



AVAILABLE IMMEDIATELY

- +/- 2,369 SF Endcap
- \$31 Endcap + NNN
- Drive-Thru with large stacking ability

PRE LEASING PHASE II

- 11,040 SF Phase II
- Call for rental rate
- Phase II coming early 2025

PROPERTY HIGHLIGHTS

- Next to Katy Mills Mall and Katy Boardwalk
- Newly constructed (2022)
- Average HH income \$123,867 (within 1mi radius)
- TI allowance negotiable

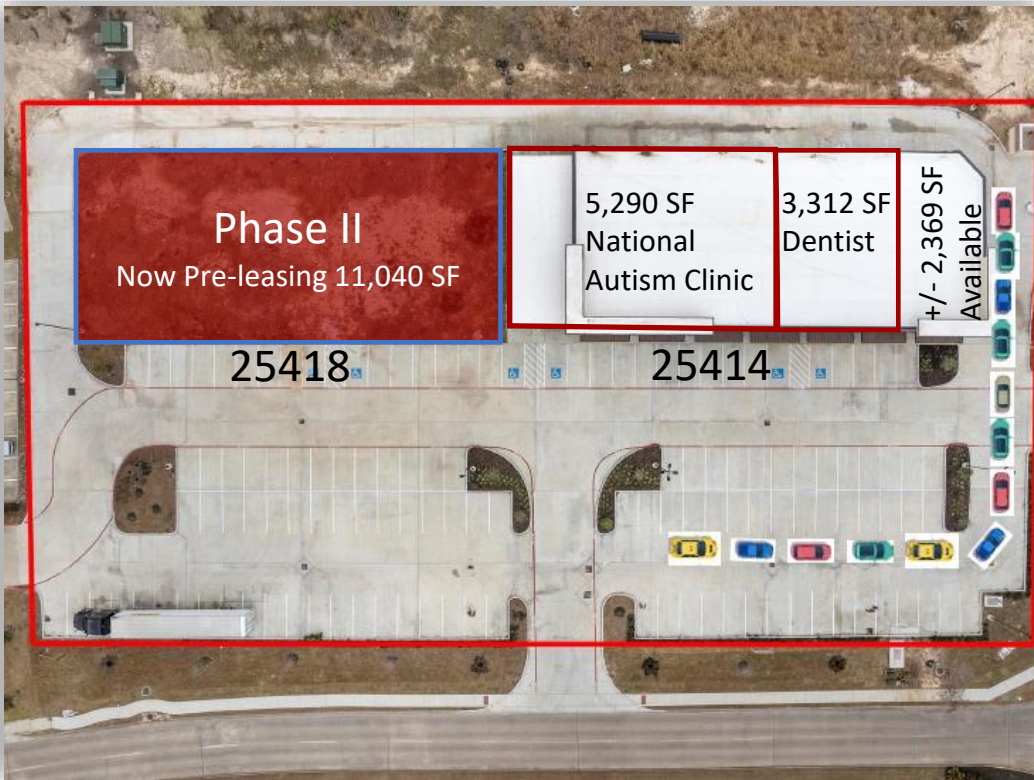
TRAFFIC COUNT

- 7,511 (CoStar)

CALL FOR MORE INFORMATION

Wesley J. Clayborn
O. 281-568-7805
C. 713-299-6619
wesley@crcompany.com

Fred Ash
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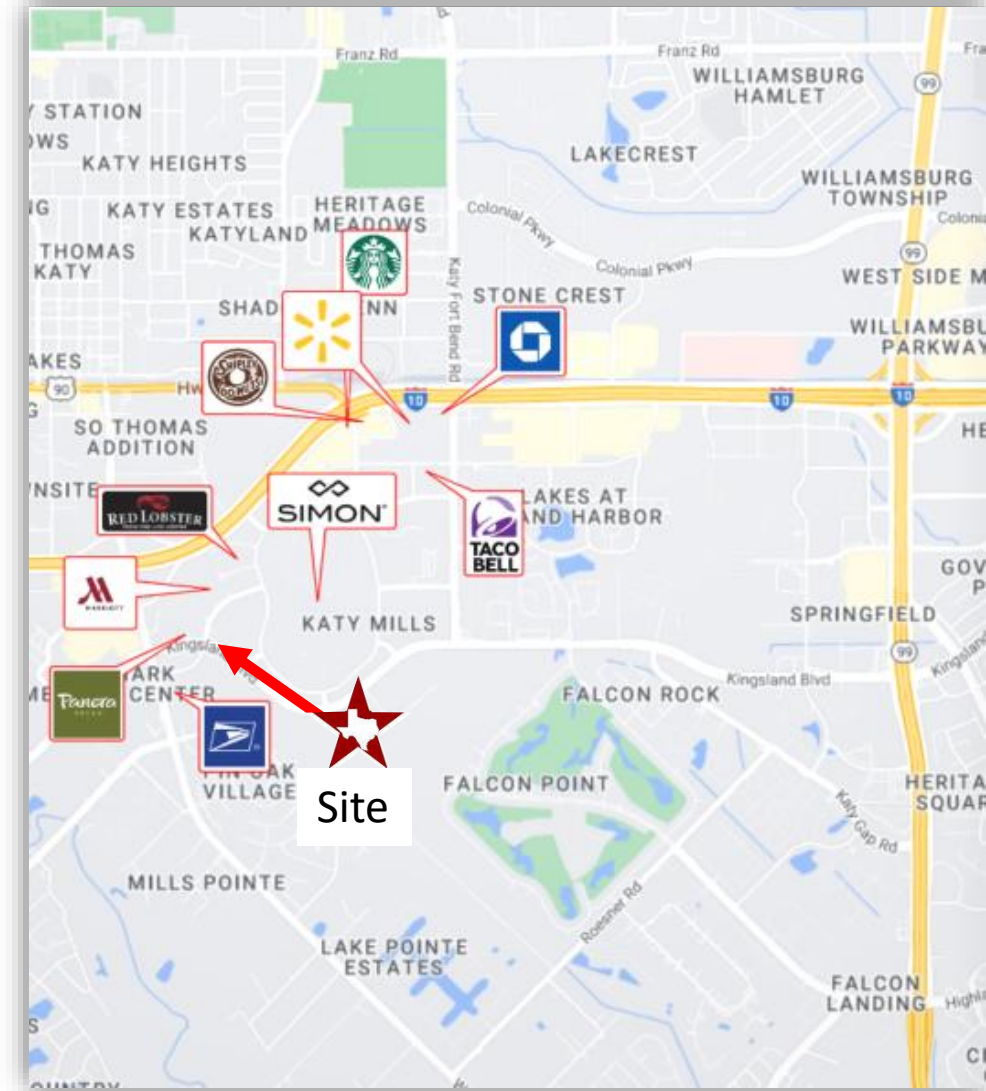


The information contained herein was obtained from sources believed reliable; however CRC makes no guarantees, warranties or representations as to the Completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to Sale, Lease, or withdrawal without notice.



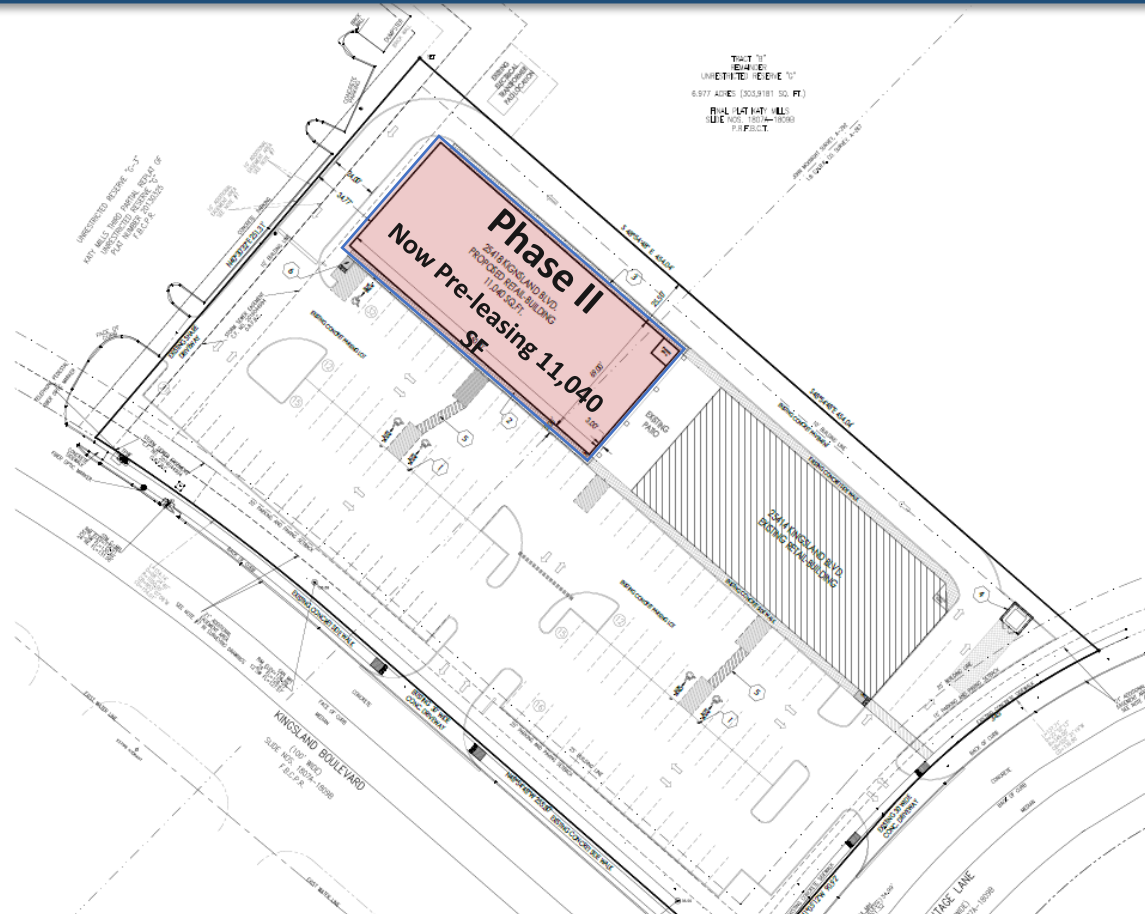
DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2022 Households by HH Income	3,461		33,182		88,171		55,723	
<\$25,000	381	11.01%	2,234	6.73%	6,425	7.29%	4,234	7.60%
\$25,000 - \$50,000	515	14.88%	4,133	12.46%	9,978	11.32%	7,188	12.90%
\$50,000 - \$75,000	587	16.96%	5,457	16.45%	11,449	12.98%	8,120	14.57%
\$75,000 - \$100,000	421	12.16%	4,132	12.45%	10,431	11.83%	7,349	13.19%
\$100,000 - \$125,000	275	7.95%	4,135	12.46%	11,466	13.00%	7,179	12.88%
\$125,000 - \$150,000	164	4.74%	3,123	9.41%	8,714	9.88%	5,560	9.98%
\$150,000 - \$200,000	509	14.71%	4,387	13.22%	12,742	14.45%	7,332	13.16%
\$200,000+	609	17.60%	5,581	16.82%	16,966	19.24%	8,760	15.72%
2022 Avg Household Income	\$123,867		\$128,939		\$136,898		\$126,461	
2022 Med Household Income	\$89,697		\$103,839		\$112,651		\$103,378	





Phase II Site Plan



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

1/1/2013

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.

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:
 - 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.

CRC Real Estate Services	295776	fredash@crcompany.com	(281)568-7805
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Fred Ash	295776	fredash@crcompany.com	(281)568-7805
Designated Broker of Firm	License No.	Email	Phone
Fred Ash	295776	fredash@crcompany.com	(281)568-7805
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Wesley Clayborn	686301	Wesley@crcompany.com	(713)299-6619
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR-2501

IABS 1-0 Date

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