

# FOR LEASE

## Westgate Market Shopping Center

19504-19740 Katy Fwy., Katy, TX 77094

# partners

PARTNERSREALESTATE.COM



## PROPERTY HIGHLIGHTS

**LEASE RATE:** Contact Brokers

### PROPERTY SIZE:

- 86,000 SF

### AVAILABLE:

- Suite 19740 - 1,500 SF

### TRAFFIC COUNTS (VPD):

- Katy Fwy (I-10) Eastbound: 106.5K
- Katy Fwy (I-10) Westbound: 98.2K
- Greenhouse Rd: 28.7K
- Park Row: 13.7K

### PROPERTY FEATURES:

- Located directly at the on/off ramp of I-10 & Fry Road
- Easily accessible with great visibility

### MARKET SUMMARY:



260,161

**2024 Population**  
(5-mile radius)



100,227

**2024 Total Employees**  
(5-mile radius)



\$108,790

**2024 Avg. HH Income**  
(5-mile radius)



204.7K VPD

**Katy Fwy (I-10)**

### AREA TRAFFIC GENERATORS:



### JOHN YTTERBERG

ASSOCIATE

(713) 275-9633

john.ytterberg@partnersrealestate.com

### CHASE COOPER

ASSOCIATE

(713) 405 7486

chase.cooper@partnersrealestate.com

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**End-Cap Suite 19740**  
**1,500SF**



**Suite 19740 - 1,500 SF**



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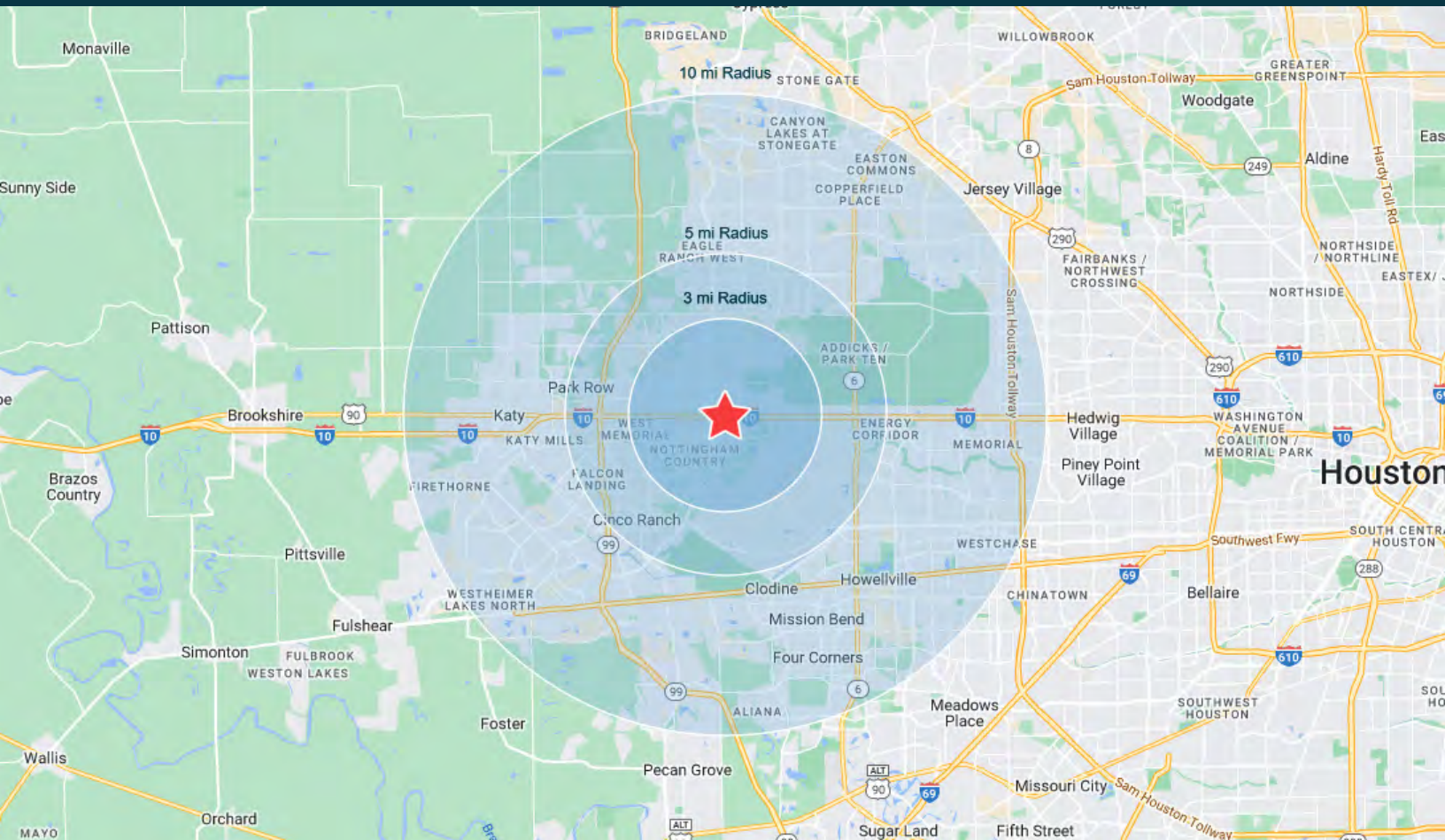
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POPULATION	3 MILES	5 MILES	10 MILES
2024 Population	112,314	260,161	1,118,993
2029 Population Projection	121,954	283,833	1,229,594
HOUSEHOLDS			
2024 Households	37,634	85,895	367,892
2029 Household Projection	31,595	64,091	277,653
HOUSEHOLD INCOME			
2024 Average Household Income	\$109,531	\$108,790	\$106,354
DAYTIME EMPLOYMENT			
2024 Total Employees	57,436	100,227	433,409
2024 Total Businesses	5,924	11,225	50,112

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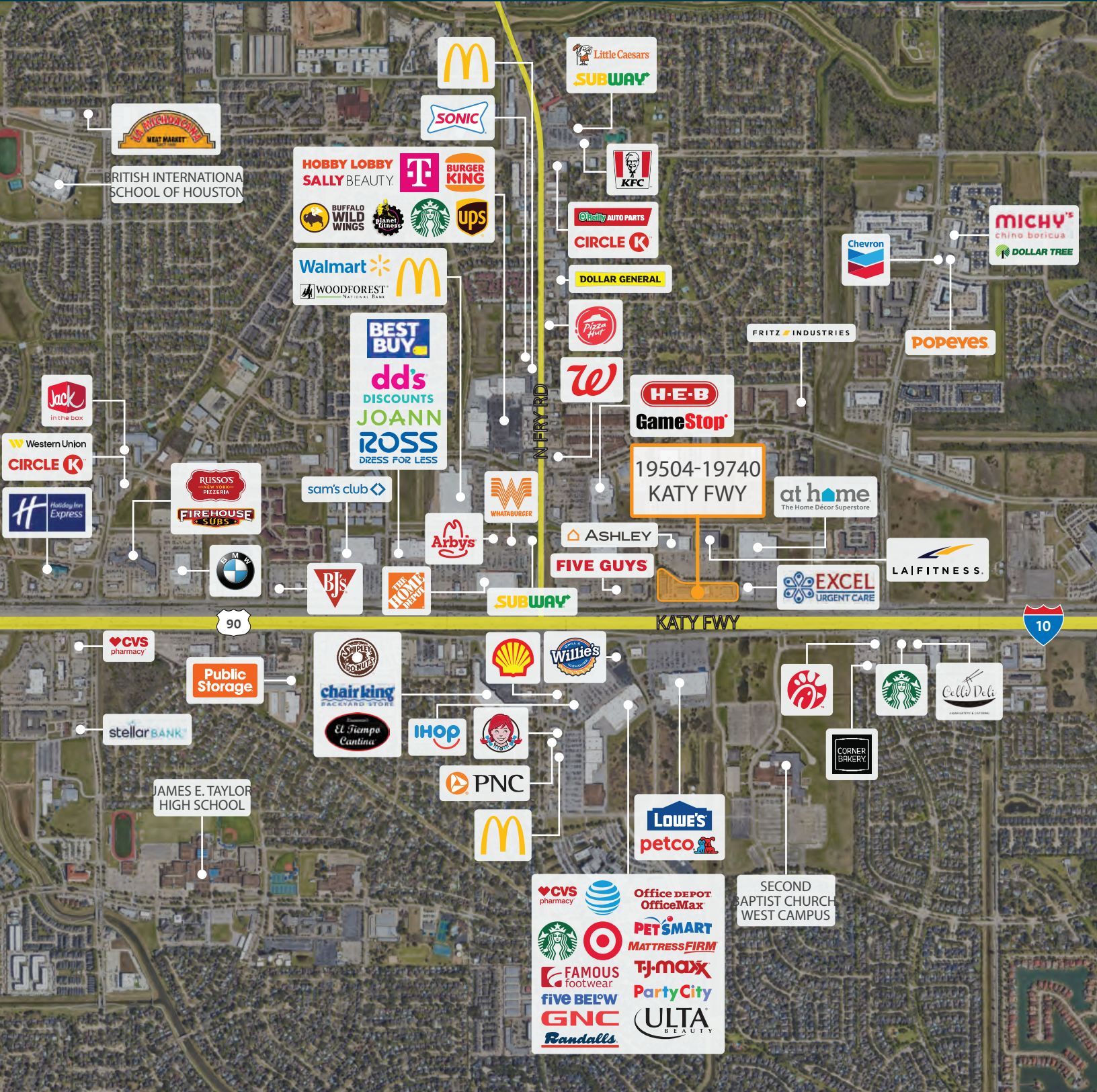
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Suite	Tenant	SF
19716	The Vitamin Shoppe	4,000
19720	Massage Envy	3,662
19728	Soft Touch Nails	1,337
19730	Leased	1,600
19734-A	Amazing Lash	1,609
19734-B	Leased	1,292
<b>19740</b>	<b>Vacant</b>	<b>1,500</b>

**19740**

*lash*

Leased

Leased

**STN**

*Massage Envy.*

**V**

THE VITAMIN SHOPPE

Formal Wear

**AIS**

Thai Catranga

**AVIS**

Texas

**Applebee's**

**eyelab.**

**Panera BREAD**



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Houston, LLC dba Partners Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003949 License No.	licensing@partnersrealestate.com Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date