



CAVENDER'S
★BOOT CITY★

Texmati Plaza

2404 Texmati Dr, Katy TX 77494

FOR MORE INFORMATION PLEASE CONTACT

SALVADOR ARAGON

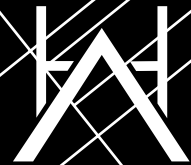
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HUNT COMMERCIAL & HOUSING

PROPERTY OVERVIEW

PROPERTY FACTS

Property Address	2404 Texmati Dr, Katy TX 77494
Property Type	Retail
Building Size	23,534SF
Building Class	A
Year Built	2016
Tenancy	Multiple
Building Height	1 Story
Rates	\$34 PSF + \$9PSF
Lot Size	2.0 AC
Zoning	X
Parking	120 Spaces
Frontage	I10 Katy Freeway

SUMMARY

Subject Property is located on I10 which busts of over 180,000 Vehicles Per Day. It is located in front of The Katy Mills Mall as well as major developments such as The Katy Mills Boardwalk under construction, Typhoon Texas & other developments coming in. The property has signage available on a pylon & a diverse tenant mix.

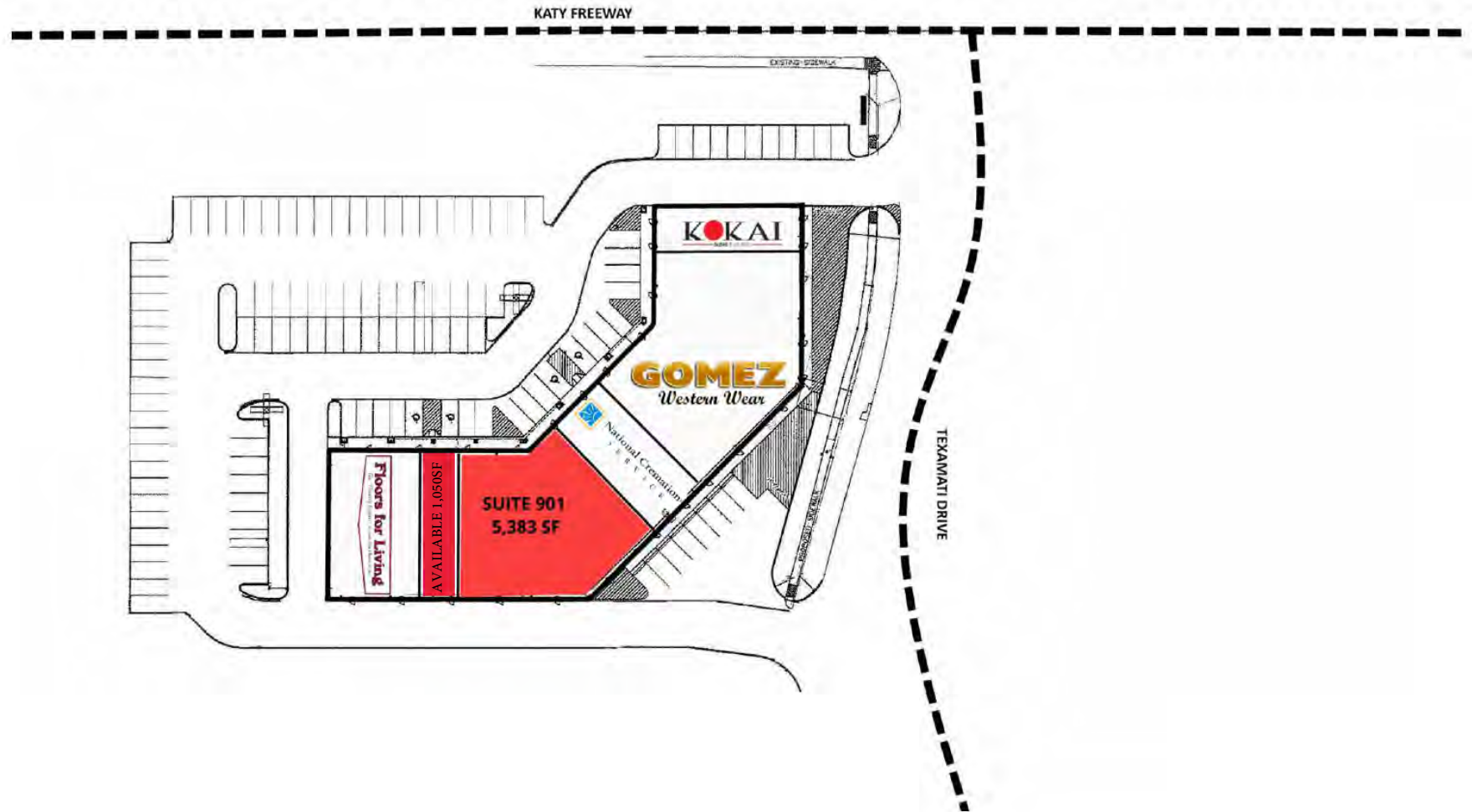


-Median Household Income (2021): Approximately \$95,000 - \$105,000.

-Greater Katy area (including neighboring communities like Cinco Ranch, Katy ISD, and parts of unincorporated Harris County) has a population closer to 350,000-400,000 people

-Location: Entrance to Houston from San Antonio, Austin & more

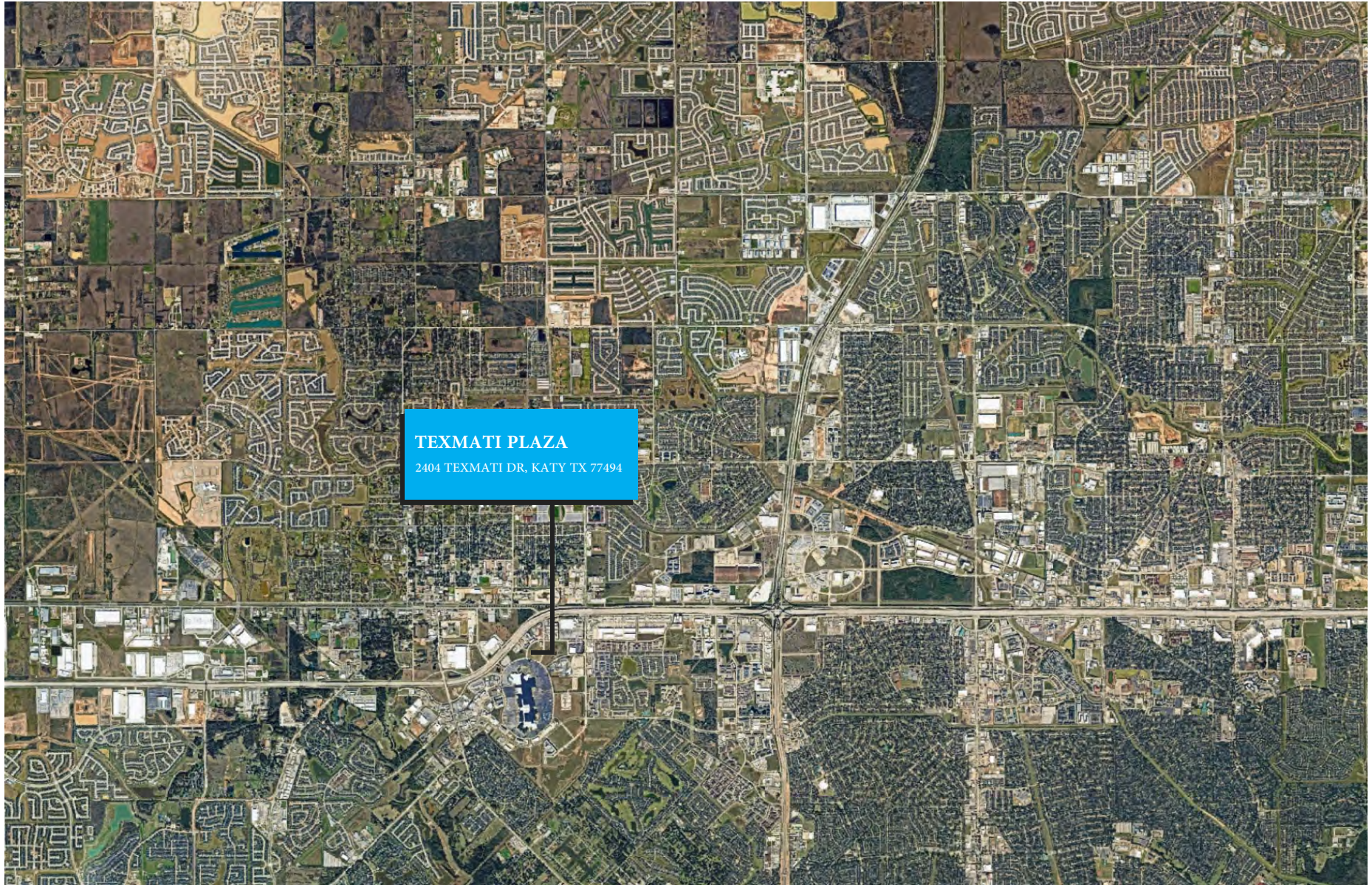
SITE PLAN



PICTURES



PROPERTY LOCATION



TEXMATI PLAZA

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