

FOR LEASE



Shoppes at Katy Pin Oak

SWC OF IH-10 AND PIN OAK DR
25785 Katy Freeway Katy, TX 77494



**FUTURE
CHRISTIAN BROTHERS
HEADQUARTER**

**EXTENSION TO
FM 1463
UNDER CONSTRUCTION**

NELSON WAY



**2,000-9,506 SF
AVAILABLE**

Concentra Urgent Care

Space for lease

2,000-9,506 SF AVAILABLE

Rent Rate

Call for Pricing

Property Highlights

- HEB shadow-anchored development
- Kohl's new development behind the center
- Incredible I-10 exposure
- Additional access through I-10 Frontage Rd
- End caps & large patios available
- Generous parking field
- Under Construction Nelson Way extension west to FM 1463
- Access throughout entire property via Katy Main St., Kingsland Blvd. & Nelson Way



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PROPERTY INFORMATION





LIVING SPACE



ESCAPE ROOM



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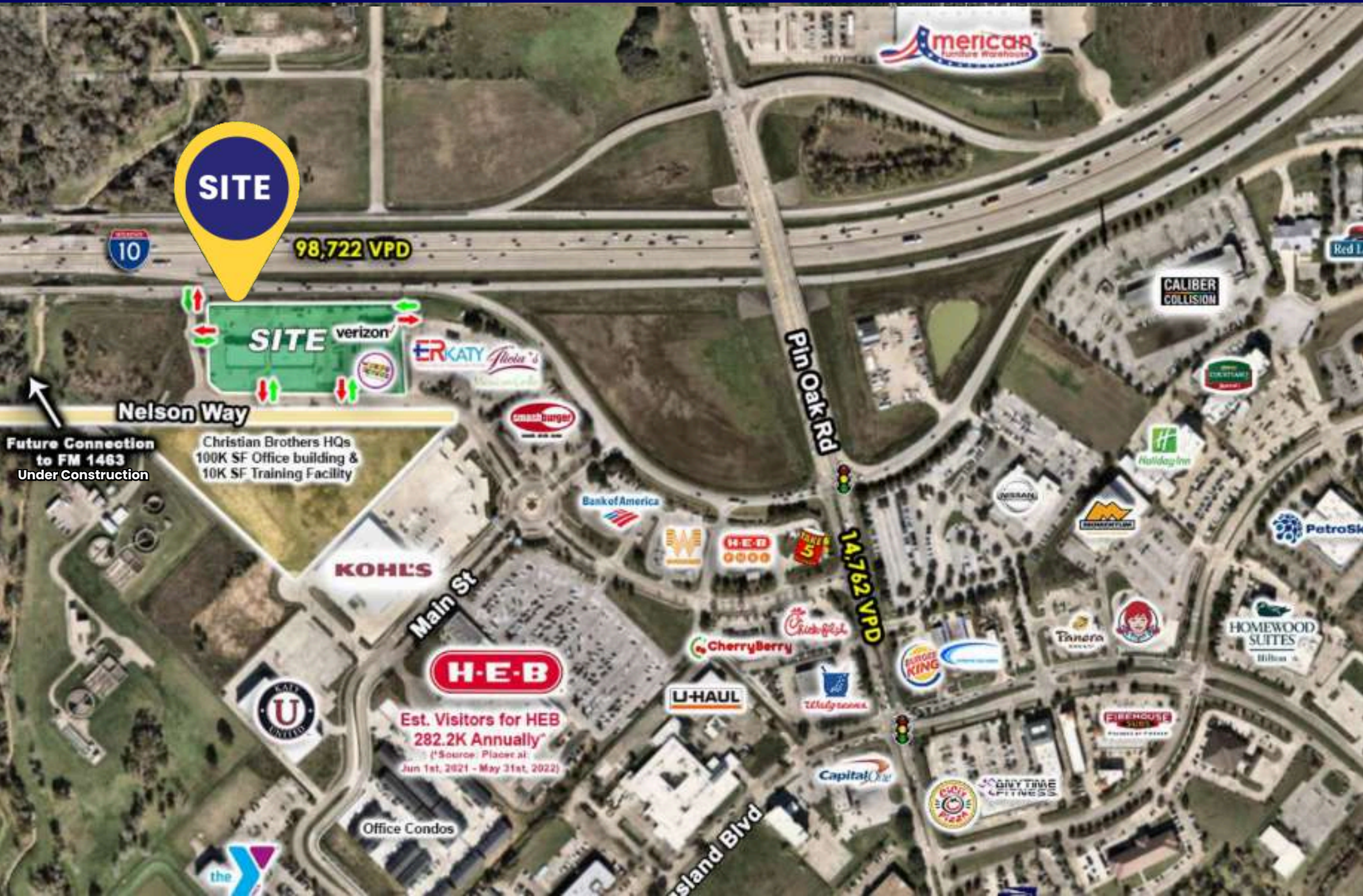


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Aerial View





SITE

98,722 VPD

SITE verizon ERKATY Flocka's

Nelson Way

Pin Oak Rd

14,762 VPD

Future Connection to FM 1463 Under Construction

Christian Brothers HQs
100K SF Office building &
10K SF Training Facility

KOHL'S

Main St

H-E-B

Est. Visitors for HEB
282.2K Annually*
(*Source: Places at Jun 1st, 2021 - May 31st, 2022)

U-HAUL

Office Condos



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Aerial View



DEMOGRAPHIC 2024

82,927 POPULATION

3-MILE RADIUS

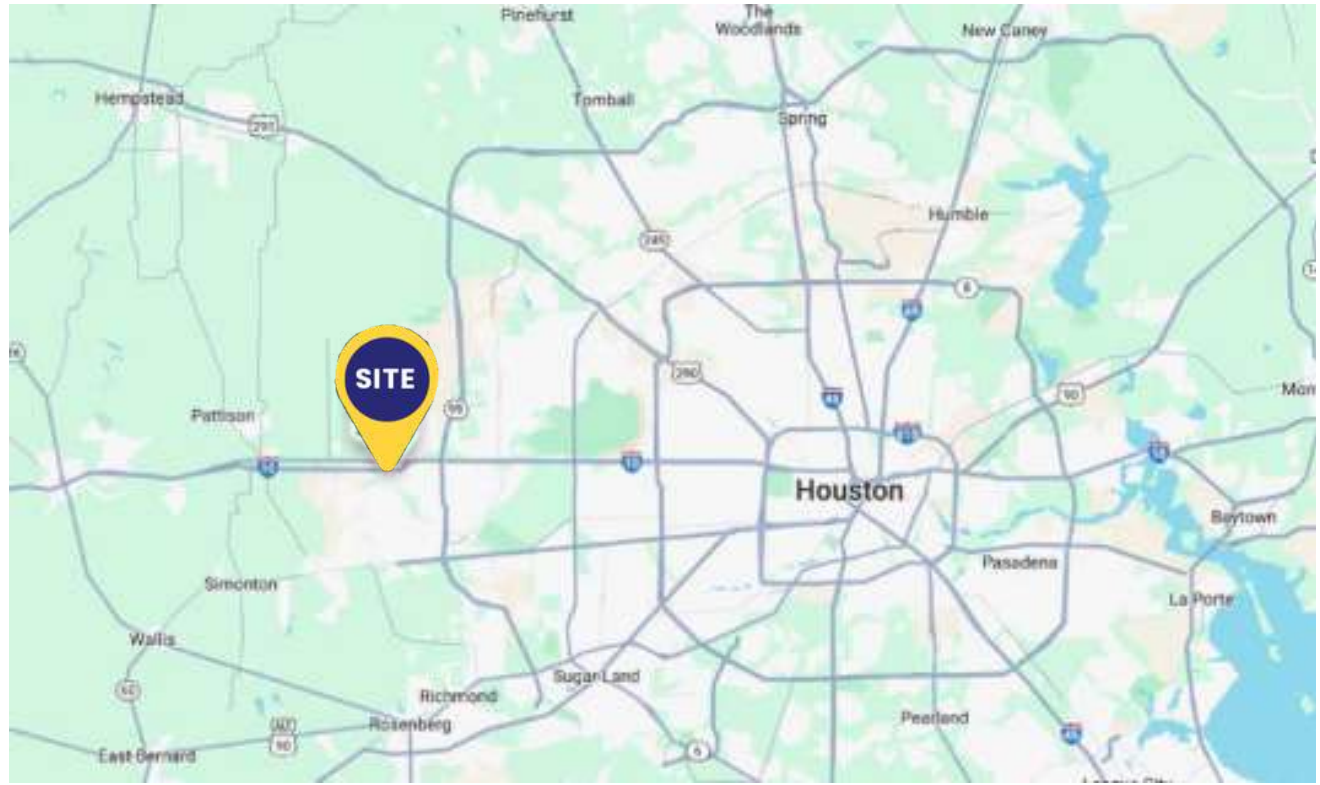
\$161,781.00 AVG HH INCOME

3-MILE RADIUS

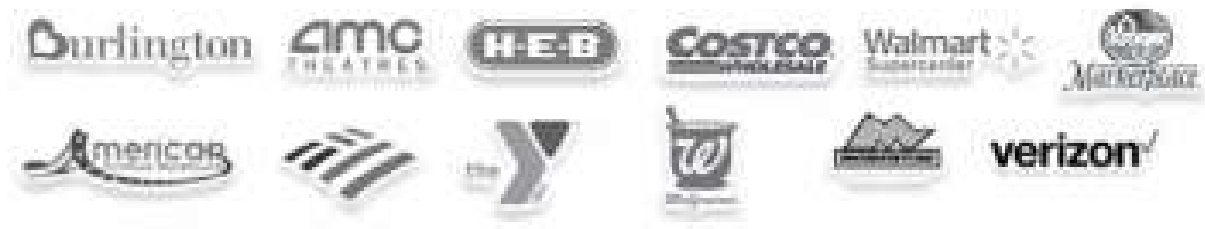
46,368 DAYTIME POPULATION

3-MILE RADIUS

TRAFFIC COUNTS
I-10 & Katy Fwy Frontage:
105,067 VPD
Pin Oak Rd: 14,762 VPD
(CoStar 2025)



AREA TRAFFIC GENERATORS



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Demographic



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 our counter-offer from the client;
- 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. Please acknowledge receipt of this notice below and retain a copy for your records

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.

| | | | | | | | |
|--|----------------------------|-------------------------|----------------------|---|----------------------------|----------------------|----------------------|
| ROM, LLC | 9001771 | info@romcp.com | 713.237.0000 | _____ | _____ | _____ | _____ |
| <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> | <small>Licensed Supervisor of Sales Agent/Associate</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| Rafael Melara | 496309 | rafael@romcp.com | 713.237.0000 | _____ | _____ | _____ | _____ |
| <small>Designated Broker of Firm</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> | <small>Sales Agent/Associate's Name</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| _____ | | | | _____ | | _____ | |
| <small>Buyer/Tenant/Seller/Landlord Initials</small> | | | | <small>Date</small> | | | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

