



VENTANA LAKES PLAZA

23230 Stockdick School Rd - Katy, TX 77493

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. TX #644481

www.SandsIG.com

VENTANA LAKES PLAZA - KATY, TX

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively present for sale the Ventana Lakes Plaza, an 11,025 SF newly constructed strip center located at 23230 Stockdick School Road in Katy, TX. The offering provides investors with the unique opportunity to acquire a Class A retail asset with a compelling value-add component. The center is ready to be leased and serves as an attractive investment in one of the Houston metro's fastest-growing suburban markets.

Sale Price

UNPRICED

OFFERING SUMMARY

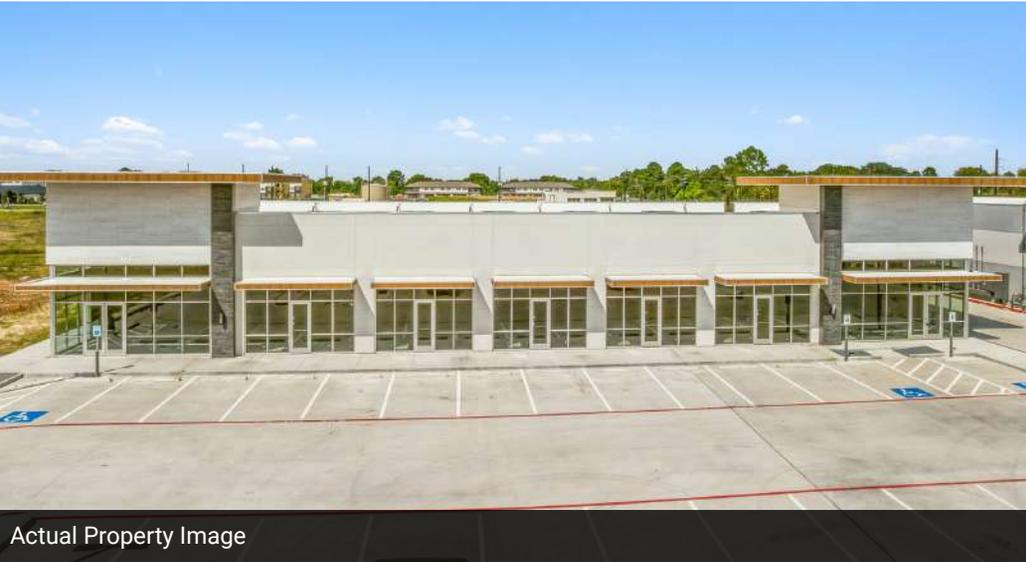
Contact Broker for Pricing Details

BUILDING INFORMATION

Street Address:	23230 Stockdick School Rd
City, State, Zip:	Katy, TX 77493
County:	Harris
Building Size:	11,025 SF
Lot Size:	1.5 Acres
Year Built:	2024



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- **Class A 2024 Construction:** Brand-new, high-quality build.
- **Unique Opportunity:** Acquire a new construction strip center with a value-add component.
- **Open Slate:** Space is unoccupied and in shell condition, ready to be leased.
- **Competitive Leasing Advantage:** Blank canvas suitable for a variety of tenanting strategies.
- **Prime Location:** Directly across from Patricia E. Paetow High School, providing consistent daily traffic.
- **High-Growth Area:** Over 2,200 new homes under development on adjacent lots.
- **Turnkey Infrastructure:** Equipped with seven rooftop HVAC units for future tenants.
- **Excellent Visibility:** Premier signage, visibility, and frontage along Stockdick School Road.

FINANCIAL ANALYSIS

Building Details	
Specs	
Building Size (SF)	11,025 SF
Lot Size (Acre)	1.5 AC
Notes	
Construction Complete Q4 - 2024	
Shell Condition	
Metal Frame	
Non-Demised Space	
7 Rooftop HVAC Units	
7 Entryways	
Lease Projections	
	PSF
Tenant Lease Rate (SF)	\$35.00
Projected NNN (SF)	\$10.00
Projected TI (SF)	\$45.00



Actual Property Image



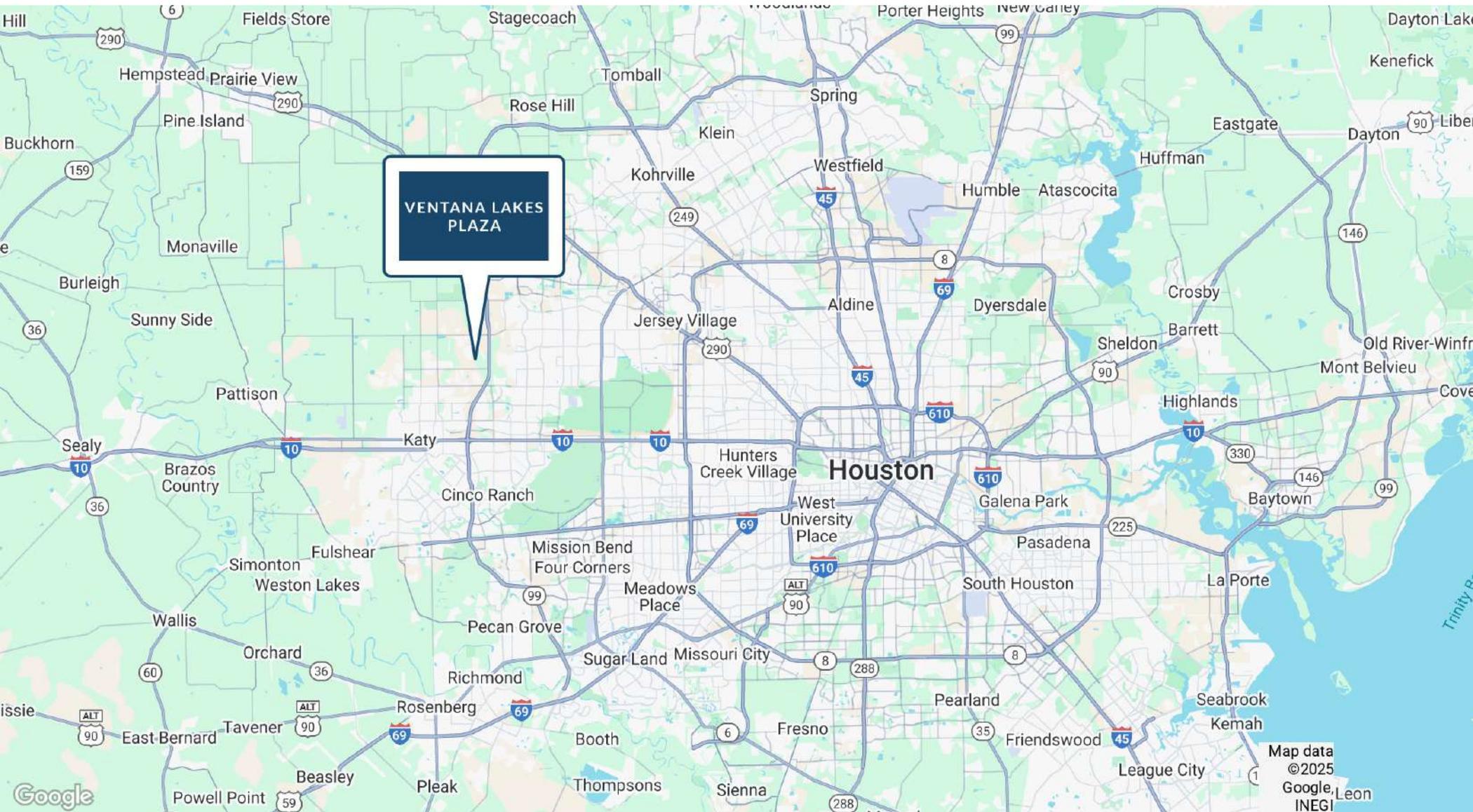
Actual Property Image



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



Map data ©2025 Google, INEGI

PROPERTY IMAGES



AERIAL MAP

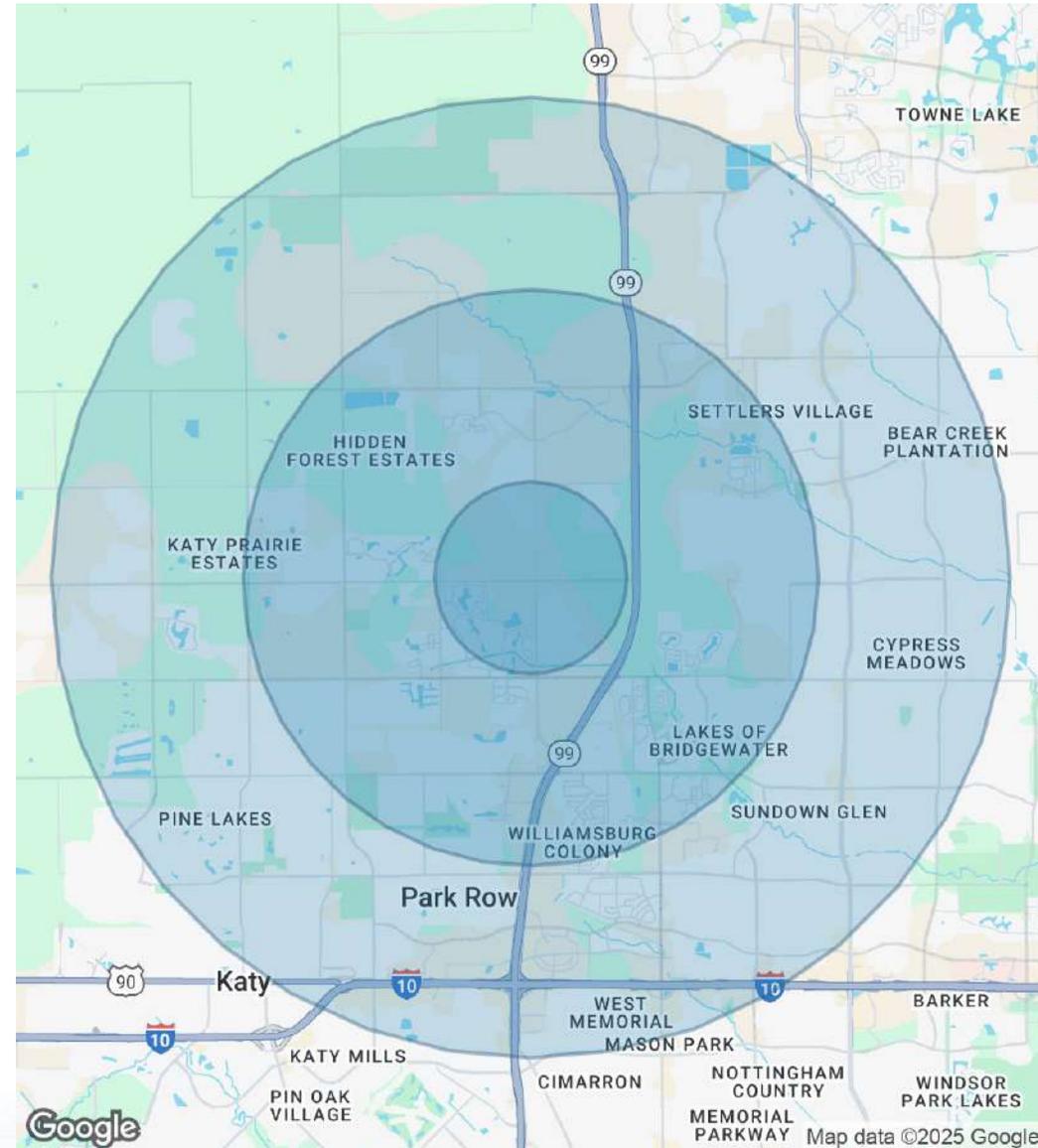


AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,023	67,521	207,251
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,502	19,975	63,608
Average HH Income	\$123,723	\$112,118	\$105,074
Average House Value	\$372,462	\$315,165	\$287,636





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Leonard E. Merrell Center



Memorial Hermann Katy Hospital

KATY, TX

The City of Katy is the hub of three counties—Harris, Waller, and Fort Bend—and is located 30 miles west of Houston. The City was founded on rice farming in the late 1800s and was formally incorporated in 1945. Katy offers the best of both worlds - the charm of a small town, but all the conveniences of a large city. This location allows Katy to maintain a comfortable family community with all of the opportunities of a metropolis. Katy is located on Interstate 10, only 25 miles from Interstate 45 and Interstate 59, and has access to four other major roadways, which mitigates traffic and makes commuting easier. Katy has a 2025 population of 28,972.

The economy in Katy includes over 13,000 companies. Over 200 corporations are headquartered here, with more on the way. Headquarters operations and leading employers fueling growth in the Katy area include: Academy Sports and Outdoors, BP North America, GEICO, Katy ISD, Schlumberger Technology Center, Shell Exploration and Production, and Wood. The industrial base of the Katy area consists primarily of manufacturing centers, distribution centers, and research and development and testing. The Katy area's economy has always been dynamic and focused on energy. With a location quotient of seven, over 55,000 people are employed in the Energy (Oil & Gas) employment cluster. The construction and finance sectors represent strong and growing clusters in the area. The Katy area also has a rapidly growing employment base in both the healthcare and technology industries, with Memorial Hermann Katy Hospital being one of the top employers.

During one's stay in Katy, tourists can visit the Forbidden Gardens, which is an outdoor museum that replicates some of China's most important historic scenes. The local parks and playgrounds include Katy City Park, Thomas Park, Katy Heritage Park, Harvest Plaza, Woodland Park, and Mary Jo Peckham Park. The Katy Veterans Memorial Museum exhibits military items of historical significance, and the Katy Heritage Museum exhibits vintage farming artifacts and equipment. Alkek Velodrome is one of 20-plus velodromes in the United States and the site of Olympic biking events and Texas State championships. The Leonard E. Merrell Center is a 7,200-seat multi-purpose arena that hosts concerts, shows, banquets, high school basketball, and graduation ceremonies. The Katy Rice Festival, held in Old Town Katy in October, draws over 50,000 visitors to the area each year.

GET FINANCING



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to Learn More

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date