



AVAILABLE: END OF SUMMER 2024

# 13th Street Business Park

5745 13th Street Bldg A, B, C, and D  
Katy, TX 77493

Visit us at [kcggroupexp.com](http://kcggroupexp.com)

Luxury   
& Commercial

exp  
REALTY

5 NEW BUILDINGS

# 13th Street Business Park

## 01 Property Overview

The new 13th Street Industrial Park presents a range of versatile mixed-use opportunities, encompassing but not limited to warehouse, office, medical, sports, and retail activities. Strategically situated in a prime location within the City of Katy, it not only grants easy access to all city services but also benefits from a favorable low tax rate.

## 04 Leasing Incentives

Tenant improvement allowance and free rent are negotiable on a case-by-case basis, subject to the tenant's creditworthiness.

## Pre-leasing

Starting Rates **\$1.25 / SF**  
NNN Opex estimate: **\$.55 / SF**

## 02 Location

With a flourishing retail market experiencing rapid growth and major industrial players such as Amazon, FedEx, and Tesla, the area of Katy stands out as a compelling hub for diverse industries opportunities, boasting high-paying employment, exceptional living standards, and renowned educational institutions.

## 05 Strategic Advantages of our location

Easy access: 5 minutes to Grand Parkway and I-10.

Proximity to: Police Station, City Sport Complex, Transportation/Shipping hubs

Site location has remained unaffected by floodwaters

## 03 Construction

The buildings showcase cutting-edge pre-fabricated metal construction, slated for completion by END OF OCTOBER 2024, offering sizes ranging from 3200 SF to 7600 SF. Each unit is divisible into two spaces or suitable for single-tenant use. Additionally, one unit incorporates up to 2500 SF of dedicated retail space. These warehouses boast a generous 24' ceiling height, feature 2 grade-level doors, ample parking, green spaces, and 3-Phase electric capacity.



# Building renderings

## Aerial view

Total Parking spaces: 97

Total Rentable Sq ft: 33,634 sq ft

### Building #D

7,648 sq ft  
Office/Warehouse

### Building D - Ste-1 & Ste 2

3,824 sq ft each

### Building #E

1180.6 SF	2361 SF
1129.4 SF	1749 SF
Retail 1st Floor	Office 2 <sup>nd</sup> Floor

### Building #C

7,648 sq ft  
Office/Warehouse

### Building C - Ste-1 & Ste 2

3,824 sq ft each

### Building #B

6,836 sq ft  
Office/Warehouse

### Building B - Ste-1 & Ste 2

3,418 sq ft each

### Building #A

6,836 sq ft  
Office/Warehouse

### Building A - Ste-1 & Ste 2

3,418 sq ft each

# Building A,B,C&D

## WAREHOUSE



### Property Summary

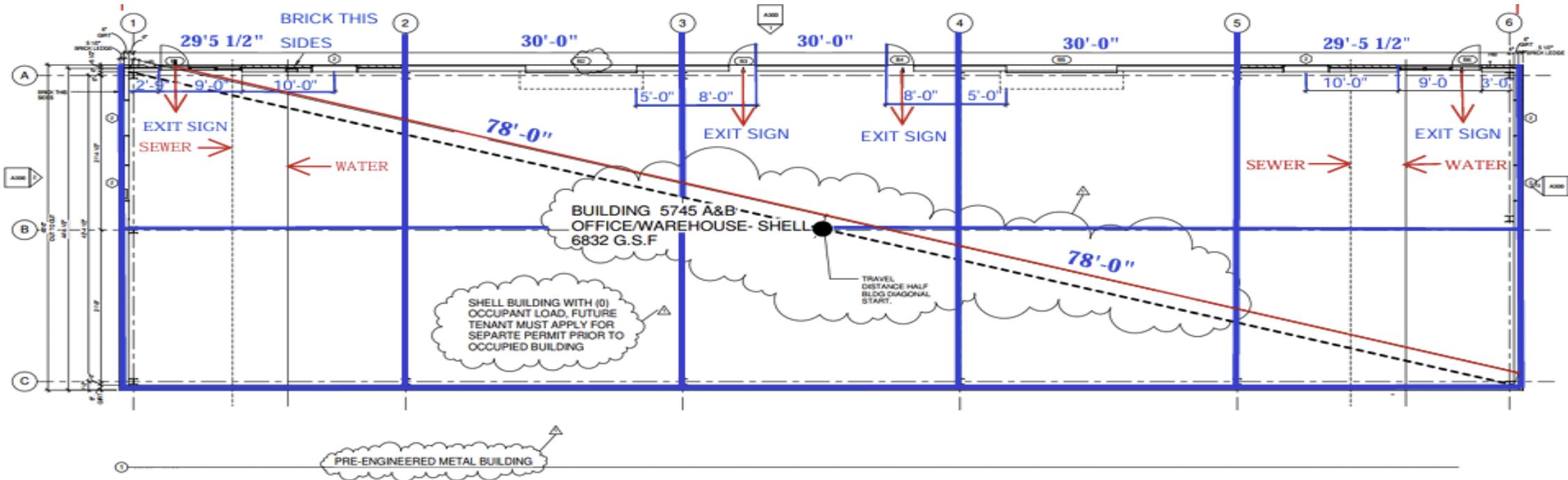
**13<sup>th</sup> Street Business Park Katy, TX 77493**

#### PROPERTY INFORMATION

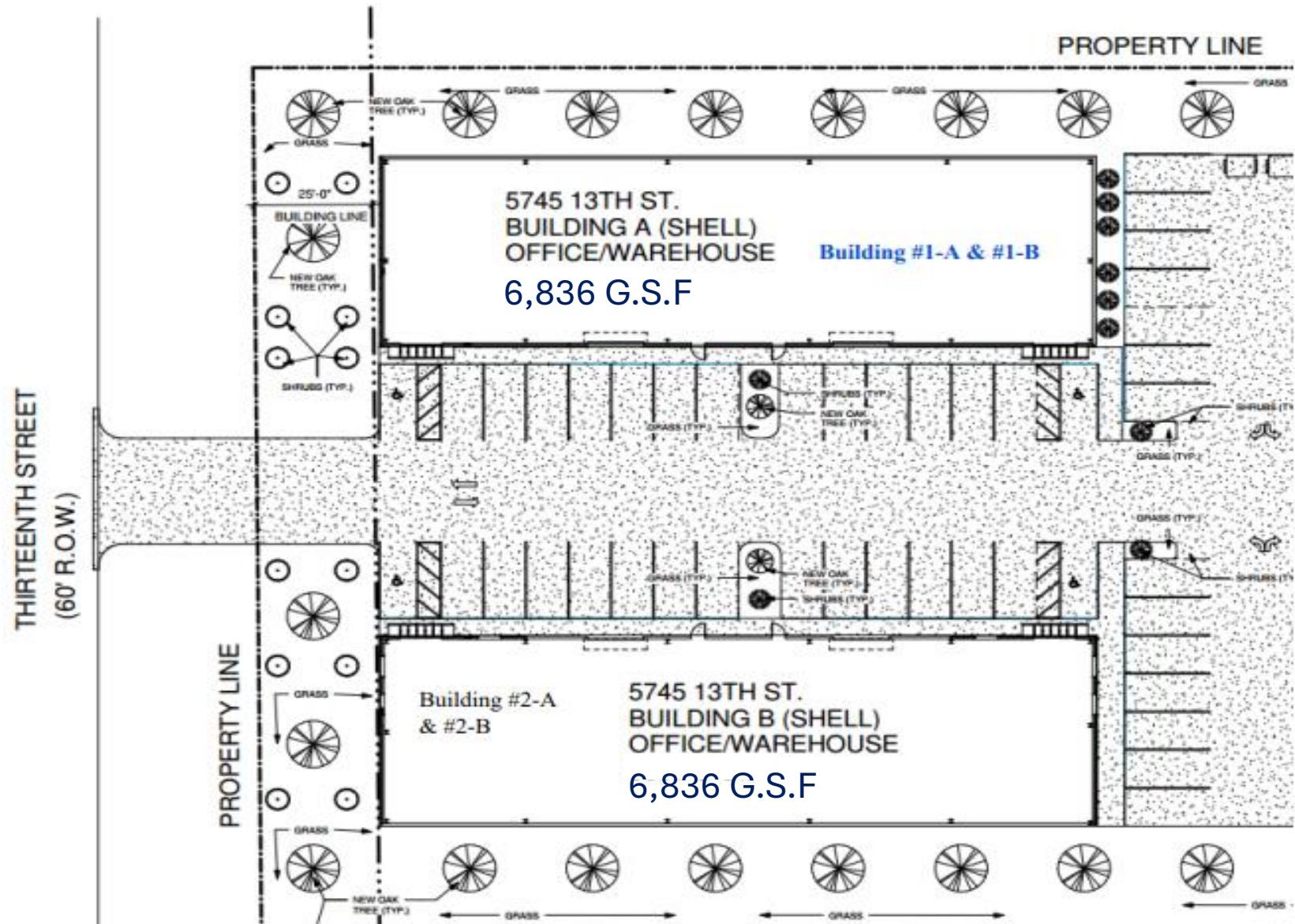
Number of Buildings	<b>4 (Building 1,2,3 &amp; 4)</b>
Year Built	<b>2024</b>
Total Rentable SF	<b>28,966 SF (total of 4 buildings)</b>
Average SF Office Warehouse	<b>3,418 or 6,836 SF (Buildings 1 &amp; 2) 3,823 or 7,647 SF (Buildings 3 &amp; 4)</b>
Rent / NNN	<b>\$1.25/SF   \$.55/SF</b>
Total parking spaces in complex	<b>97 spaces</b>
County	<b>Harris County</b>
<b>CONSTRUCTION</b>	
Exterior	<b>Brick &amp; Metal</b>
Roof	<b>Metal</b>

# Building # A & B

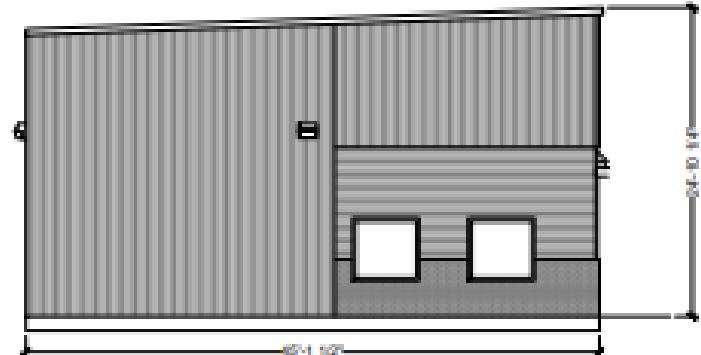
## WAREHOUSE FLOORPLAN



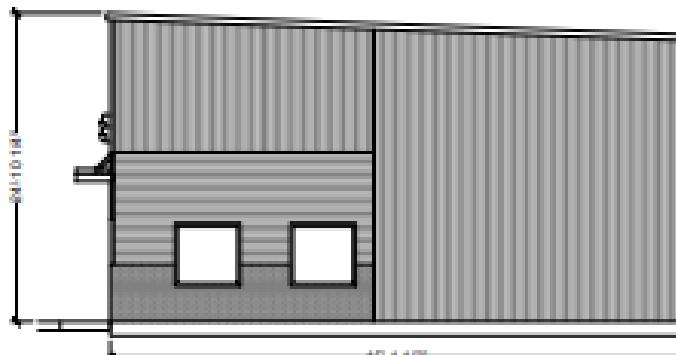
Note: This floor plan is for informational purposes only. For details regarding the warehouse size and additional information, please refer to the property summary.



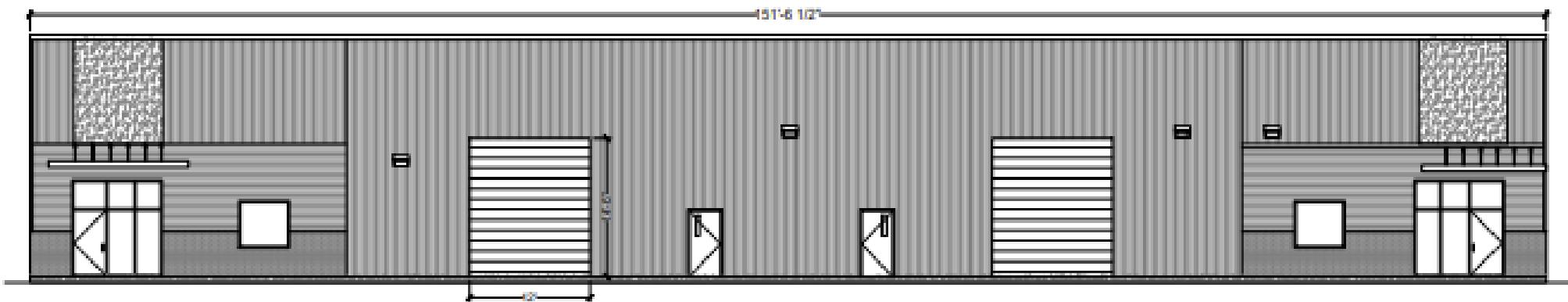
# Building A and B



SIDE OF THE BUILDING



SIDE OF THE BUILDING



FRONT OF THE BUILDING

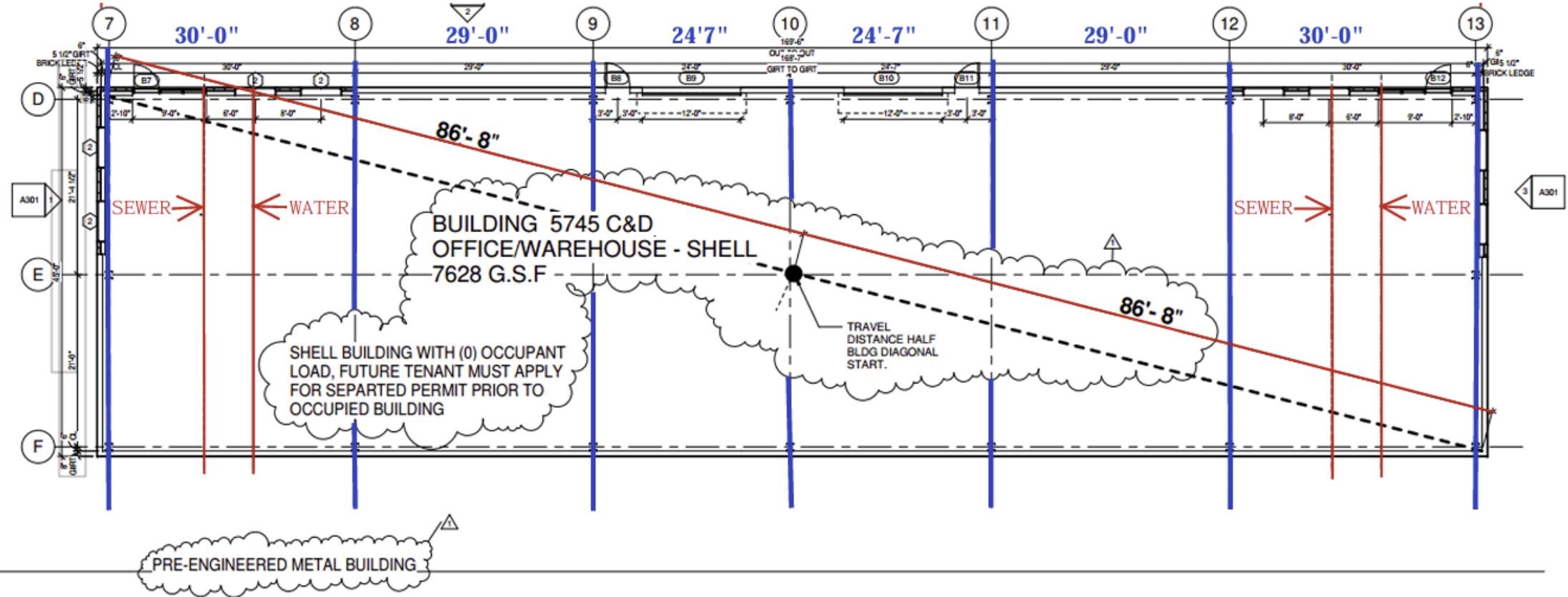
**13TH STREET  
BUSINESS PARK**

**BLDG A&B  
EXTERIOR  
ELEVATIONS**

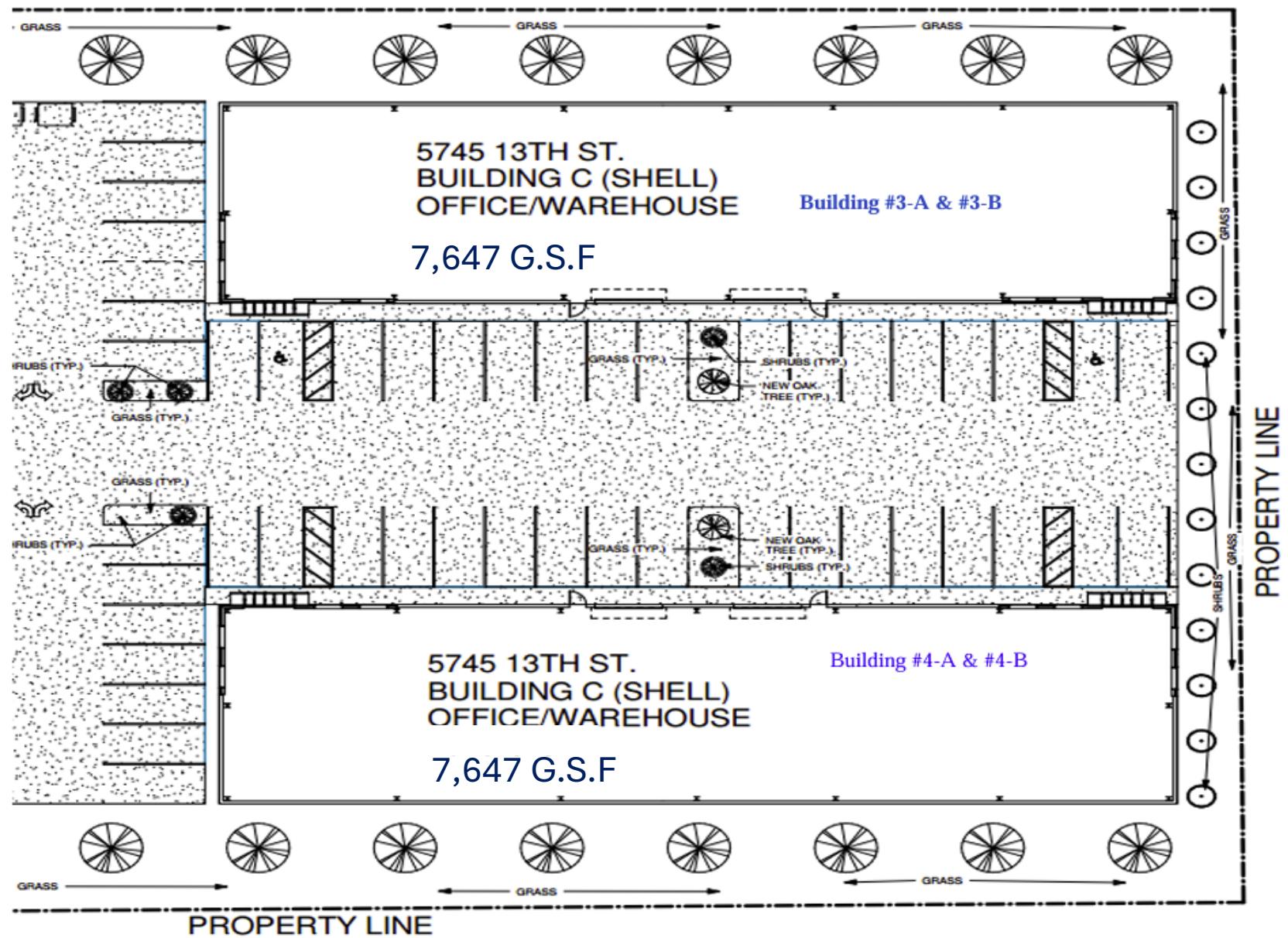
**6,836  
GROSS SF**

# Building # C & D

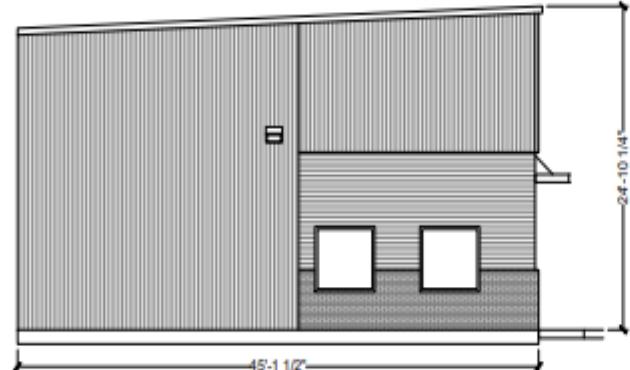
## WAREHOUSE FLOORPLAN



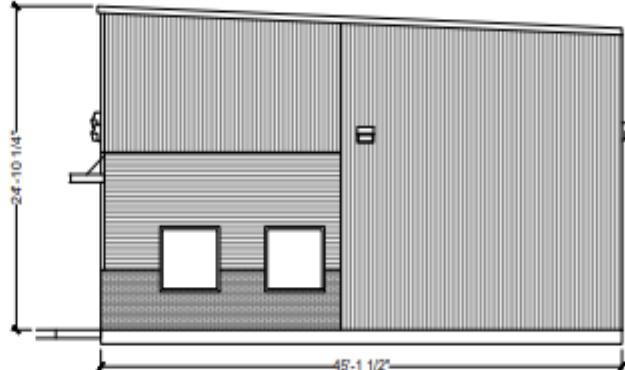
**Note:** This floor plan is for informational purposes only. For details regarding the warehouse size and additional information, please refer to the property summary.



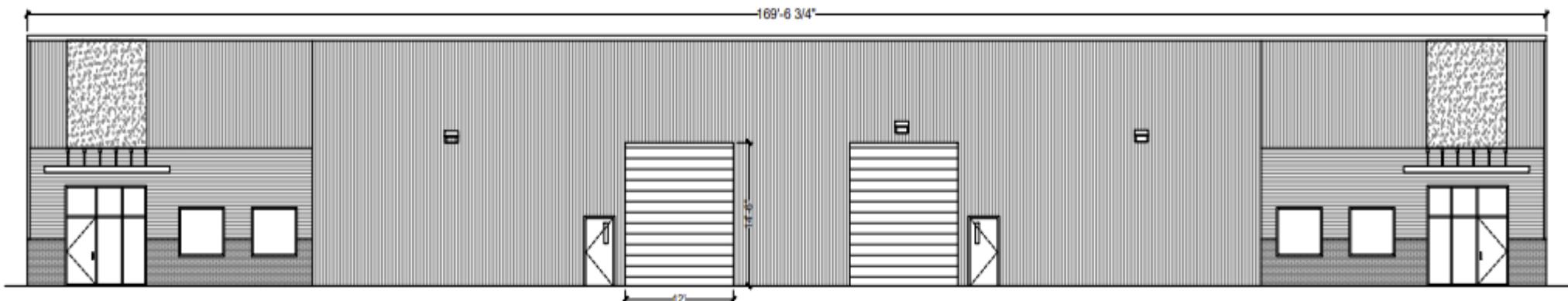
# Building C and D



SIDE OF THE BUILDING



SIDE OF THE BUILDING



FRONT OF THE BUILDING

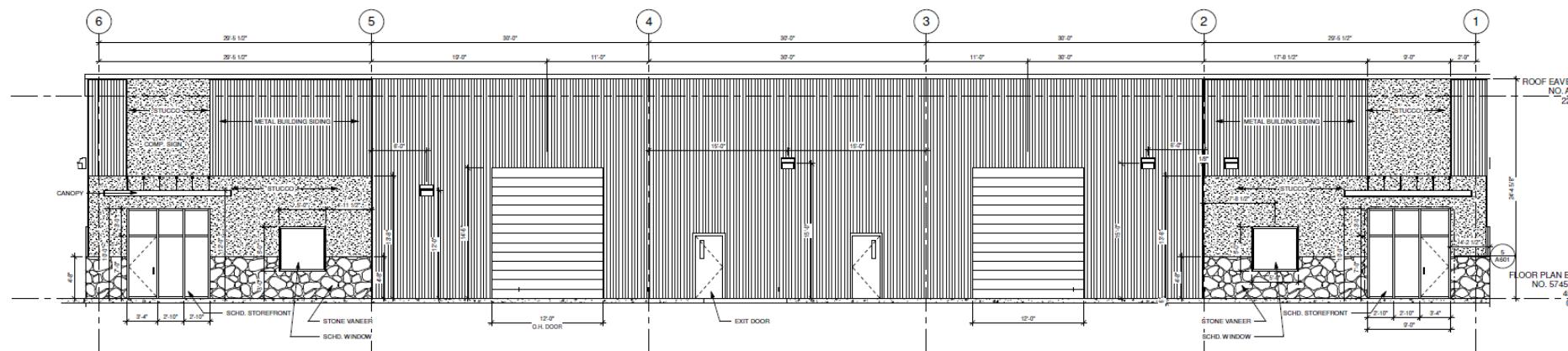
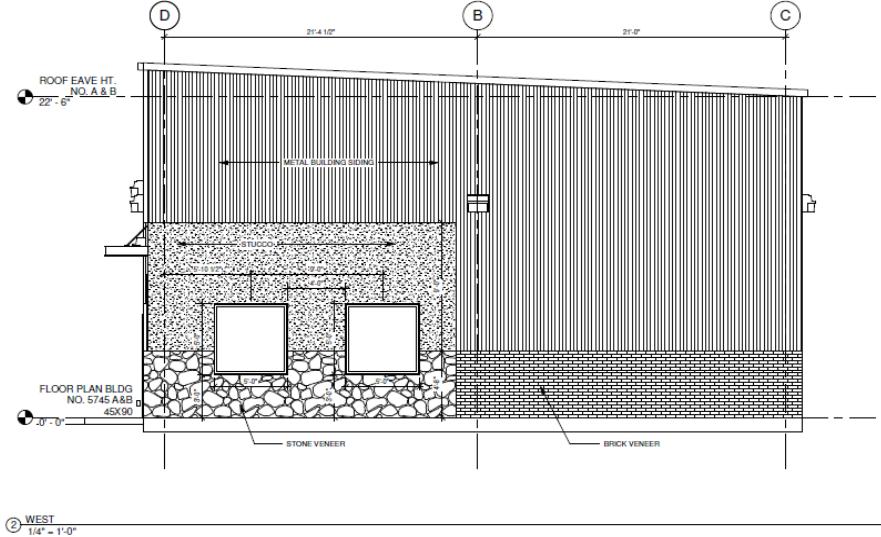
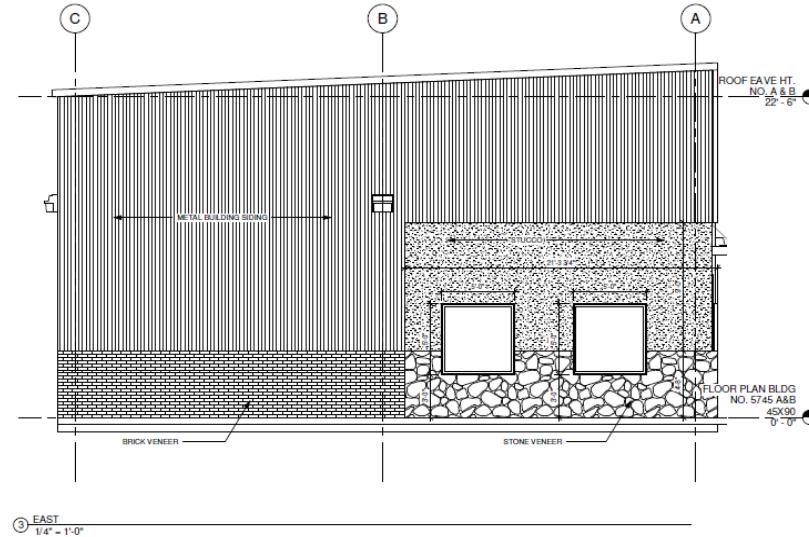
**13TH STREET  
BUSINESS PARK**

**BLDG C&D  
EXTERIOR  
ELEVATIONS**

**7,647  
GROSS SF**

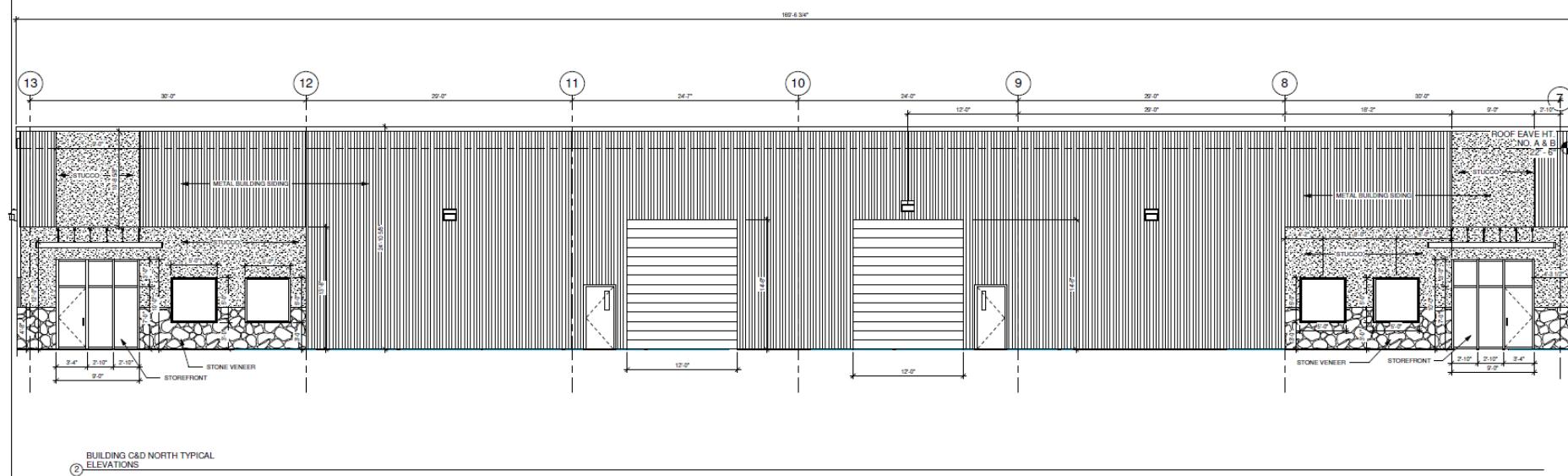
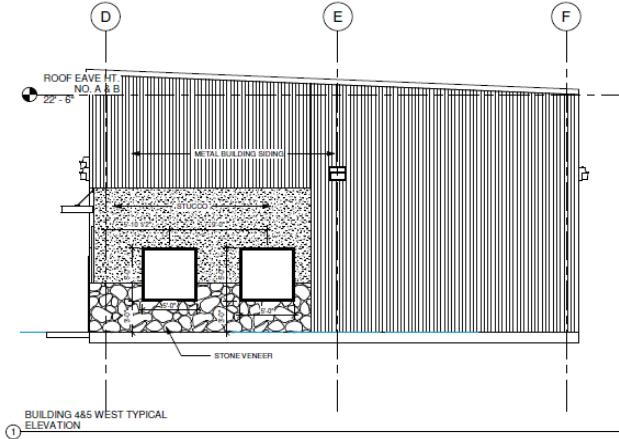
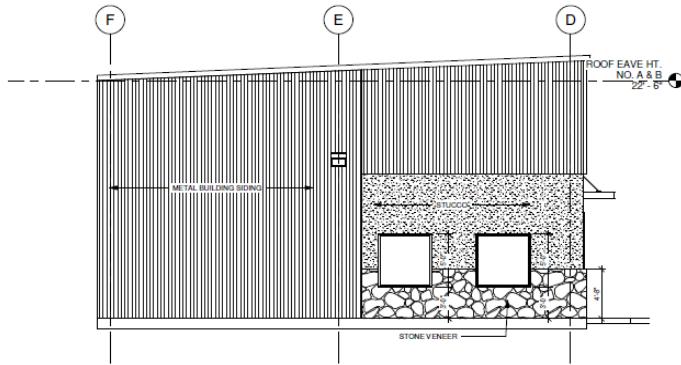
# Building Dimensions (BLDG A & B)

[Click here to access the file](#)

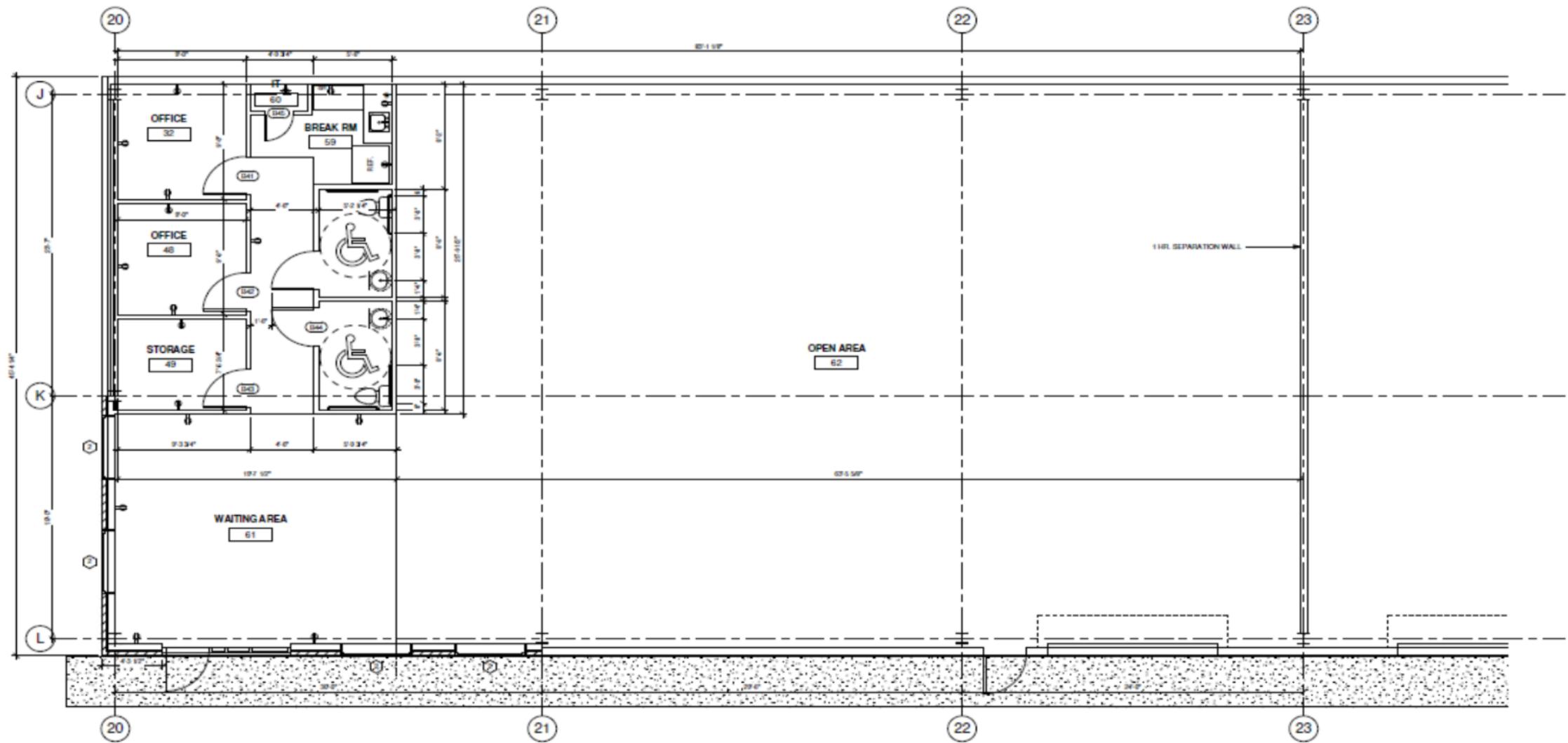


# Building Dimensions (BLDG C & D)

[Click here to access the file](#)



## **Building A-D (Sample Buildout )**



## Aerial View



## Building A (Warehouse)



## Building B (Warehouse)



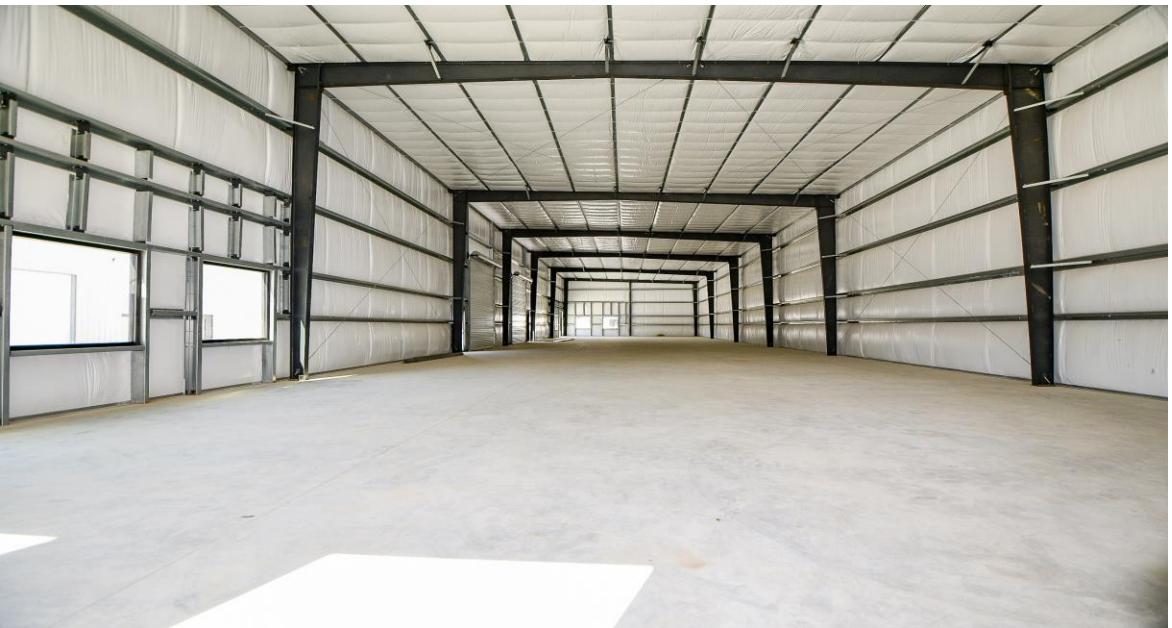
## Building B (Warehouse)



## Building C (Warehouse)



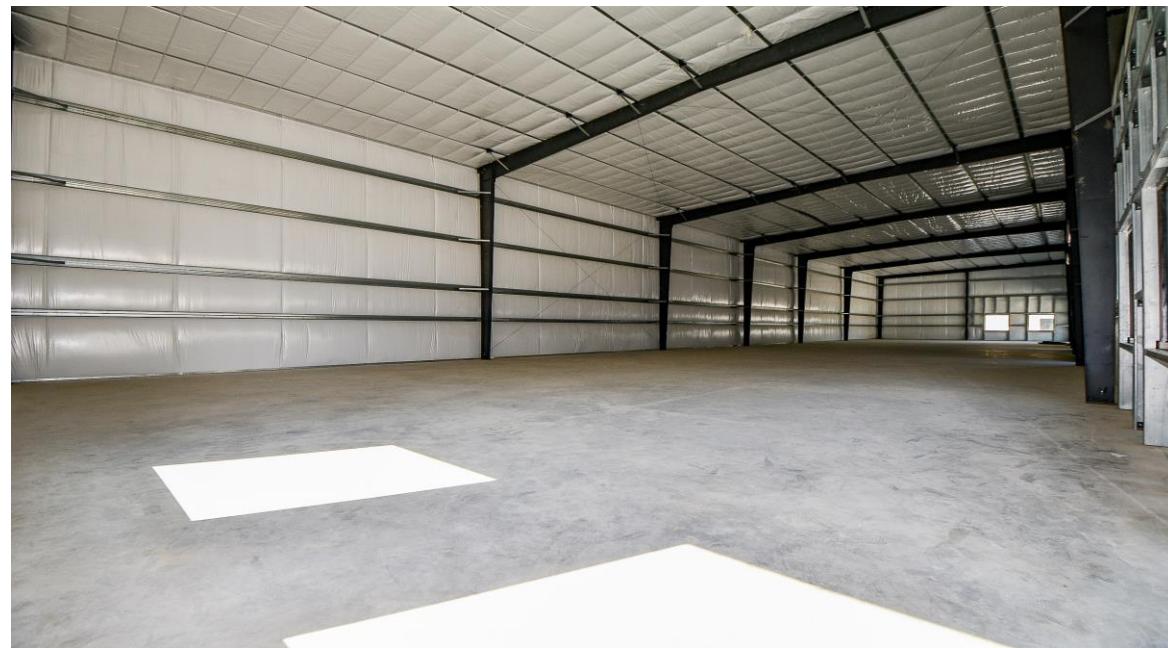
## Building C (Warehouse)



Building D (Warehouse)



## Building D (Warehouse)



## Project Summary

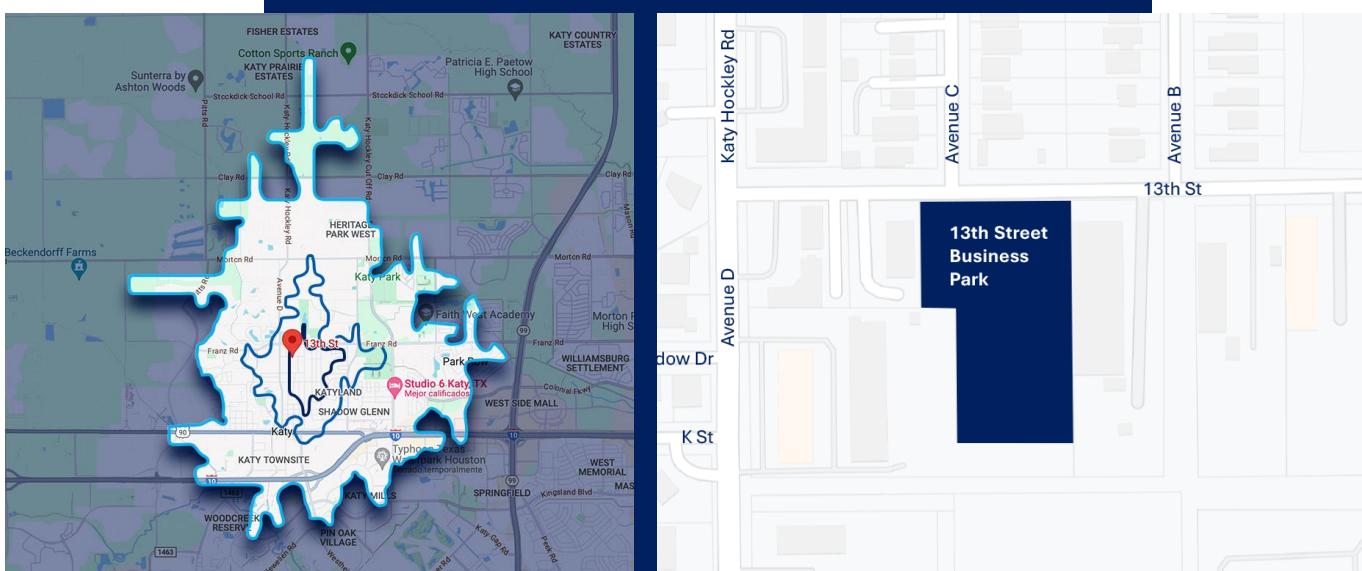
### 13<sup>th</sup> Street Business Park Katy, TX 77493

IMPROVEMENT CHARACTERISTICS	OFFICE / WAREHOUSE
Building Description	Office / Retail / Warehouse
Number Buildings	5
<b>Number of Stories:</b>	
Building 1 to 4	1
Building 5	2
Total Rentable Area (Sq. Ft.)	<b>35,385</b>
Retail Total SF	<b>2,309</b>
Warehouse Total SF	<b>28,966</b>
Office Total SF	<b>4,110</b>

STRUCTURAL CHARACTERISTICS	OFFICE / WAREHOUSE
Foundation	<b>Poured Concrete Slab</b>
Frame	<b>Steel</b>
Exterior Walls	<b>Metal &amp; Masonry</b>
Roof Type	<b>Pitched</b>
Roof Cover	<b>Metal</b>

INTERIOR CHARACTERISTICS	WAREHOUSE
Floor Covering	<b>Sealed Concrete</b>
Interior Walls	<b>Gypsum Board, Insulated Metal</b>
Ceiling Cover	<b>Acoustical Tile, Insulated Metal</b>
Interior Lighting	<b>Fluorescent</b>
Ceiling Height (Effective Ft)	<b>24</b>
Loading	<b>Grade Level</b>
Number of Truck Doors	<b>2 per building</b>

OTHER IMPROVEMENTS	OFFICE / WAREHOUSE
<ul style="list-style-type: none"> <li>• Unaffected by floodwaters.</li> <li>• Underground detention system.</li> <li>• Police station 3 minutes away.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Building Manufacturer Whirlwind Steel.</b></li> <li>• <b>Concrete paving and parking, landscaping, exterior lighting.</b></li> </ul>



# Demographics

## Population 3-10 MINUTE RADIUS

Within a 3 to 10-mile radius, property enjoys a diverse population, diverse employment base, healthy household income, educated population, and varied employee base.

DISTANCE	MALE	FEMALE	TOTAL
3 MINUTE	878	843	<b>1,721</b>
5 MINUTE	4,181	4,091	<b>8,271</b>
10 MINUTE	17,298	17,238	<b>34,537</b>

## City State

Katy, TX

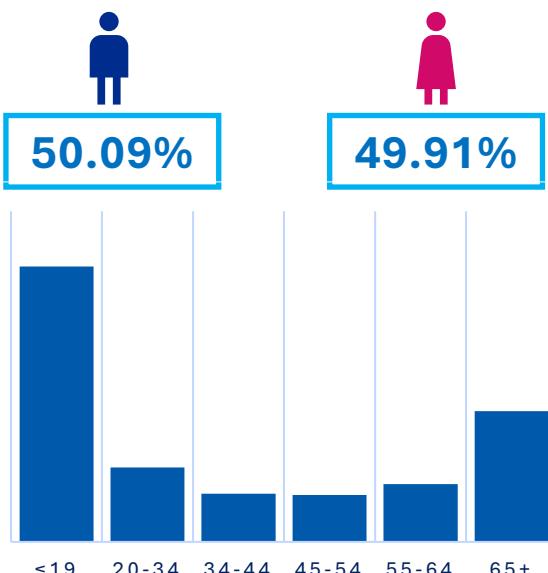
## Population

34,537

## Avg. Hh Size

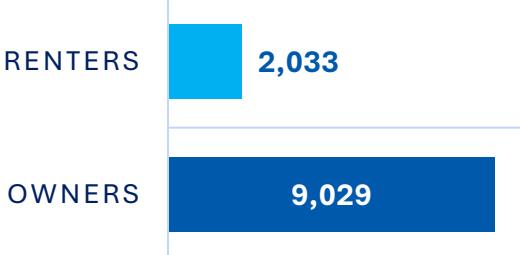
3.04

## Gender & Age

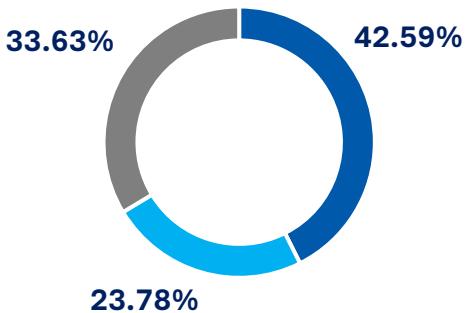


## Median Hh Income

\$88,478



## Employment



■ Blue Collar ■ White Collar ■ Services

50.33%

Employed

1.54%

Unemployed

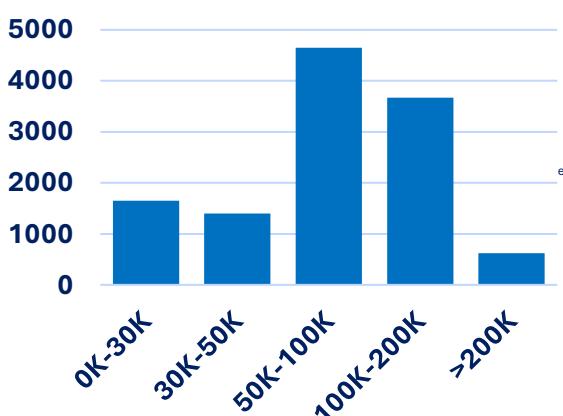
## Education

High School Grad:	23.82%
Some College:	25.18%
Associates:	4.60%
Bachelors:	26.98%

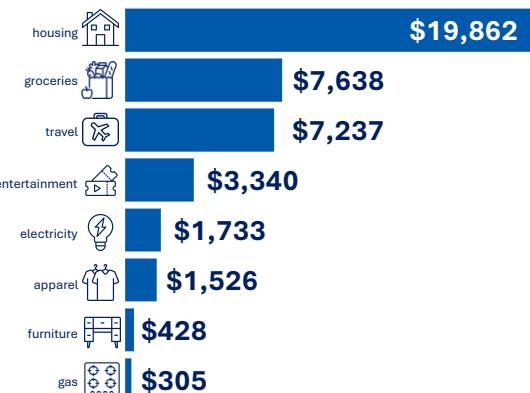
## Race & Ethnicity

White:	57.18%
Asian:	1.97%
Native American:	0.08%
Pacific Islanders:	0.0%
African-American:	3.25%
Hispanic:	26.65%
Two or More Races:	10.87%

## Income by Household



## Household Spending



**Contact me  
for any additional questions**

---

**Rachel Gonzalez-Dunham, CCIM**



Ph. 832-437-0471

Cell: 832-216-8524

[rachel@rachelinvest.com](mailto:rachel@rachelinvest.com)/[infokcgrealty.com](http://infokcgrealty.com)

[www.kcgGroupExp.com](http://www.kcgGroupExp.com)

