



<https://arcplusrealty.com>
dhanu@arcplusrealty.com
Phone : +1 281 619 6307



PROPERTY DESCRIPTION

Unit Size

1320 SF

Price

\$30 per SF/Year

Address

5251 Katy Mills Circle, Unit 203/204
Katy TX 77494

Building

Year Built: 2026 (Under Construction)

Parking Ratio: 6.2 Spaces/1000 SF

Parking spots: 46

ADA Parking spots: 2

Highlights

- Newy Constructed Office Condos
- Fully Built-Out Move-in ready office space
- Impressive 14 feet high ceiling building.
- Prime Katy Location – Katy Mills Circle
- **1,320 SF per Unit**, thoughtfully designed for modern businesses
- **3 Private Offices, Conference rooms Reception area, and break room**
- Glass-Walled conference room for a modern, professional feel.
- Dedicated Reception area and ample storage.
- Break room with Refrigerator included.
- Private bathrooms – ADA compliant
- High quality flooring and wood work throughout
- Walk to Dining, Shopping & Movie Theater
- Steps from Gyms, Rock Climbing, Hotels & Typhoon Texas Waterpark
- Seconds from I-10, minutes from Grand Parkway (99)
- Unmatched convenience for owners, employees, and clients alike

<https://arcplusrealty.com>
dhanu@arcplusrealty.com
Phone : +1 281 619 6307



Property Highlights

- **Prime Katy Location**
Located at 5251 Katy Mills Circle, this office condo sits in the heart of Katy's most active commercial and lifestyle hub. Within walking distance to dining, shopping, a movie theater, gyms, hotels, and Typhoon Texas Water Park, the location offers unmatched convenience for business owners, employees, and clients. With immediate access to I-10 and minutes from Grand Parkway (99), connectivity is effortless.
- **Brand-New Construction**
Scheduled for completion in May 2026, these newly built office condos offer a modern, professional environment with contemporary design and long-term value.
- **High Ceilings & Modern Design**
Each unit features impressive 14' entry ceilings, creating a bright, open atmosphere that delivers a strong first impression.
- **Glass-Walled Conference Room**
A Sleek glass-walled conference room provides a professional meeting space while maintaining openness and natural light.
- **Efficient, Flexible Layout**
Each 1,320 SF unit includes 3 private offices, reception area, tech or workroom, break room, private bathroom, and ample storage—designed for productivity and flexibility
- **Strong Surrounding Demographics Area**
The property is supported by a dense and affluent trade area, with over **98,000 residents within 3 miles** and a strong **daytime population approaching 88,500**. Average household incomes exceed **\$165,000 within 1 mile** and **\$151,000 within 3 miles**, providing a solid economic base for professional and service-oriented businesses

PROPERTY LOCATION MAP



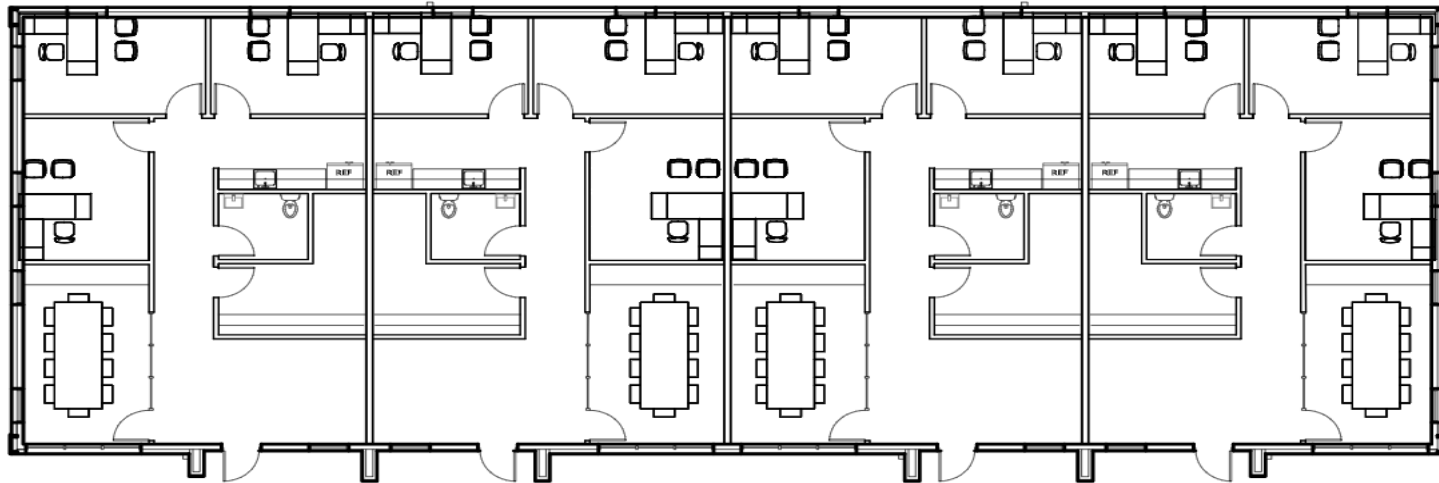
<https://arcplusrealty.com>
dhanu@arcplusrealty.com
Phone : +1 281 619 6307





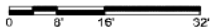
<https://arcplusrealty.com>
dhanu@arcplusrealty.com
Phone : +1 281 619 6307





BUILDING FLOOR PLAN: TYPE B

Scale: 1" = 16'



KATY OFFICE PARK

September 18, 2023

1325 MAIN STREET
KATY, TX 77494

<https://arcplusrealty.com>
dhanu@arcplusrealty.com
Phone : +1 281 619 6307







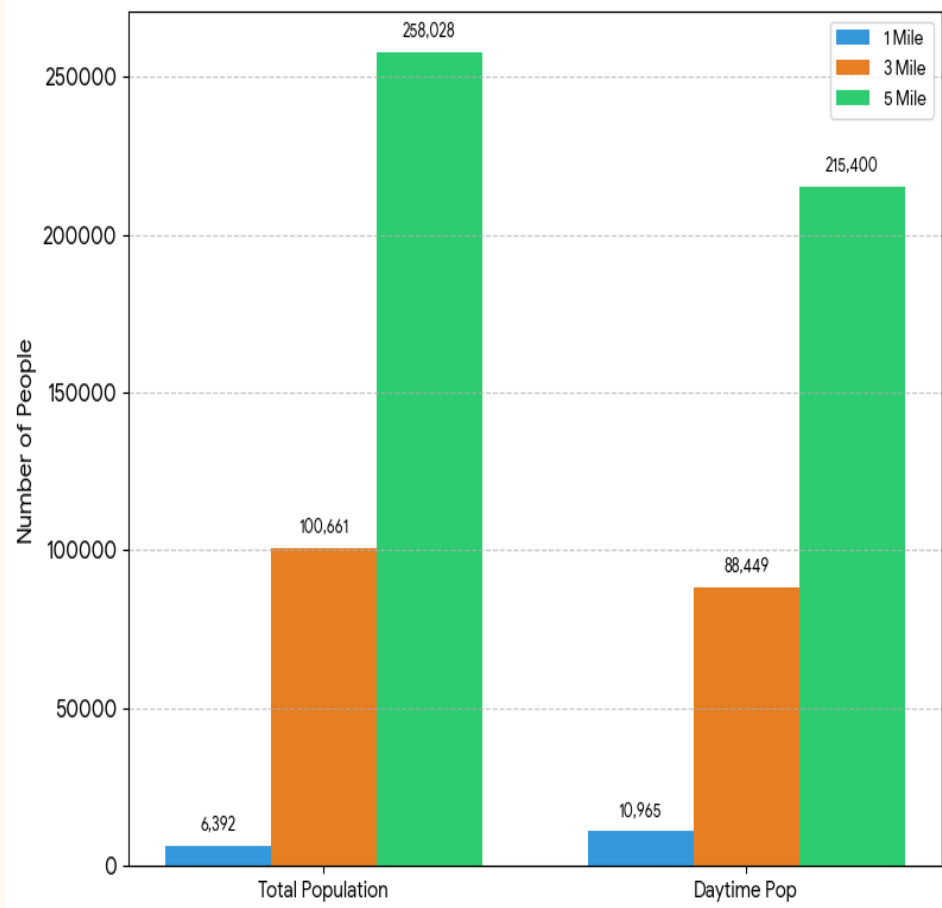


<https://arcplusrealty.com>
dhanu@arcplusrealty.com
Phone : +1 281 619 6307

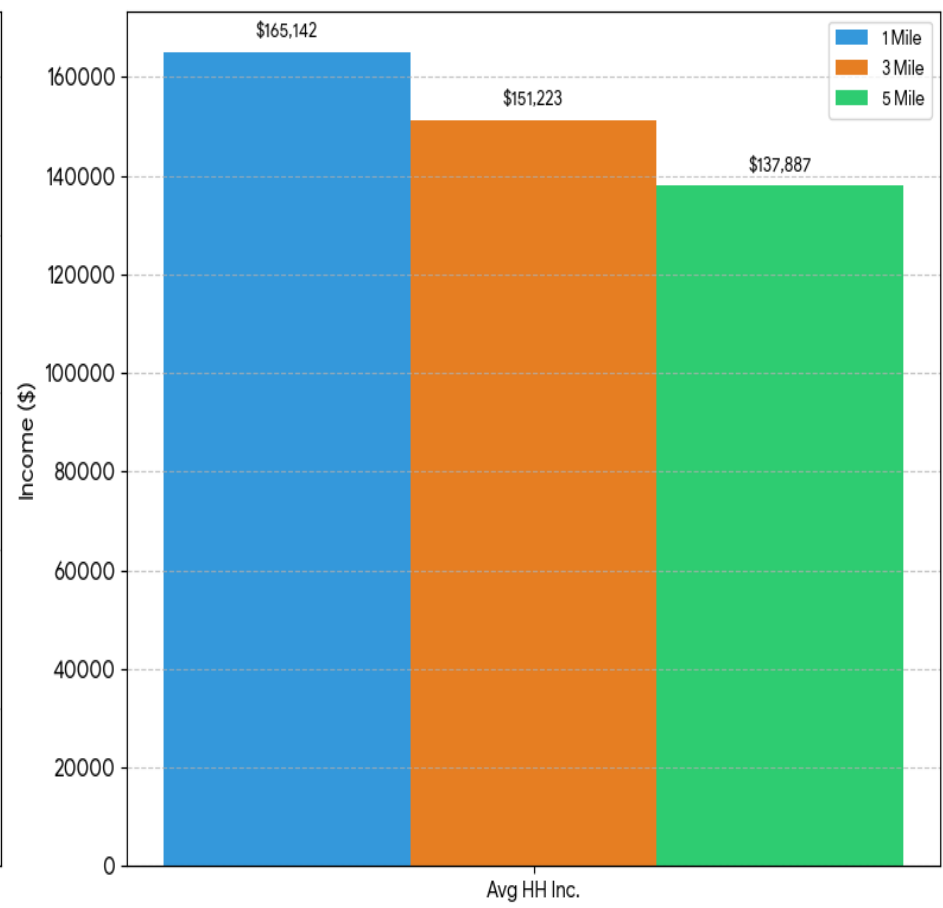


5251 Katy Mills Circle - Market Demographics

Population Comparison (2026 Est.)



Average Household Income



Market Analysis Summary

This property is located in one of the most dynamic submarkets in Greater Houston. The expansion to a 5-mile radius captures the significant residential density of Master Planned Communities like Cinco Ranch and Cane Island.

- **Massive Reach:** Within 5 miles, you have access to over a quarter of a million people.
- **Daytime Engine:** The daytime population of **215,400** (5-mile) underscores the area's role as a major employment and retail hub, driven by Katy Mills Mall and the surrounding medical/professional developments.
- **High Affluence:** Despite the rapid population growth, average household incomes remain exceptionally high, peaking at **\$165,142** within a 1-mile radius.

Traffic & Accessibility

- **I-10 (Katy Freeway):** 175,510 VPD (Direct access)
- **Pin Oak Rd:** 25,922 VPD
- **Katy Mills Blvd:** 15,000+ VPD
- **Kingsland Blvd:** 13,962 VPD

Arcplus Realty hereby advises all prospective purchases and leasers of commercial property as follows:

This marketing material has been prepared by Arcplus Realty and its agents solely for informational purposes. While the information herein is believed to be accurate and reliable, no representations, warranties, or guarantees, expressed or implied, are made as to the accuracy, completeness, or reliability of the information. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance.

All offerings are subject to errors, omissions, changes in terms, conditions, price, rental, or withdrawal without notice. Prospective tenants, buyers, and other interested parties are strongly advised to perform their own independent investigation, verification, and due diligence regarding all information contained in this material before making any decision. Arcplus Realty and its agents expressly disclaim any liability for reliance on this information.

By accepting this marketing brochure, you agree to release Arcplus Realty and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase or lease of this commercial property.



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.

2-10-2025



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.