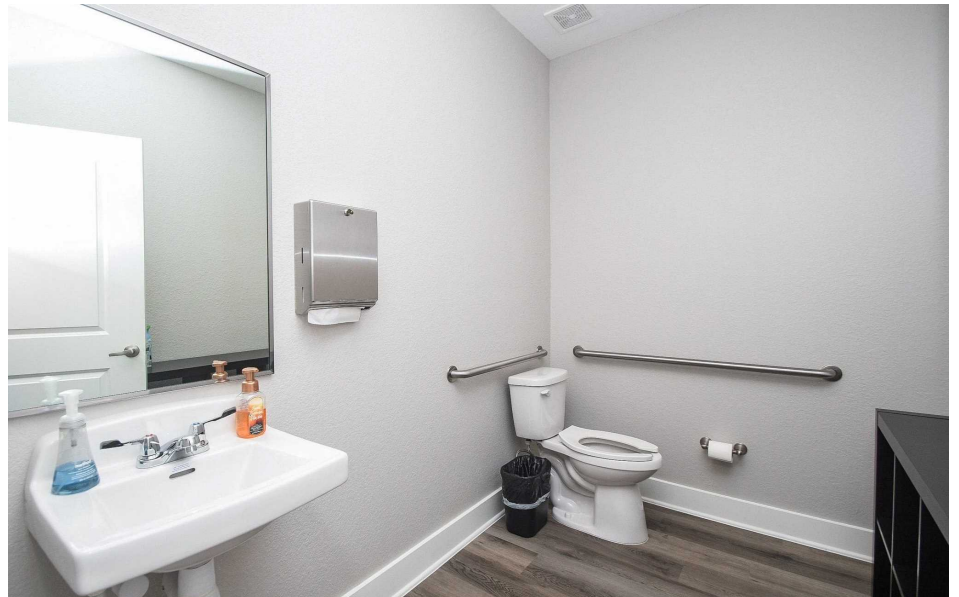


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

PROPERTY PHOTOS

23219 RED RIVER DRIVE | KATY, TX 77494



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

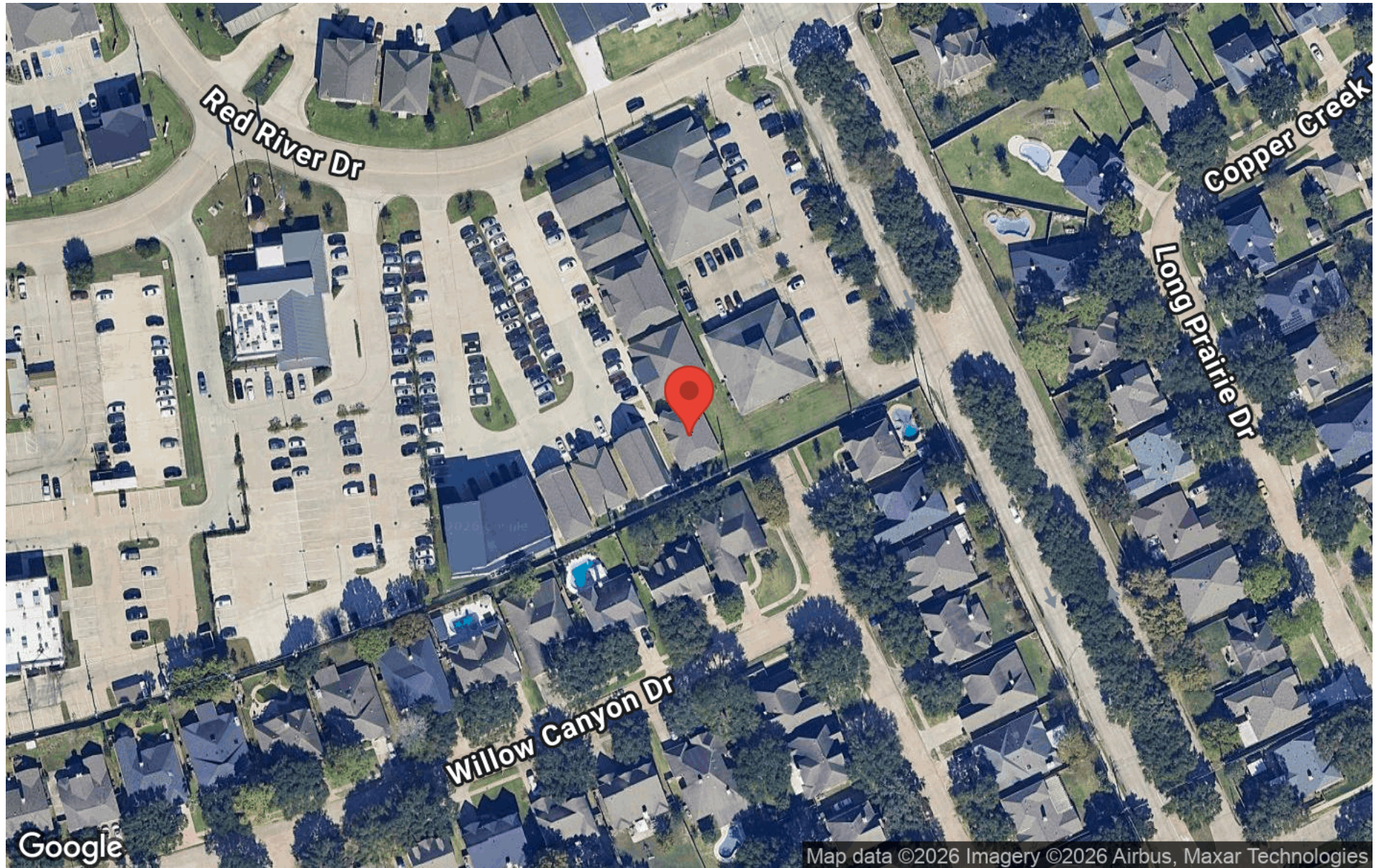


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

AERIAL MAP

23219 RED RIVER DRIVE | KATY, TX 77494



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914



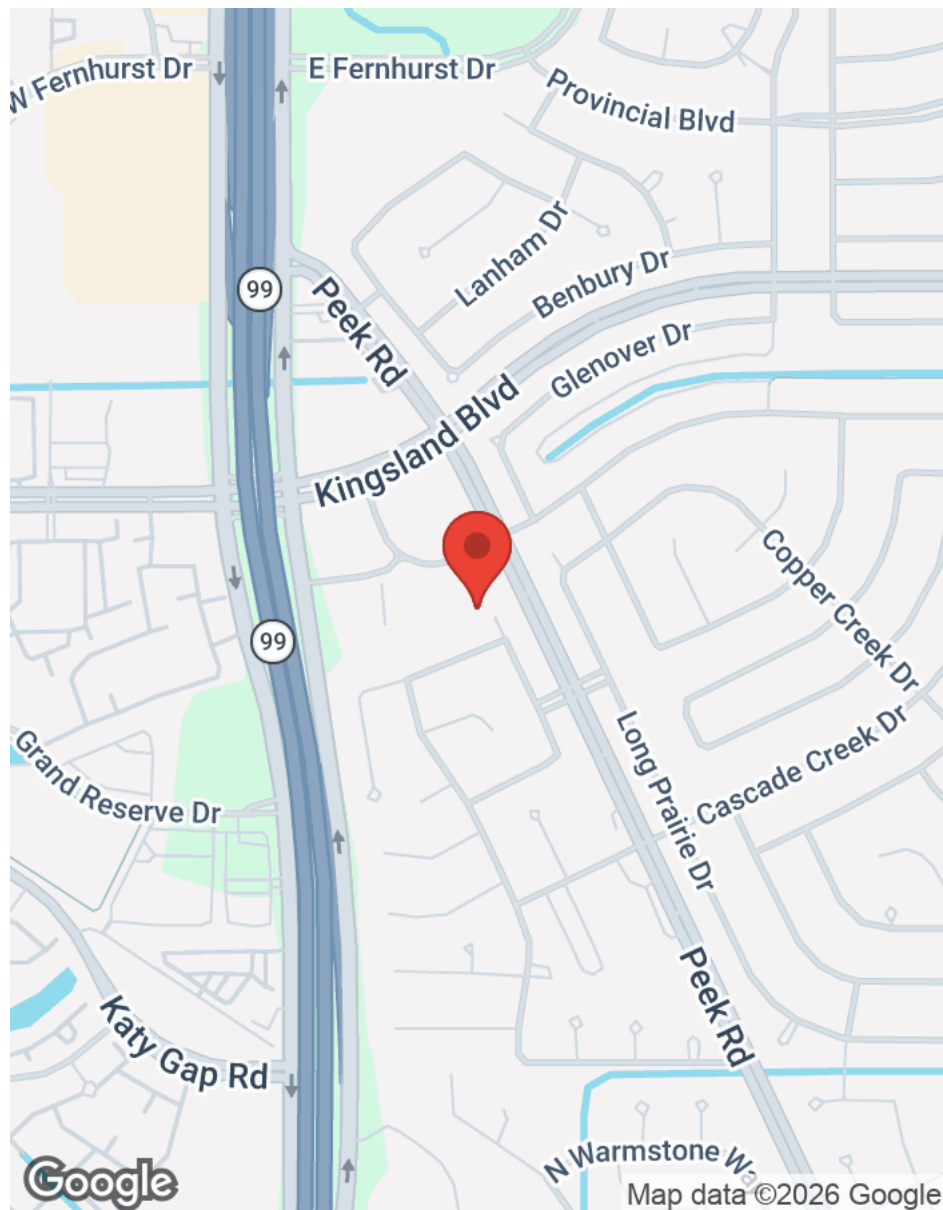
RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

LOCATION MAPS

23219 RED RIVER DRIVE | KATY, TX 77494



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

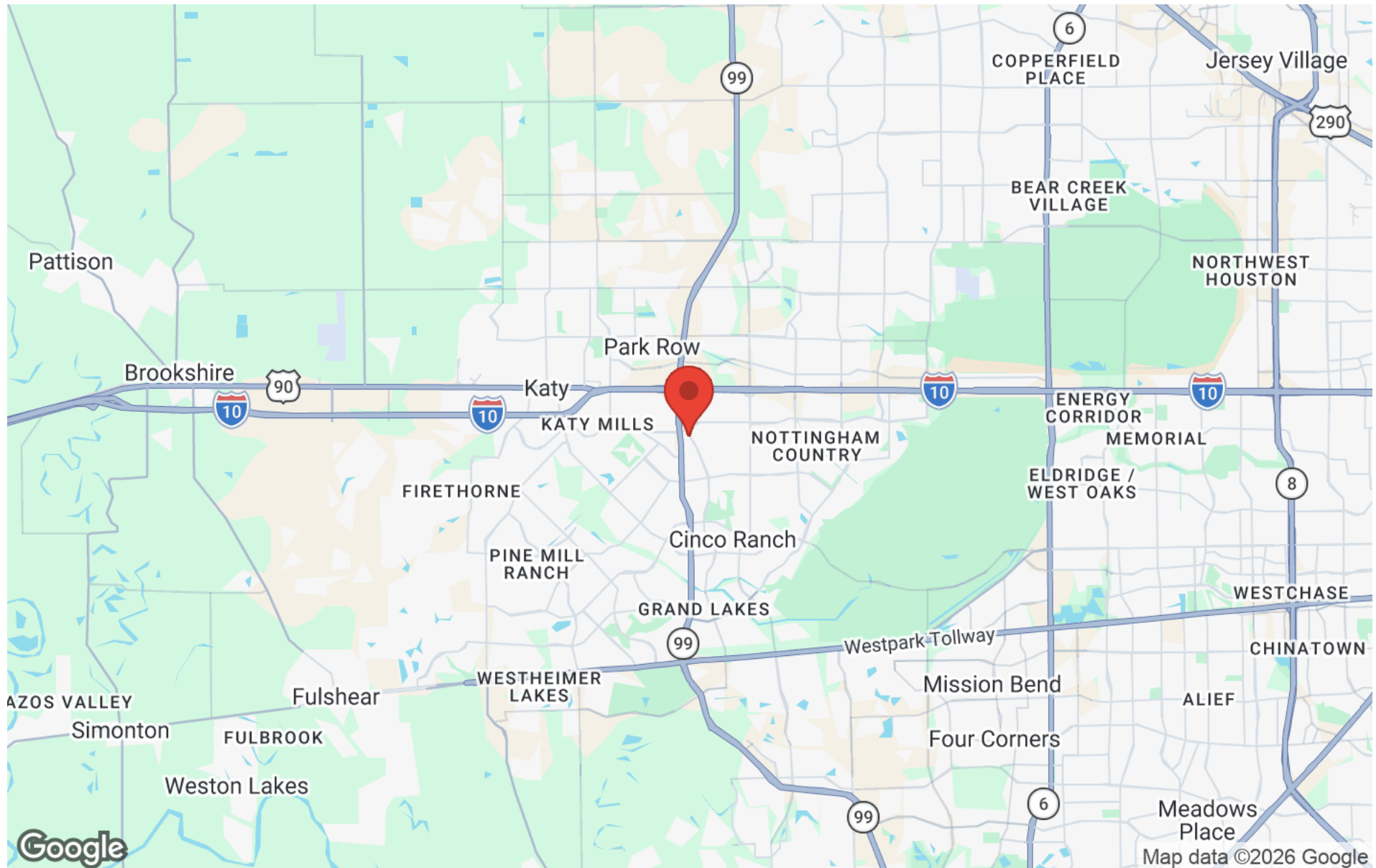


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

REGIONAL MAP

23219 RED RIVER DRIVE | KATY, TX 77494



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

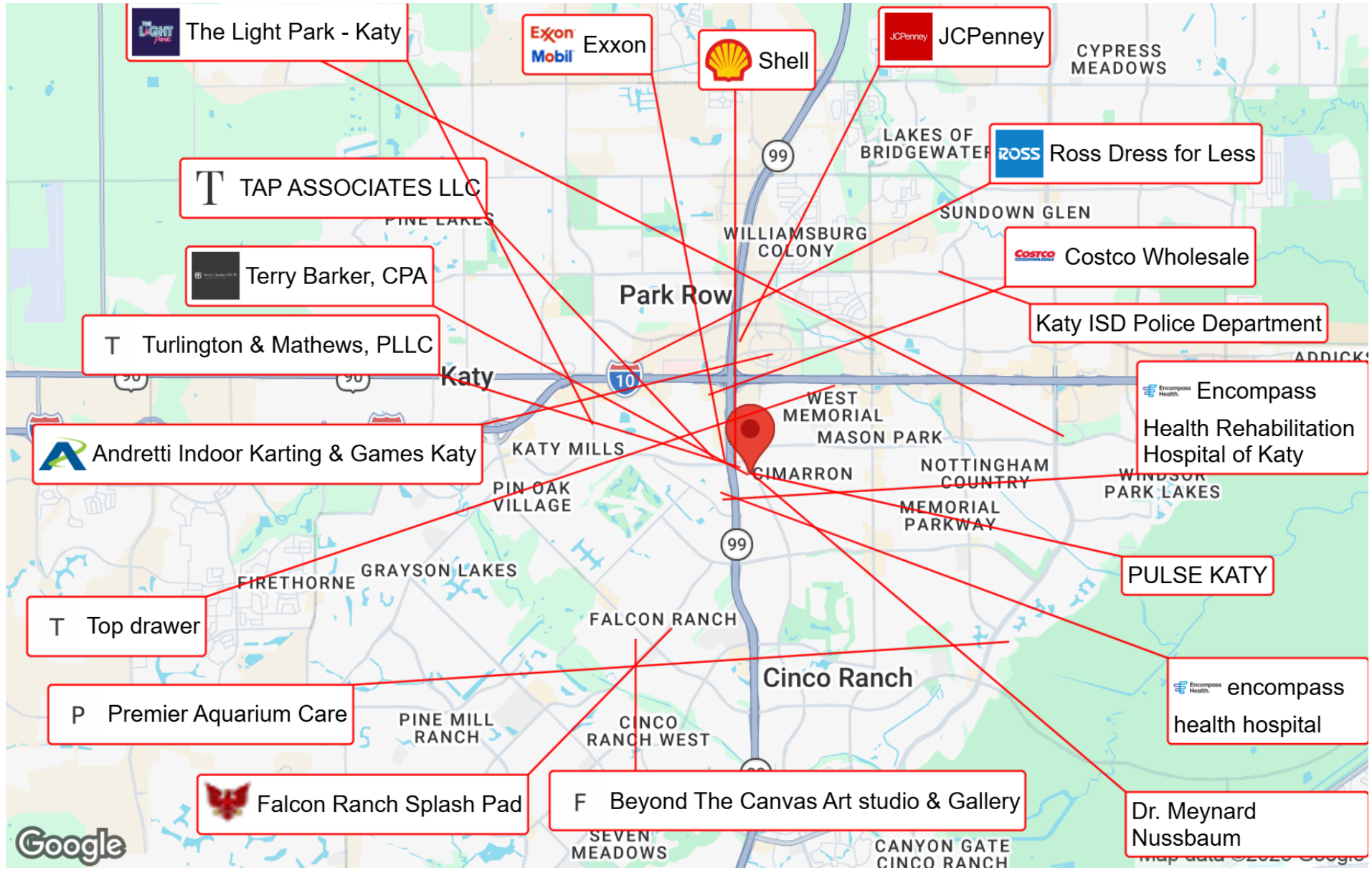


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

BUSINESS MAP

23219 RED RIVER DRIVE | KATY, TX 77494



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

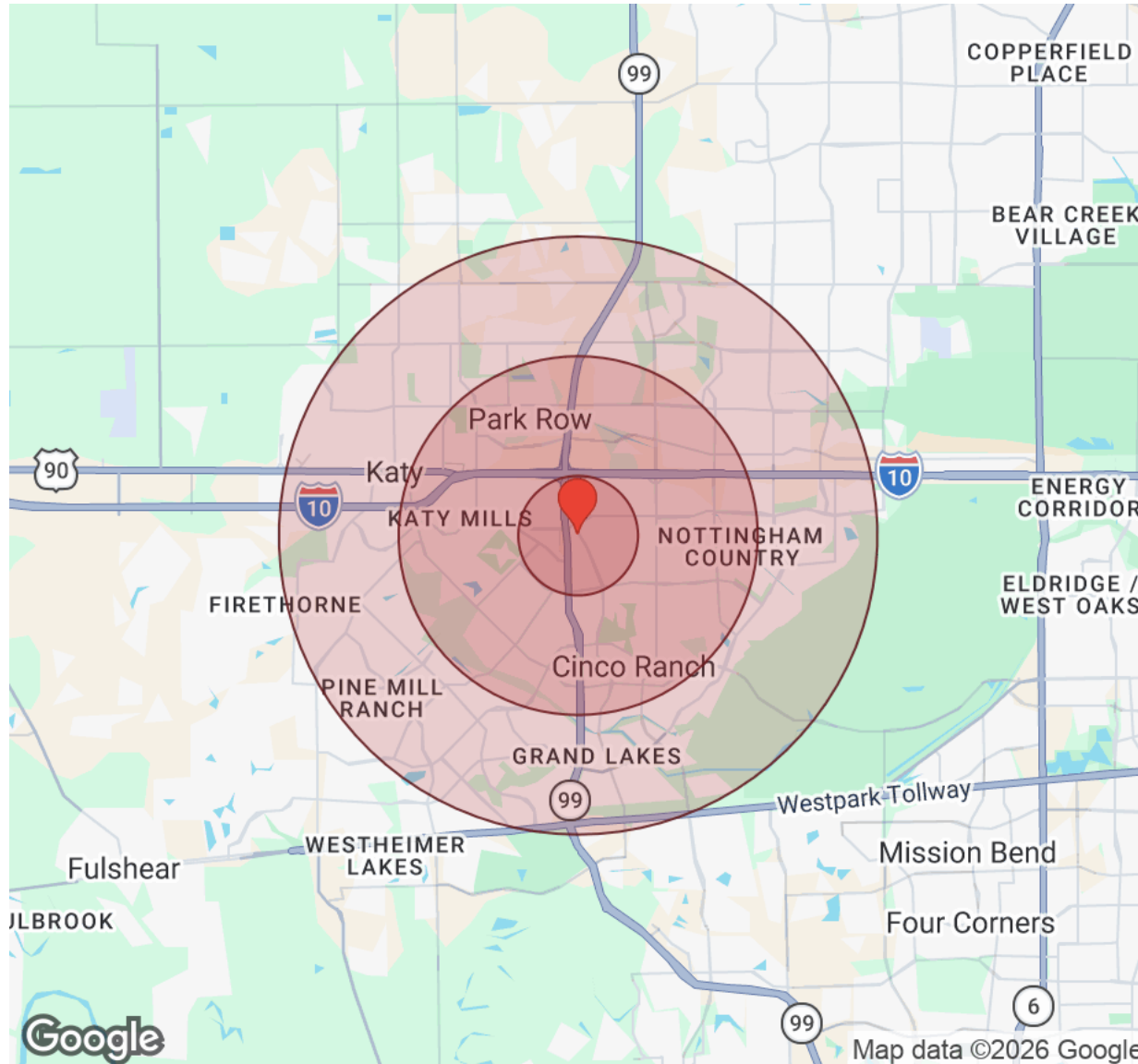


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

DEMOGRAPHICS

23219 RED RIVER DRIVE | KATY, TX 77494



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	9,803	62,075	152,440
Female	10,364	65,813	159,771
Total Population	20,167	127,888	312,211

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,544	49,352	110,273
Black	2,646	17,188	44,865
Am In/AK Nat	24	115	250
Hawaiian	8	38	62
Hispanic	7,549	42,395	101,593
Asian	1,744	15,756	48,143
Multiracial	605	2,737	6,182
Other	48	320	812

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,517	50,070	115,224
Occupied	7,712	45,761	105,701
Owner Occupied	3,378	25,040	67,427
Renter Occupied	4,334	20,721	38,274
Vacant	806	4,310	9,523

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,531	26,495	69,111
Ages 15 - 24	2,680	17,232	43,094
Ages 25 - 54	8,237	51,928	130,901
Ages 55 - 64	2,131	14,335	32,363
Ages 65+	2,588	17,899	36,742

Income	1 Mile	3 Miles	5 Miles
Median	\$97,221	\$105,483	\$115,730
Under \$15k	398	2,595	5,427
\$15k - \$25k	207	1,701	3,417
\$25k - \$35k	397	2,235	4,846
\$35k - \$50k	665	3,774	7,622
\$50k - \$75k	1,472	6,588	13,811
\$75k - \$100k	805	4,759	10,836
\$100k - \$150k	1,688	9,995	21,267
\$150k - \$200k	912	5,841	14,581
Over \$200k	1,168	8,272	23,894

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

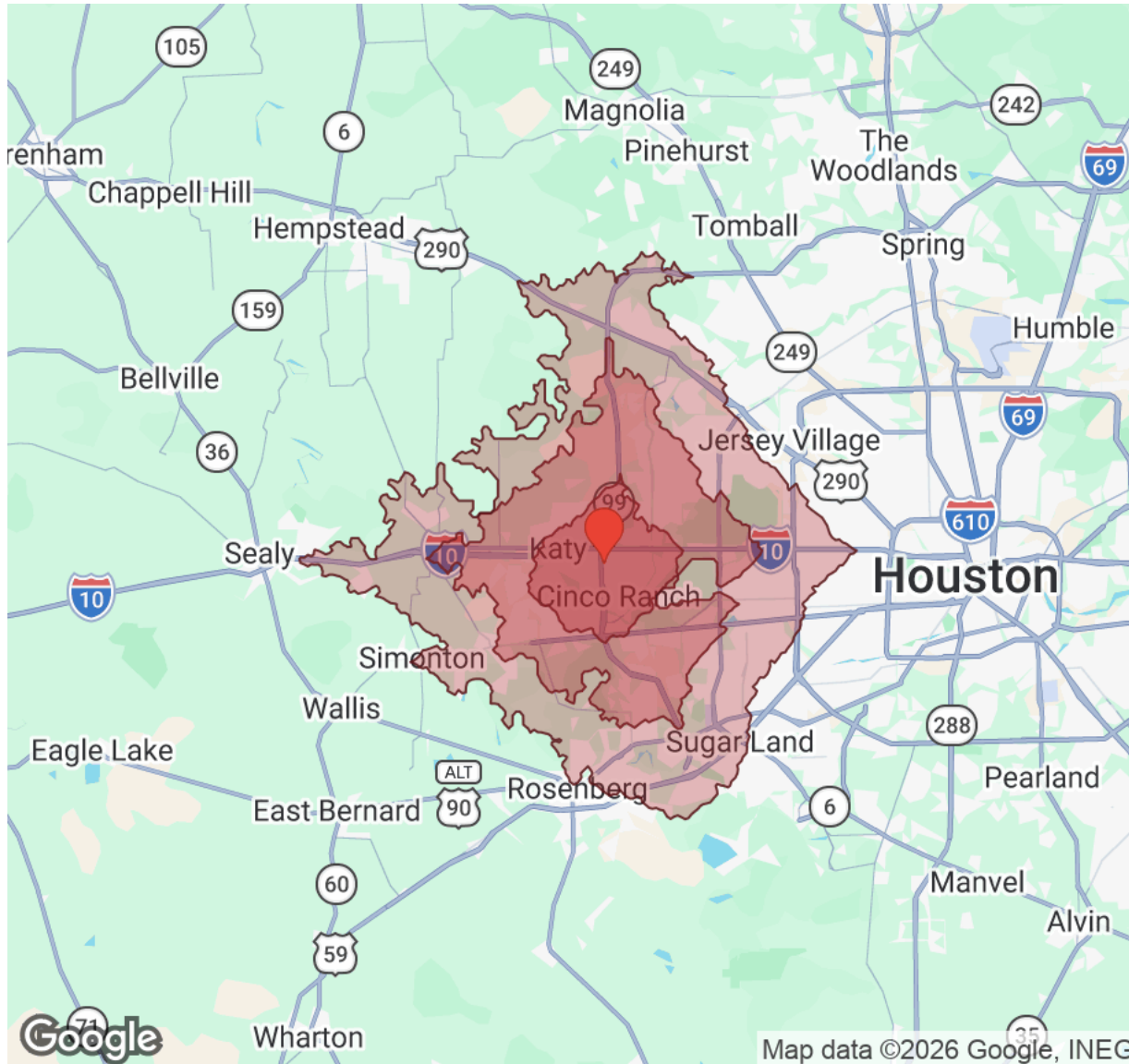


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

DEMOGRAPHICS

23219 RED RIVER DRIVE | KATY, TX 77494



Driving Time: 10 Mins 20 Mins 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	131,250	416,622	765,541
Female	138,111	436,714	804,104
Total Population	269,361	853,337	1,569,645

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	97,643	251,052	458,022
Black	38,168	171,606	307,023
Am In/AK Nat	215	768	1,413
Hawaiian	54	256	471
Hispanic	81,024	268,460	502,757
Asian	46,034	142,678	267,781
Multiracial	5,522	15,957	28,097
Other	673	2,560	4,238

Housing	10 Mins	20 Mins	30 Mins
Total Units	100,841	304,565	583,828
Occupied	92,439	279,519	533,918
Owner Occupied	57,410	193,192	348,575
Renter Occupied	35,029	86,327	185,343
Vacant	8,402	25,046	49,910

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	59,495	194,979	341,210
Ages 15 - 24	36,524	114,413	212,142
Ages 25 - 54	112,403	369,524	664,105
Ages 55 - 64	28,032	83,201	163,399
Ages 65+	32,905	91,219	188,791

Income	10 Mins	20 Mins	30 Mins
Median	\$118,585	\$113,400	\$105,624
Under \$15k	4,885	15,044	32,281
\$15k - \$25k	2,853	8,407	20,752
\$25k - \$35k	4,066	12,116	26,021
\$35k - \$50k	6,776	21,066	42,597
\$50k - \$75k	11,175	37,181	73,839
\$75k - \$100k	9,052	30,284	59,394
\$100k - \$150k	18,859	55,572	100,556
\$150k - \$200k	12,873	39,558	66,927
Over \$200k	21,899	60,290	111,550

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

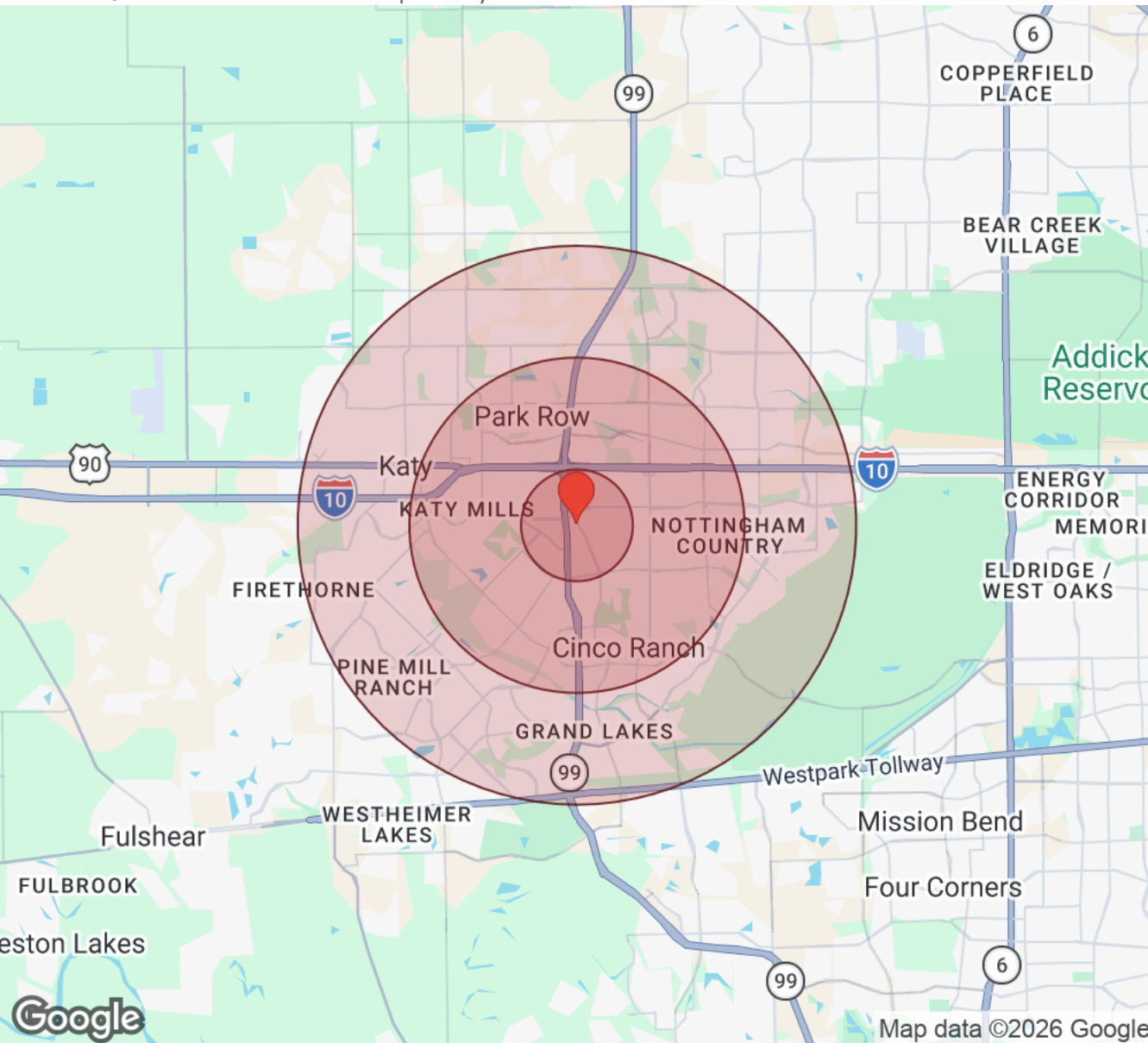


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

DETAILED DEMOGRAPHICS

23219 RED RIVER DRIVE | KATY, TX 77494



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	9,803	62,075	152,440
Female	10,364	65,813	159,771
Total Population	20,167	127,888	312,211

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,544	49,352	110,273
Black	2,646	17,188	44,865
Am In/AK Nat	24	115	250
Hawaiian	8	38	62
Hispanic	7,549	42,395	101,593
Asian	1,744	15,756	48,143
Multiracial	605	2,737	6,182
Other	48	320	812

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,517	50,070	115,224
Occupied	7,712	45,761	105,701
Owner Occupied	3,378	25,040	67,427
Renter Occupied	4,334	20,721	38,274
Vacant	806	4,310	9,523

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	1,422	7,626	19,286
Ages 5 - 9	1,568	9,131	24,160
Ages 10 - 14	1,541	9,738	25,665
Ages 15 - 19	1,430	9,512	24,491
Ages 20 - 24	1,250	7,720	18,603
Ages 25 - 29	1,335	7,408	16,643
Ages 30 - 34	1,486	8,270	19,774
Ages 35 - 39	1,497	9,266	23,804
Ages 40 - 44	1,382	9,436	25,584
Ages 45 - 49	1,288	8,990	23,921
Ages 50 - 54	1,249	8,558	21,175
Ages 55 - 59	1,070	7,244	17,076
Ages 60 - 64	1,061	7,091	15,287
Ages 65 - 69	880	6,103	12,943
Ages 70 - 74	727	4,782	9,908
Ages 75 - 79	459	3,450	7,072
Ages 80 - 84	273	1,875	3,748
Ages 85+	249	1,689	3,071

KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914

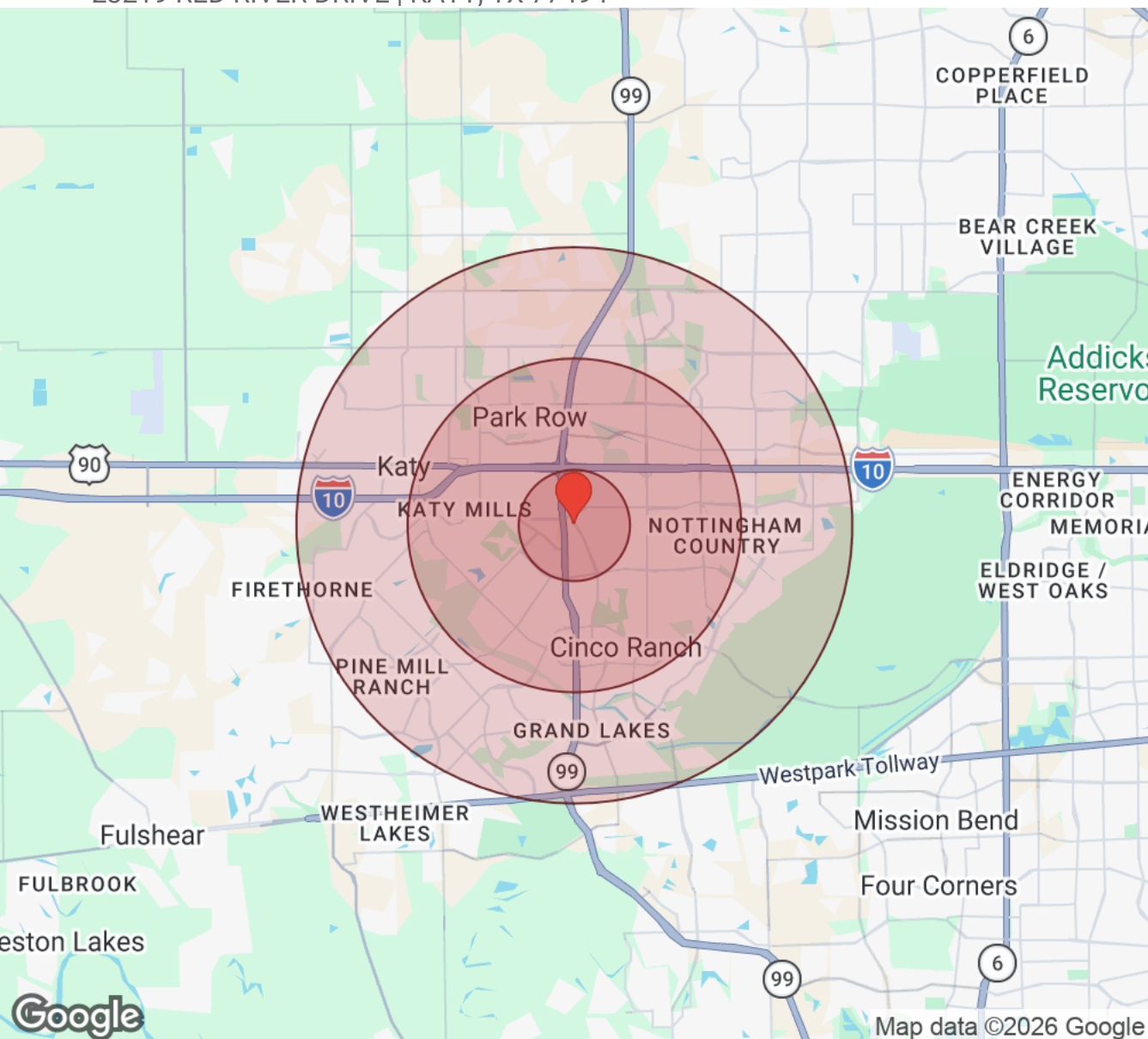


RACHEL GONZALEZ-DUNHAM, CCIM
Associate Broker
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgcrealty.com

RACHEL@RACHELINVEST.COM

DETAILED DEMOGRAPHICS

23219 RED RIVER DRIVE | KATY, TX 77494



Income	1 Mile	3 Miles	5 Miles
Median	\$97,221	\$105,483	\$115,730
Under \$10k	234	1,753	3,696
\$10k - \$15k	164	842	1,731
\$15k - \$20k	77	827	1,381
\$20k - \$25k	130	874	2,036
\$25k - \$30k	73	917	2,089
\$30k - \$35k	324	1,318	2,757
\$35k - \$40k	162	1,156	2,462
\$40k - \$45k	330	1,709	2,900
\$45k - \$50k	173	909	2,260
\$50k - \$60k	478	2,718	5,553
\$60k - \$75k	994	3,870	8,258
\$75k - \$100k	805	4,759	10,836
\$100k - \$125k	996	5,596	10,952
\$125k - \$150k	692	4,399	10,315
\$150k - \$200k	912	5,841	14,581
Over \$200k	1,168	8,272	23,894

Distance:  1 Mile  3 Miles  5 Miles

KEYS & CAPITAL GLOBAL GROUP
 5610 5TH ST
 KATY, TX 77493-1914



RACHEL GONZALEZ-DUNHAM, CCIM
 Associate Broker
 O: (832) 216-8524
 C: (832) 216-8524
realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

Map data ©2026 Google

PROFESSIONAL BIO

23219 RED RIVER DRIVE | KATY, TX 77494



RACHEL GONZALEZ-DUNHAM, CCIM

Associate Broker



KEYS & CAPITAL GLOBAL GROUP
5610 5TH ST
KATY, TX 77493-1914
O: (832) 216-8524
C: (832) 216-8524
realestateinfo@kcgrealty.com

As a dedicated professional in the dynamic world of real estate. I have cultivated a career grounded in continuous learning, goal setting, and active involvement in the real estate community. With over 30 years of experience. I am driven by commitment to excellence, integrity, and hard work, consistently delivering positive results.

Understanding the profound trust clients place in me, my goal is not merely to close in sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results.

I look forward to leveraging my expertise to guide you through your real estate journey.

“The World of Real Estate is a phone call away.”

DISCLAIMER

23219 RED RIVER DRIVE



All materials and information received or derived from KEYS & CAPITAL GLOBAL GROUP its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KEYS & CAPITAL GLOBAL GROUP its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KEYS & CAPITAL GLOBAL GROUP will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KEYS & CAPITAL GLOBAL GROUP makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KEYS & CAPITAL GLOBAL GROUP does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KEYS & CAPITAL GLOBAL GROUP in compliance with all applicable fair housing and equal opportunity laws.

KEYS & CAPITAL GLOBAL GROUP

5610 5TH ST

KATY, TX 77493-1914



PRESENTED BY:

RACHEL GONZALEZ-DUNHAM, CCIM

Associate Broker

O: (832) 216-8524

C: (832) 216-8524

realestateinfo@kcgrealty.com

RACHEL@RACHELINVEST.COM

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.