

# COMMERCIAL FOR LEASE

3107 ELROD RD - OFFICES AT PINEWOODS 3107, KATY/GRAND PARKWAY WEST SUBMARKET - OFFICE  
3107 ELROD ROAD, KATY, TX 77449



OFFICE SPACE - MOVE-IN READY  
\$1,995/MO

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



POWERED BY  
**exp**  
REALTY

*PRESENTED BY:*

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# PROPERTY SUMMARY

3107 ELROD ROAD | KATY, TX 77449



## Property Summary

|                 |                 |
|-----------------|-----------------|
| Lease Rate:     | \$1,950/mo      |
| Lease Term:     | Minimum 3 Years |
| Building SF:    | 2,600           |
| Rentable SF:    |                 |
| Available SF:   | 650             |
| Year Built:     | 2022            |
| Building Class: | A               |
| Floors:         | 1               |
| HVAC:           | Yes             |
| Lighting:       | Yes             |
| Parking:        | Ample Parking   |

## Property Overview

Located within a well-maintained office park environment, this single-story, multi-tenant property was built in 2022 and offers a mix of suite sizes ranging from approximately 650 to 1,300 square feet, with additional expansion opportunities. The property sits on a sizable lot with ample on-site parking and 24-hour access for tenant convenience.

Designed with flexibility in mind, the space accommodates a wide range of users, from professional services such as legal, medical, and accounting firms to boutique retail or service businesses.

## Location Overview

Strategically situated in Katy's Bear Creek/Copperfield submarket, the property enjoys immediate access to major transportation routes, including Interstate 10 and the Grand Parkway (SH 99), providing seamless connectivity to the greater Houston area.

The surrounding area is a rapidly growing suburban hub characterized by strong residential density, steady population growth, and a diverse economic base. Within a 5-mile radius, the population exceeds 300,000 residents, supported by solid household incomes and continued development.

# PROPERTY DESCRIPTION

3107 ELROD ROAD | KATY, TX 77449



## Offices at Pinewoods

Position your business for success at this modern office property in the thriving Katy market. This professionally designed commercial space offers a highly functional layout with flexible configurations suitable for office, retail, or service-oriented users. Featuring high ceilings, partitioned offices, and a fully built-out interior, the property is designed to support productivity and create a strong impression for clients and staff alike.

Tenants benefit from contemporary infrastructure, including pre-wired internet, dedicated HVAC systems, and a security system for peace of mind. Select suites include private offices, reception areas, kitchen facilities, and restrooms, delivering a turnkey solution for immediate occupancy. Prominent signage opportunities and excellent visibility further enhance brand exposure

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# PROPERTY PHOTOS

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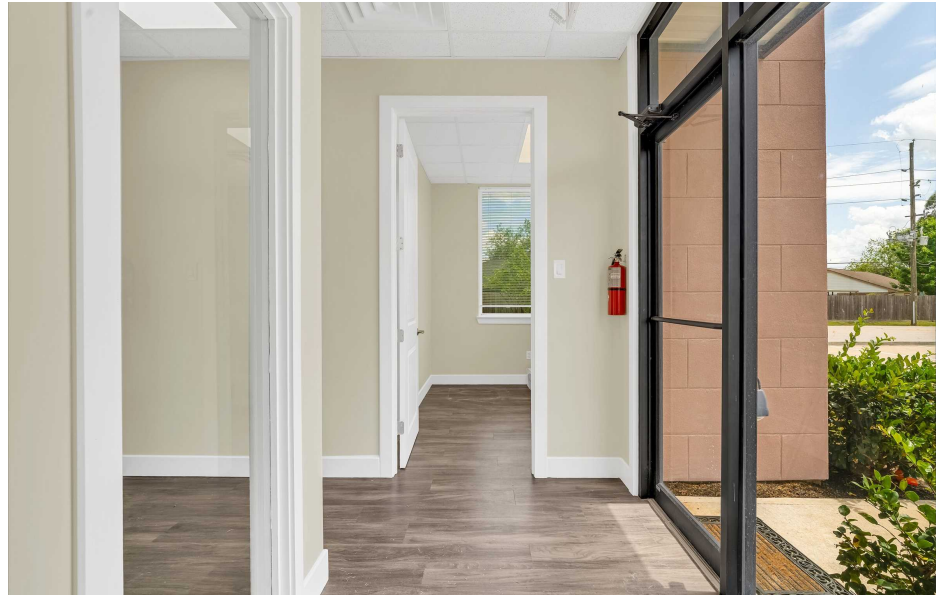


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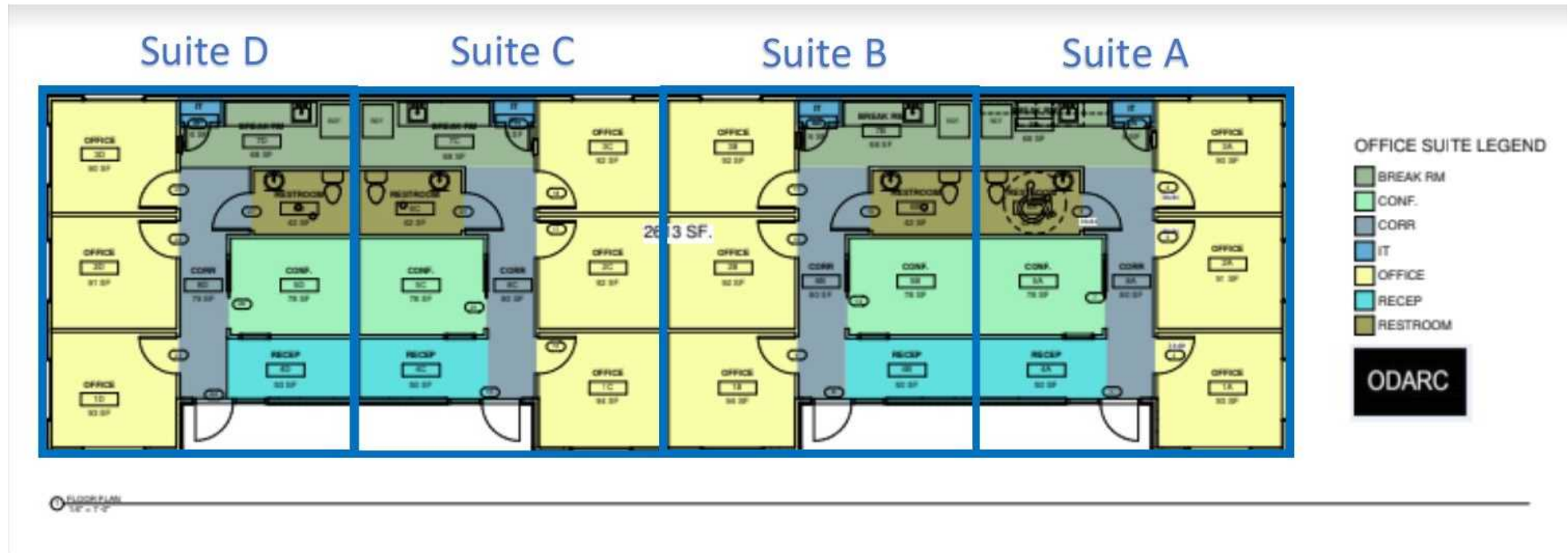


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# FLOOR PLAN

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# AERIAL PHOTO

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# AVAILABLE SPACES

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## Available Spaces

| Space | Size | Term        | Rate        | Space Use | Condition | Available     |
|-------|------|-------------|-------------|-----------|-----------|---------------|
| A     | 650  | Min 3 Years | \$1,995 /mo | Office    | Excellent | Available Now |

### Highlights:

- Modern construction with updated finishes
- Multiple private offices and reception areas
- High ceilings enhancing natural light and openness
- Strong visibility within a growing commercial corridor
- Move-in ready suites with customizable layouts

### Nearby Locations

- Fry Road Crossing Shopping Center – approx. 2.5 miles (5–7 mins)
- Aunt Bill's Soul Food Cafe – approx. 1.5 miles (3–5 mins)
- Memorial Hermann Katy Hospital – approx. 5 miles (10–12 mins)
- Morton Ranch Elementary School – approx. 0.7 miles
- T.H. McDonald Junior High – approx. 0.9 miles
- Morton Ranch High School – approx. 1.2 miles
- Walmart Supercenter (Morton Ranch Rd) – approx. 2–3 miles
- Kroger (Grand Parkway area) – approx. 3–4 miles

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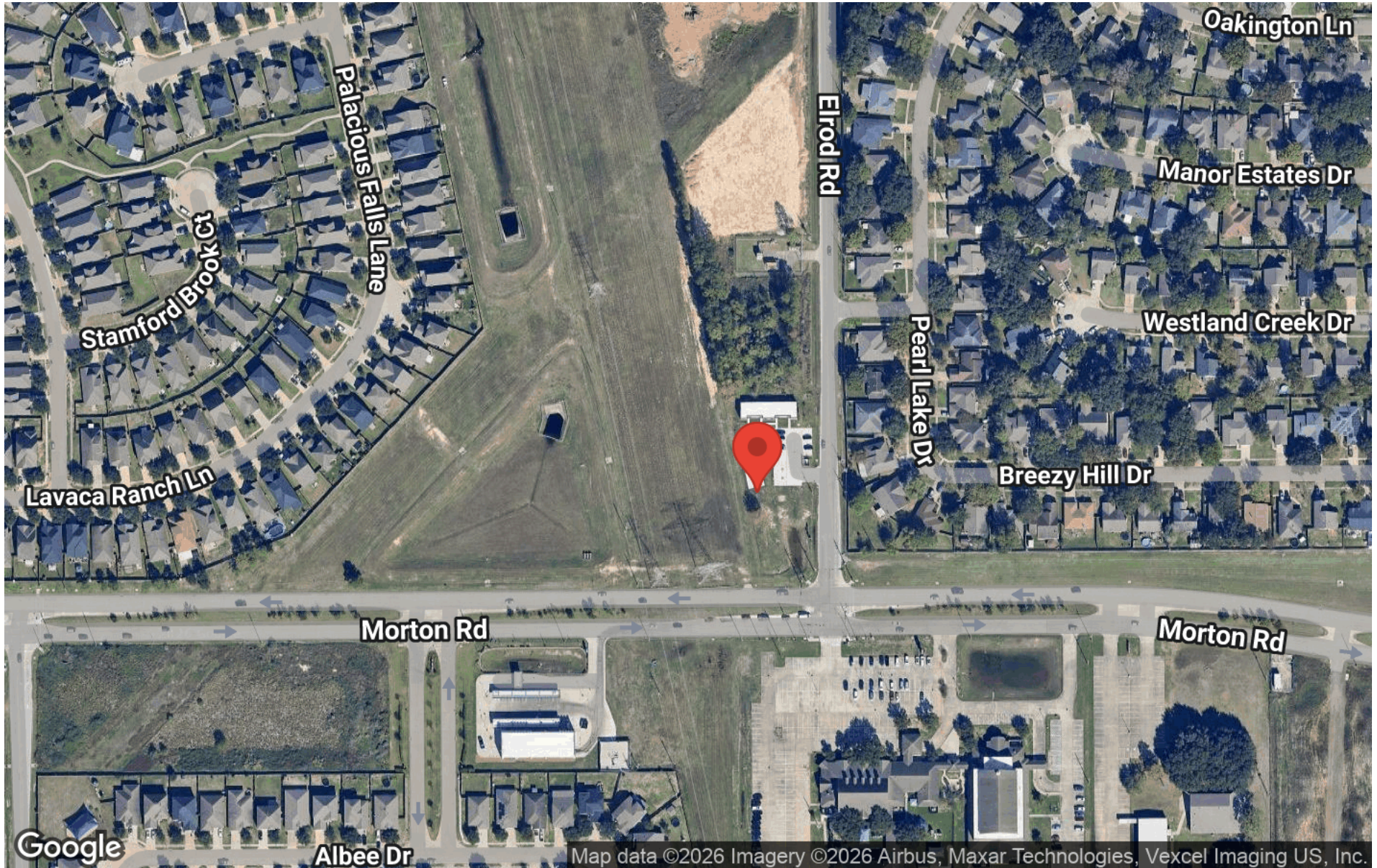


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# AERIAL MAP

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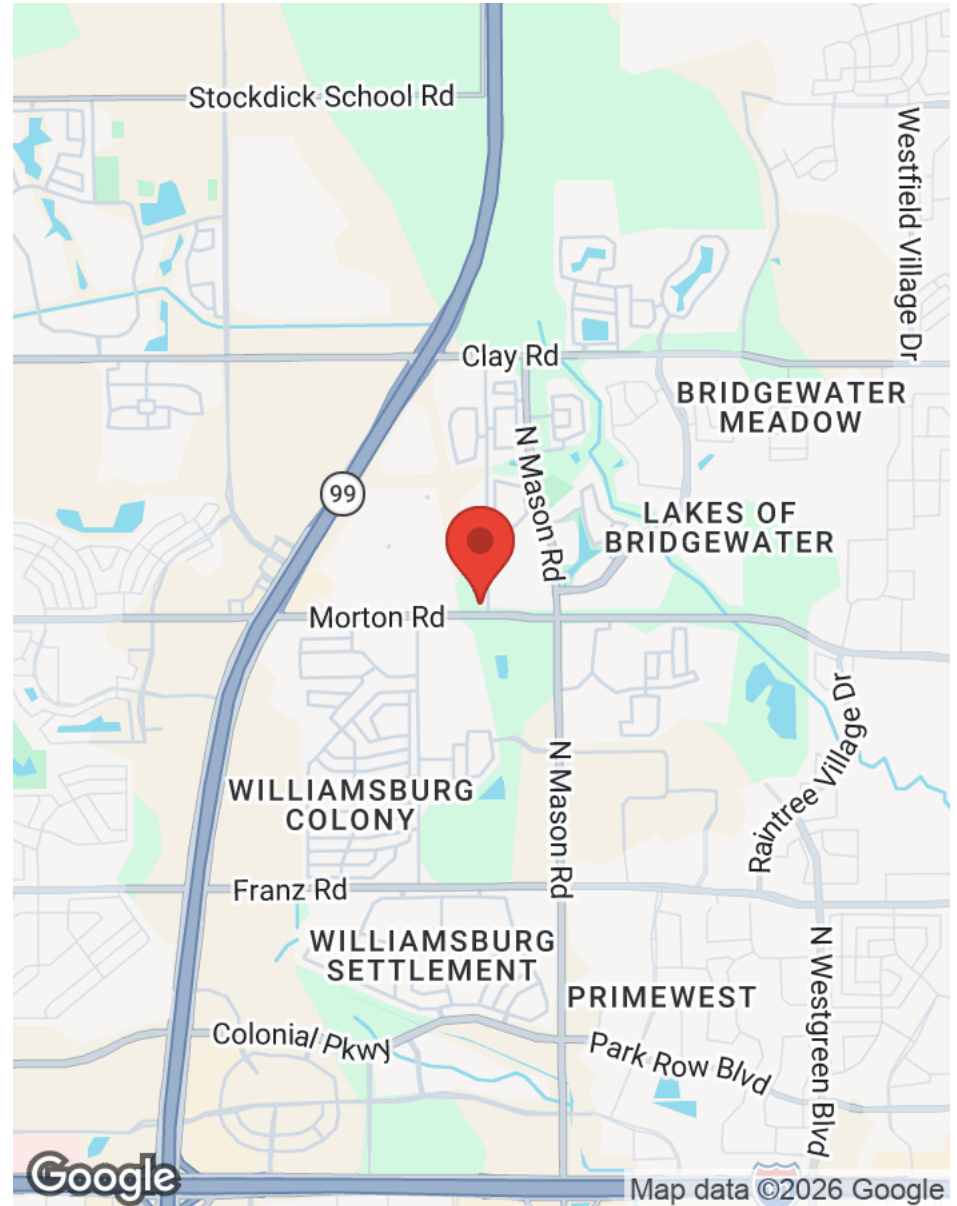
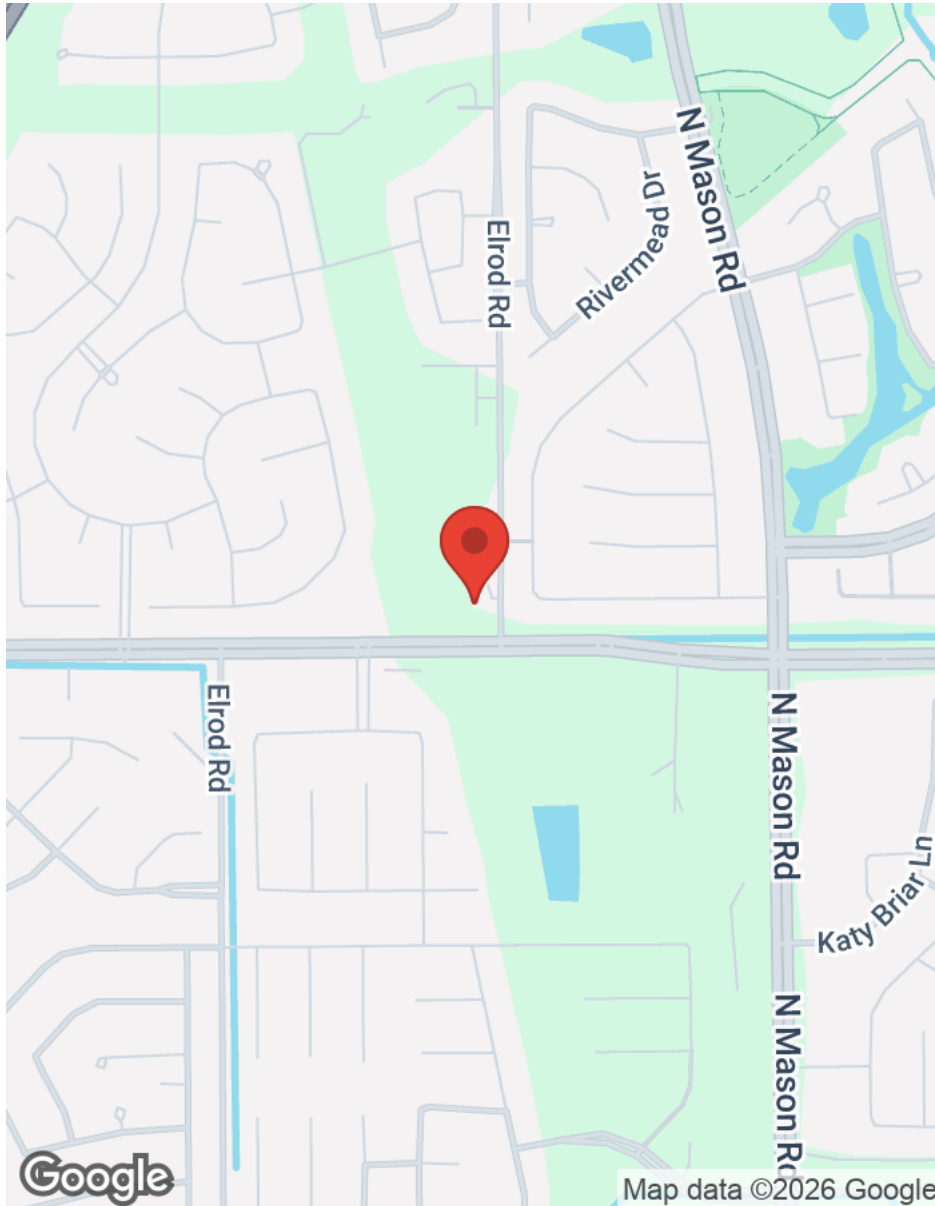
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# LOCATION MAPS

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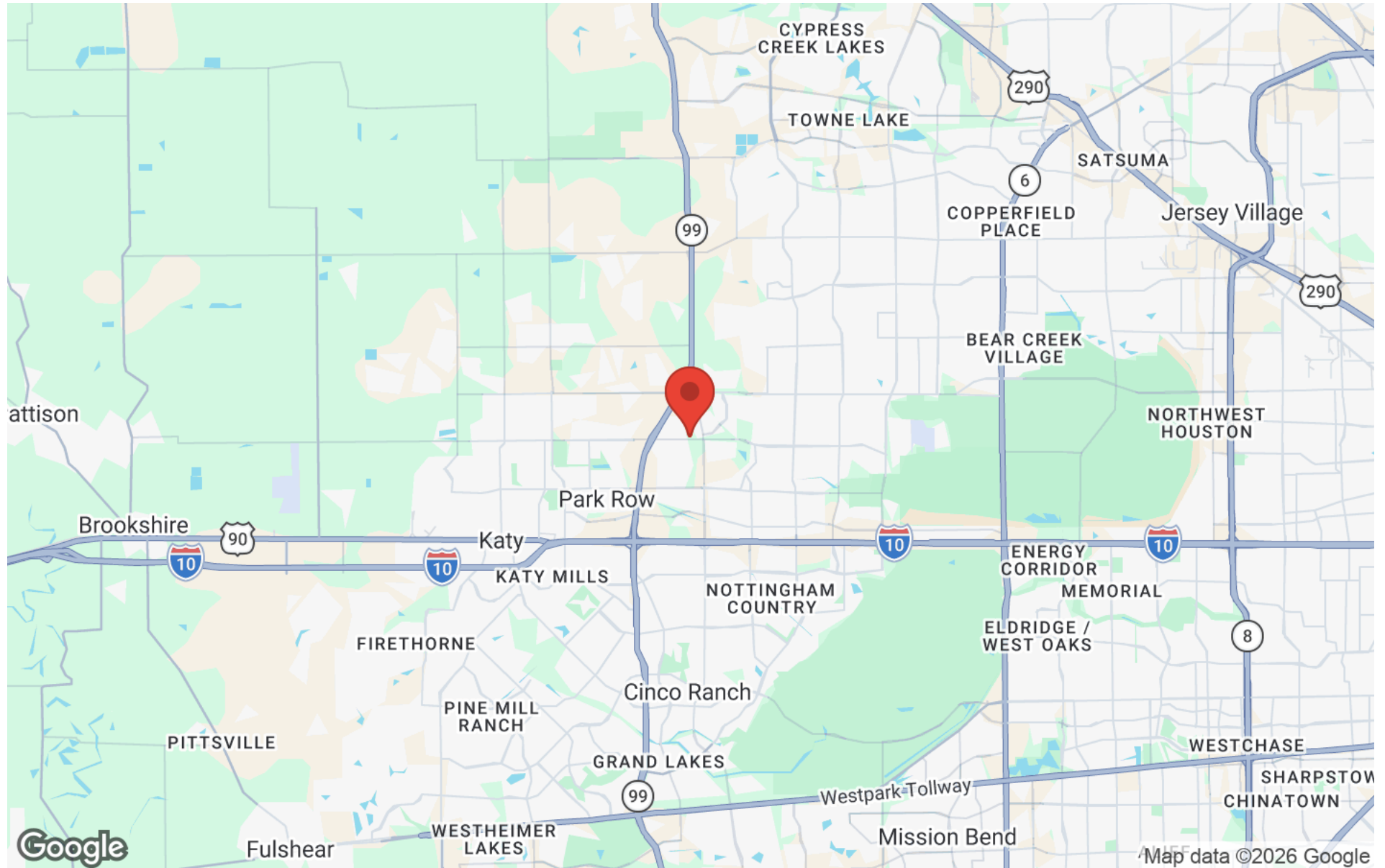


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# REGIONAL MAP

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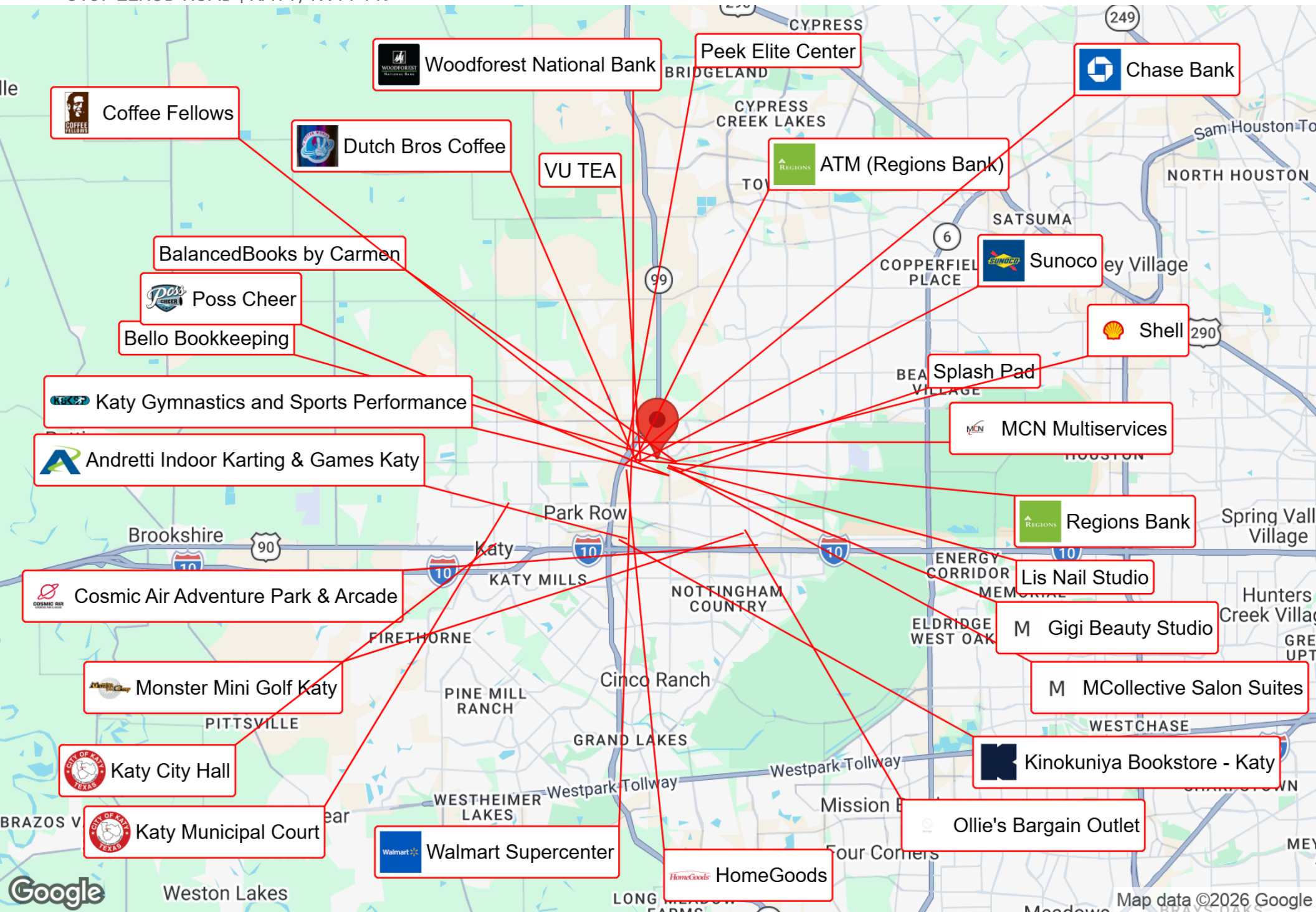
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# BUSINESS MAP

3107 ELROD ROAD | KATY, TX 77449




 Coffee Fellows


 Dutch Bros Coffee

 Woodforest National Bank


Peek Elite Center

 Chase Bank

VU TEA


 ATM (Regions Bank)


BalancedBooks by Carmen

 Poss Cheer


Bello Bookkeeping


 Sunoco


 Shell


 Katy Gymnastics and Sports Performance

Splash Pad

 MCN Multiservices


 Andretti Indoor Karting & Games Katy

 Regions Bank

 Cosmic Air Adventure Park & Arcade


Lis Nail Studio

M Gigi Beauty Studio

 Monster Mini Golf Katy

M MCollective Salon Suites


 Katy City Hall

 Kinokuniya Bookstore - Katy

 Katy Municipal Court

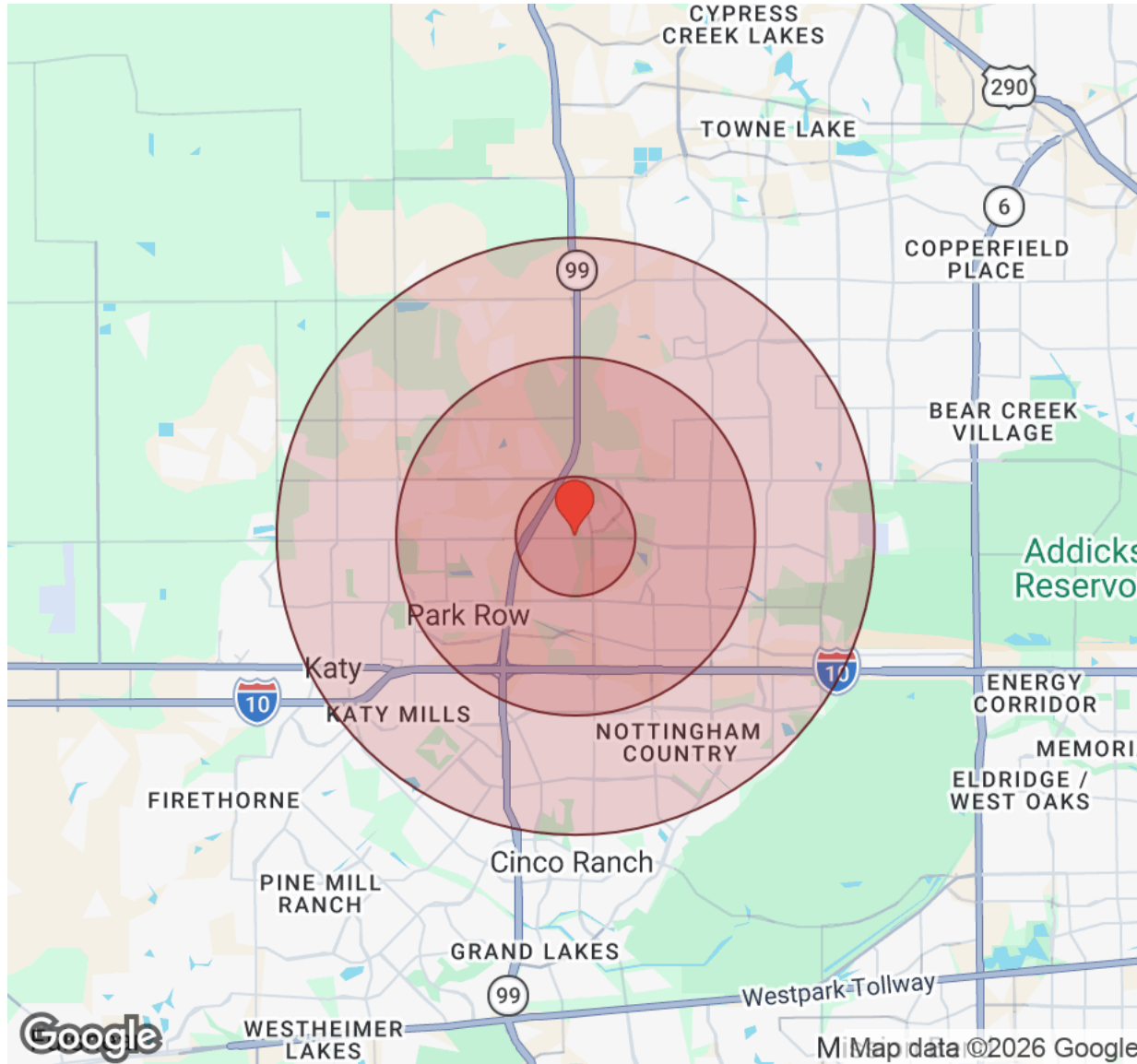
 Walmart Supercenter

Ollie's Bargain Outlet

 HomeGoods

# DEMOGRAPHICS

3107 ELROD ROAD | KATY, TX 77449



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 8,293  | 65,254  | 162,677 |
| Female           | 8,757  | 68,978  | 170,935 |
| Total Population | 17,050 | 134,232 | 333,612 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 4,462  | 33,504  | 96,180  |
| Black            | 3,645  | 27,732  | 65,121  |
| Am In/AK Nat     | 14     | 121     | 300     |
| Hawaiian         | 3      | 27      | 100     |
| Hispanic         | 7,284  | 58,767  | 134,312 |
| Asian            | 1,361  | 11,732  | 31,059  |
| Multiracial      | 225    | 2,000   | 5,671   |
| Other            | 55     | 362     | 867     |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 6,026  | 46,823  | 119,406 |
| Occupied        | 5,567  | 42,941  | 109,404 |
| Owner Occupied  | 3,849  | 29,142  | 70,893  |
| Renter Occupied | 1,718  | 13,799  | 38,511  |
| Vacant          | 459    | 3,883   | 10,002  |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 3,858  | 30,560  | 75,024  |
| Ages 15 - 24 | 2,525  | 19,153  | 47,109  |
| Ages 25 - 54 | 7,478  | 59,043  | 142,120 |
| Ages 55 - 64 | 1,591  | 12,625  | 33,494  |
| Ages 65+     | 1,600  | 12,851  | 35,867  |

| Income          | 1 Mile    | 3 Miles  | 5 Miles  |
|-----------------|-----------|----------|----------|
| Median          | \$107,910 | \$93,150 | \$95,713 |
| Under \$15k     | 299       | 2,876    | 5,956    |
| \$15k - \$25k   | 173       | 1,265    | 3,802    |
| \$25k - \$35k   | 178       | 2,638    | 5,953    |
| \$35k - \$50k   | 272       | 3,765    | 9,479    |
| \$50k - \$75k   | 874       | 6,706    | 17,288   |
| \$75k - \$100k  | 643       | 5,812    | 14,751   |
| \$100k - \$150k | 1,838     | 10,479   | 24,809   |
| \$150k - \$200k | 704       | 5,609    | 13,707   |
| Over \$200k     | 587       | 3,790    | 13,657   |

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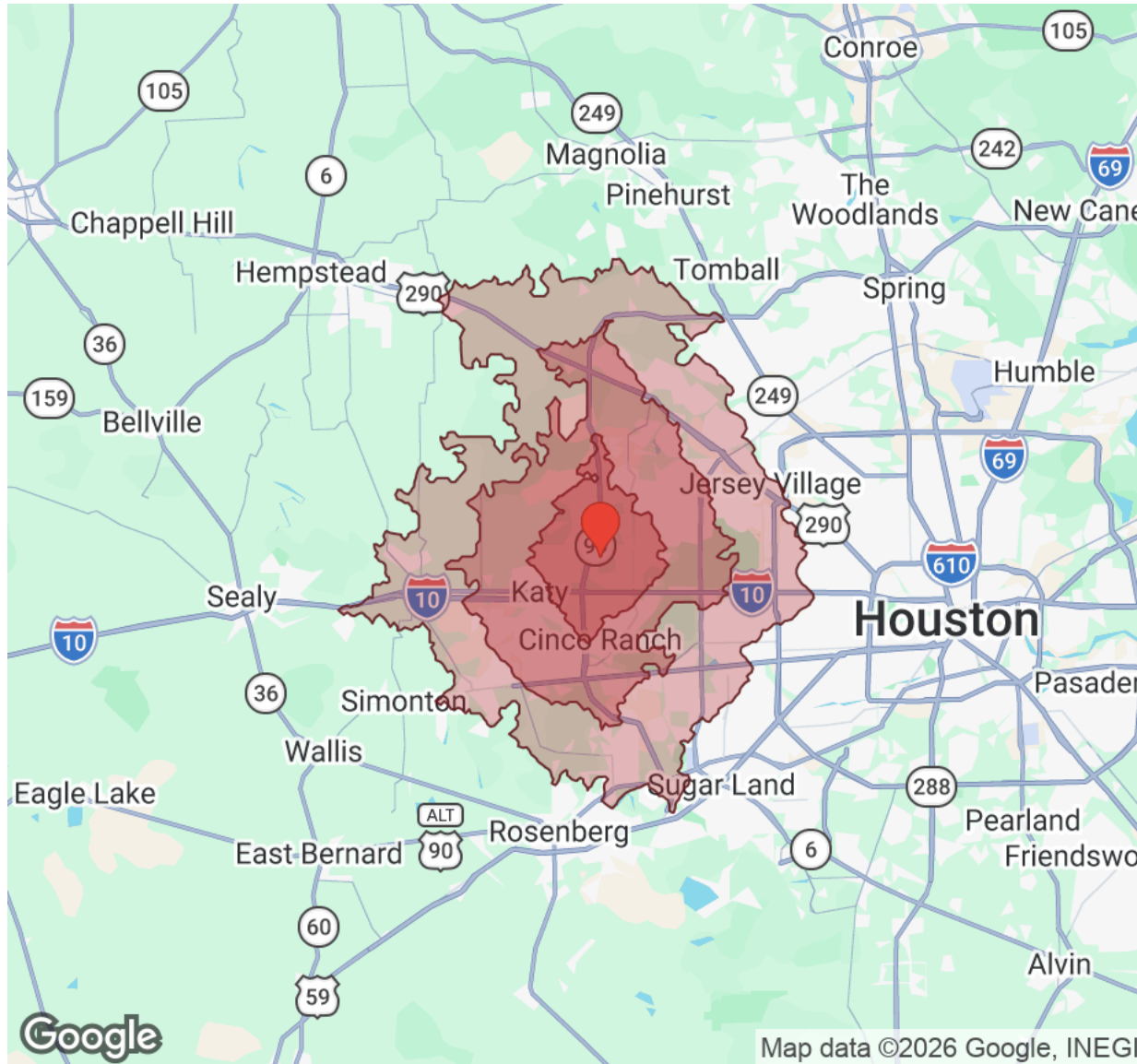


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# DEMOGRAPHICS

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Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

| Population       | 10 Mins | 20 Mins | 30 Mins   |
|------------------|---------|---------|-----------|
| Male             | 129,744 | 404,415 | 751,889   |
| Female           | 136,472 | 422,687 | 785,001   |
| Total Population | 266,216 | 827,102 | 1,536,890 |

| Race / Ethnicity | 10 Mins | 20 Mins | 30 Mins |
|------------------|---------|---------|---------|
| White            | 72,783  | 259,379 | 470,596 |
| Black            | 52,711  | 148,134 | 292,009 |
| Am In/AK Nat     | 266     | 744     | 1,383   |
| Hawaiian         | 80      | 248     | 461     |
| Hispanic         | 111,944 | 283,861 | 503,639 |
| Asian            | 23,161  | 116,870 | 237,757 |
| Multiracial      | 4,606   | 15,715  | 27,049  |
| Other            | 692     | 2,150   | 3,842   |

| Housing         | 10 Mins | 20 Mins | 30 Mins |
|-----------------|---------|---------|---------|
| Total Units     | 95,385  | 292,026 | 567,610 |
| Occupied        | 87,336  | 268,427 | 519,638 |
| Owner Occupied  | 56,141  | 187,636 | 337,498 |
| Renter Occupied | 31,195  | 80,791  | 182,140 |
| Vacant          | 8,049   | 23,600  | 47,973  |

| Age          | 10 Mins | 20 Mins | 30 Mins |
|--------------|---------|---------|---------|
| Ages 0 - 14  | 60,141  | 191,414 | 336,514 |
| Ages 15 - 24 | 37,740  | 112,932 | 207,224 |
| Ages 25 - 54 | 115,029 | 355,654 | 650,989 |
| Ages 55 - 64 | 26,004  | 80,626  | 159,971 |
| Ages 65+     | 27,302  | 86,477  | 182,195 |

| Income          | 10 Mins  | 20 Mins   | 30 Mins   |
|-----------------|----------|-----------|-----------|
| Median          | \$94,503 | \$112,395 | \$102,086 |
| Under \$15k     | 4,889    | 12,560    | 29,243    |
| \$15k - \$25k   | 2,781    | 8,152     | 20,269    |
| \$25k - \$35k   | 5,023    | 10,367    | 24,949    |
| \$35k - \$50k   | 7,685    | 20,008    | 42,187    |
| \$50k - \$75k   | 13,995   | 35,775    | 74,702    |
| \$75k - \$100k  | 11,916   | 32,675    | 63,872    |
| \$100k - \$150k | 20,087   | 56,792    | 102,523   |
| \$150k - \$200k | 11,301   | 38,117    | 65,561    |
| Over \$200k     | 9,661    | 53,980    | 96,330    |

# PROFESSIONAL BIO

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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 client 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.”

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3107 ELROD ROAD



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