



13th Street Business Park

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

Visit us at kcggroupexp.com

Luxury
& Commercial



exp
REALTY

13th Street

Business Park

LEASE RATES

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

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.

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 7648 SF. Each unit (Bldg A, B & C) 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 #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 #E

1180.6 SF	2361 SF
1129.4 SF	1749 SF
Retail 1st Floor	Office 2 nd Floor

Building A,B,C&D

WAREHOUSE



Property Summary

13th Street Business Park Katy, TX 77493

PROPERTY INFORMATION

Number of Buildings	4 (Building 1,2,3 & 4)
Year Built	2024
Total Rentable SF	28,966 SF (total of 4 buildings)
Average SF Office Warehouse	3,418 or 6,836 SF (Buildings 1 & 2) 3,823 or 7,647 SF (Buildings 3 & 4)
Rent / NNN	\$1.25/SF \$.55/SF
Total parking spaces in complex	97 spaces

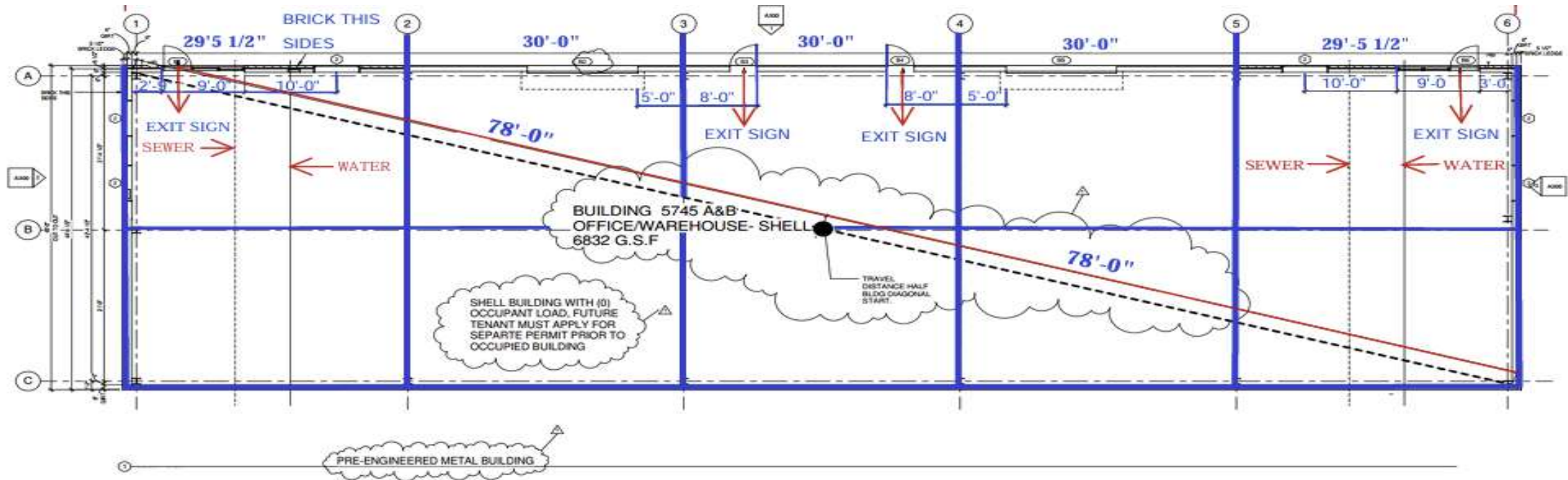
County	Harris County
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CONSTRUCTION

Exterior	Brick & Metal
Roof	Metal

Building # A & B

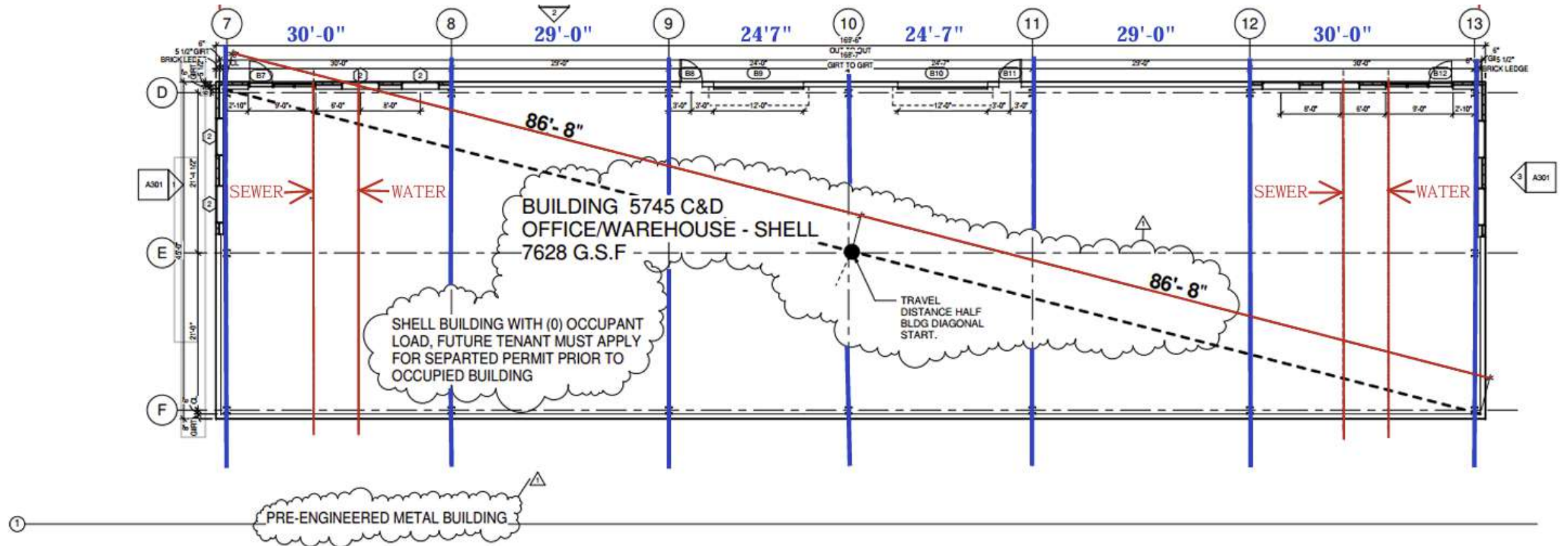
WAREHOUSE FLOORPLAN



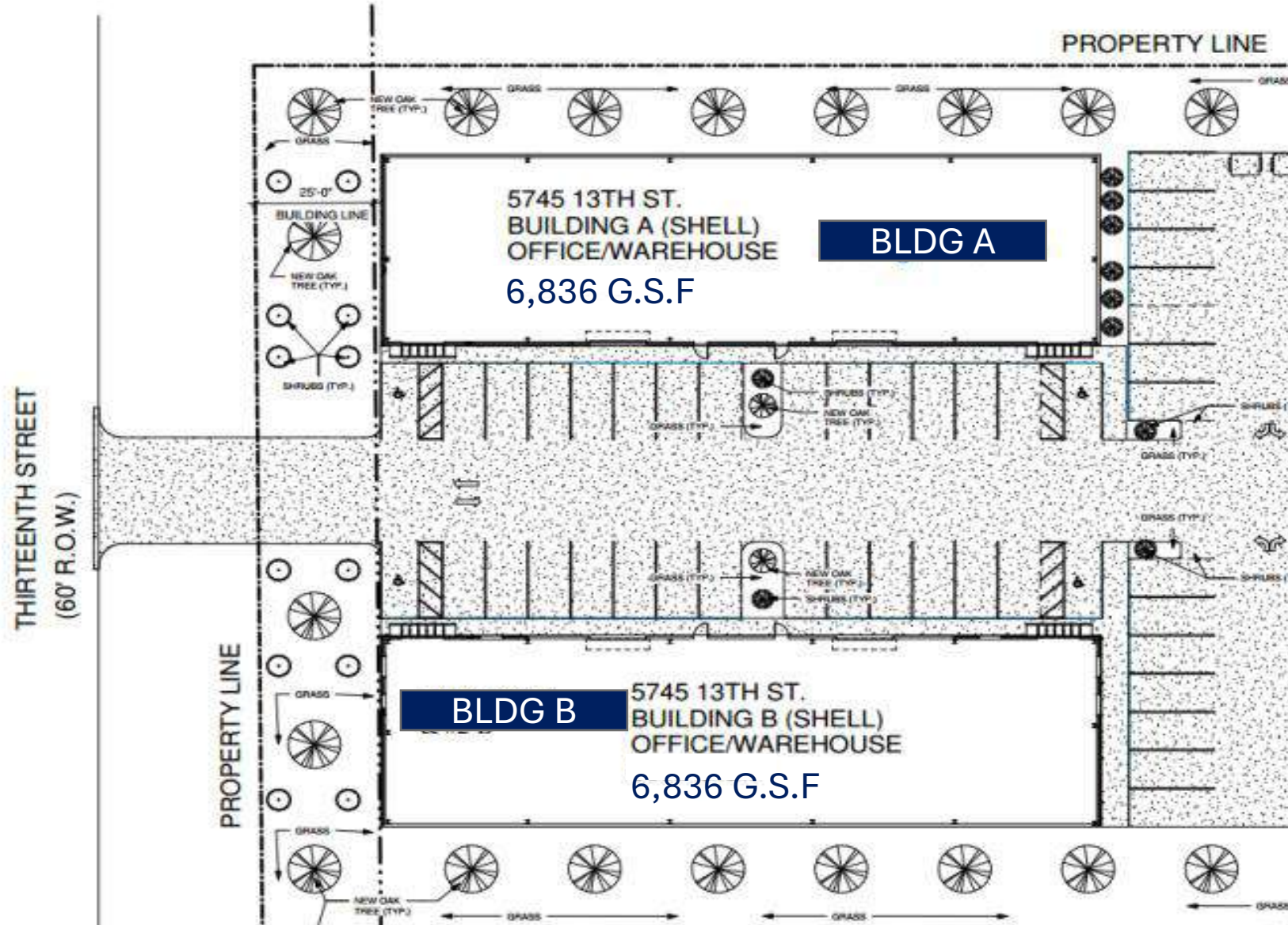
Note: This floor plan is for informational purposes only. For details regarding the warehouse size and additional information, please refer to the property summary.

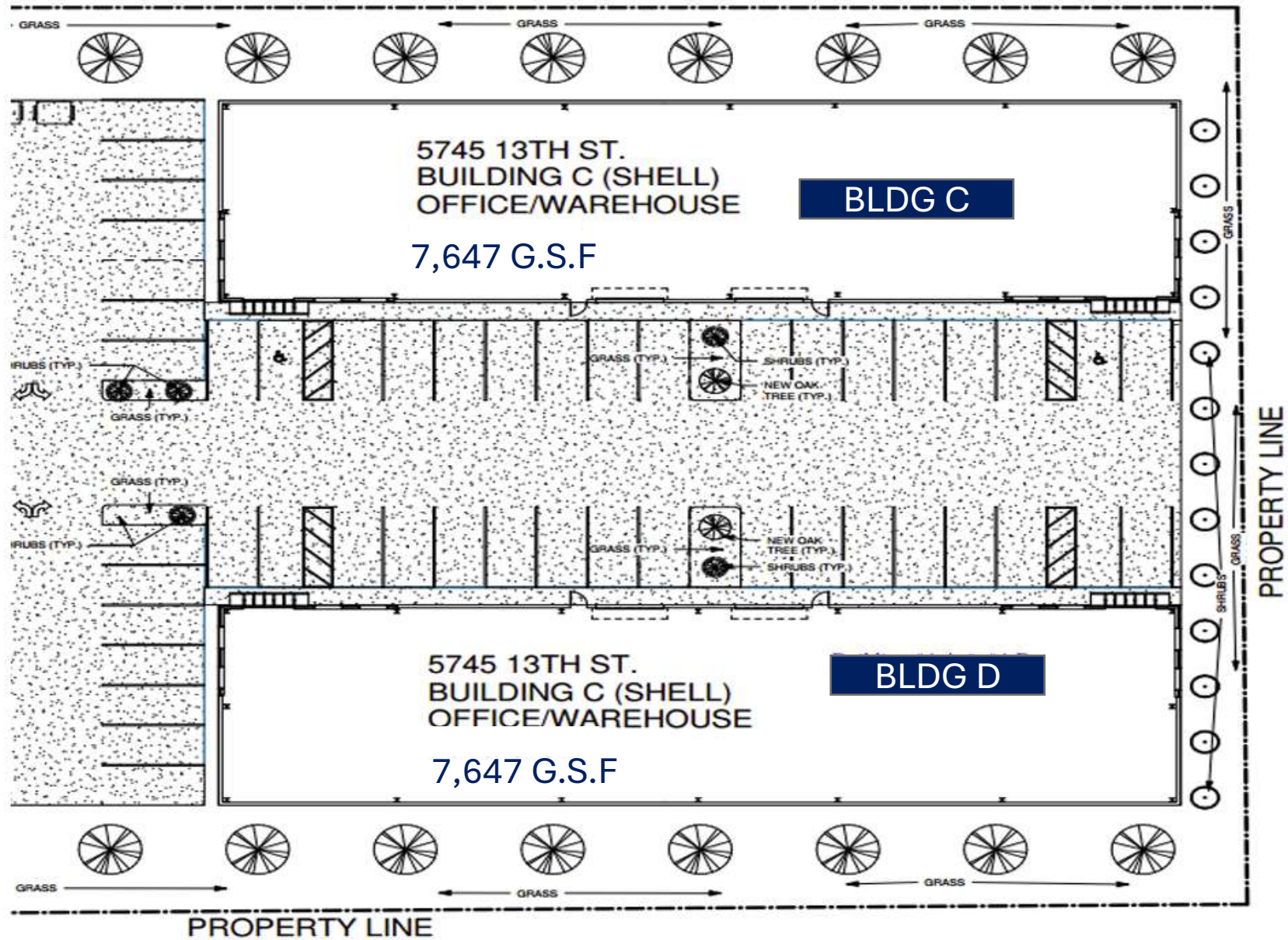
Building # C & D

WAREHOUSE FLOORPLAN

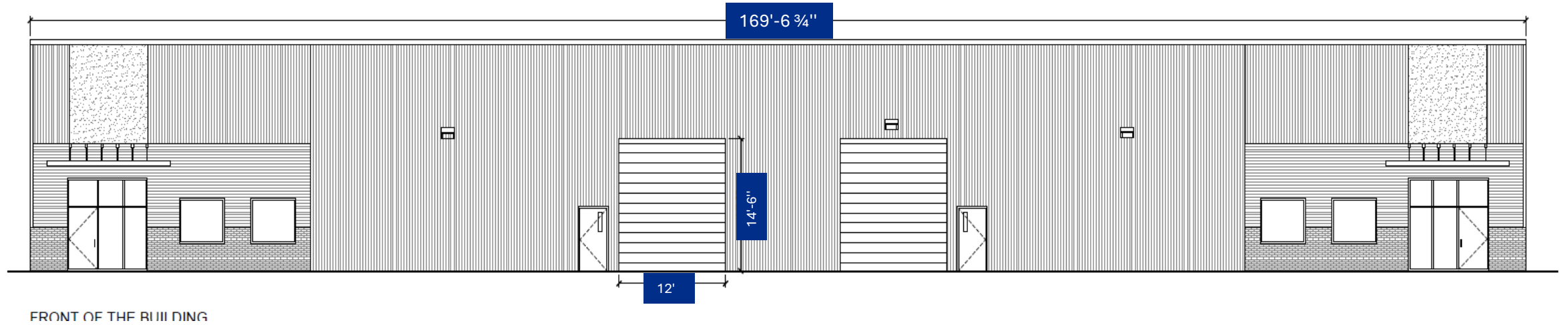
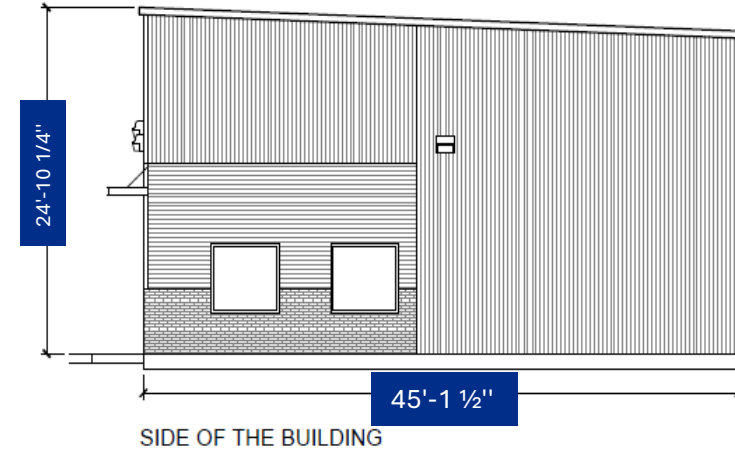
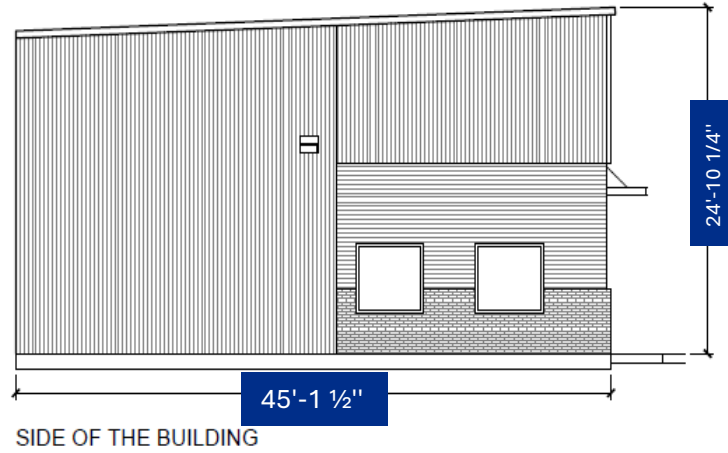


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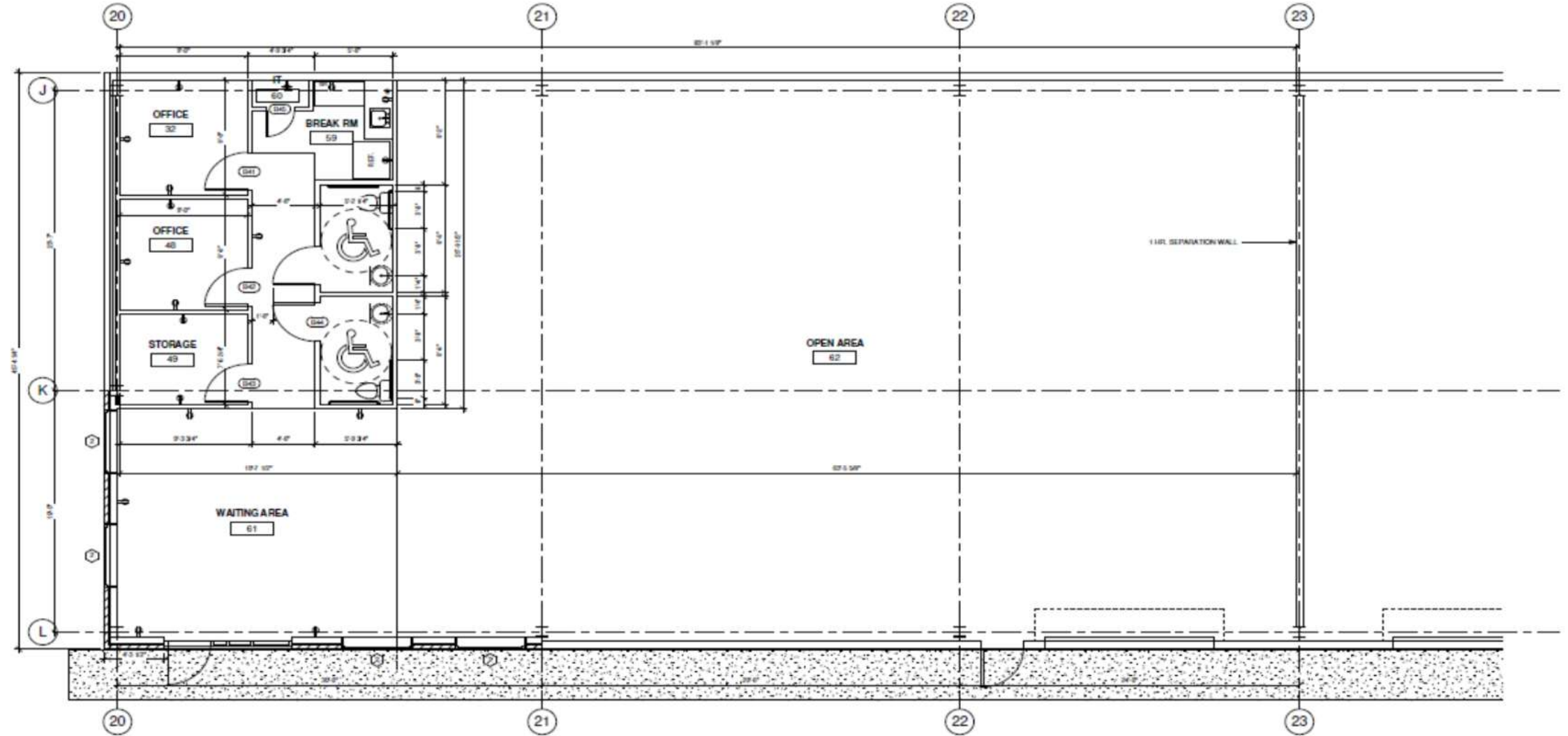




Building Dimensions (BLDG C & D)



Building A-D (Sample Buildout)



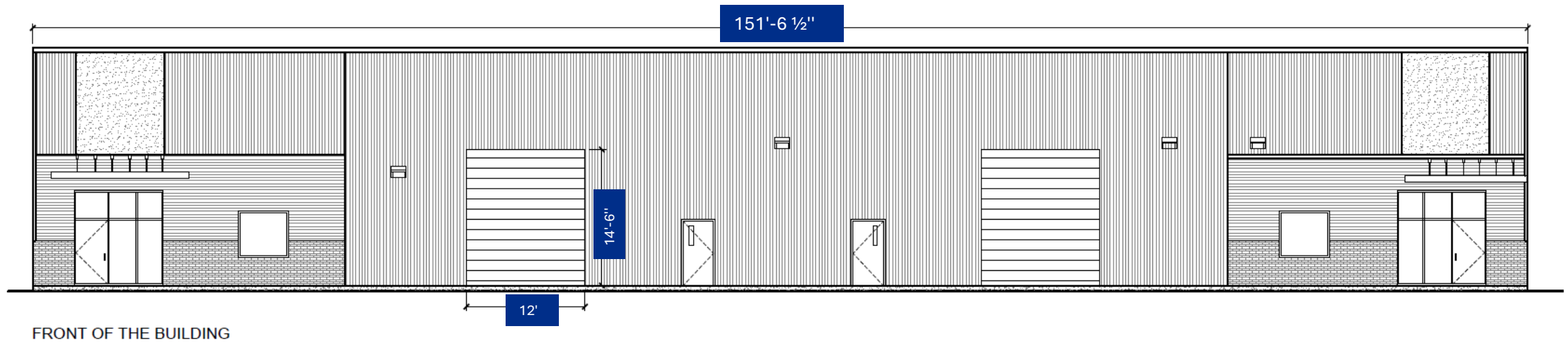
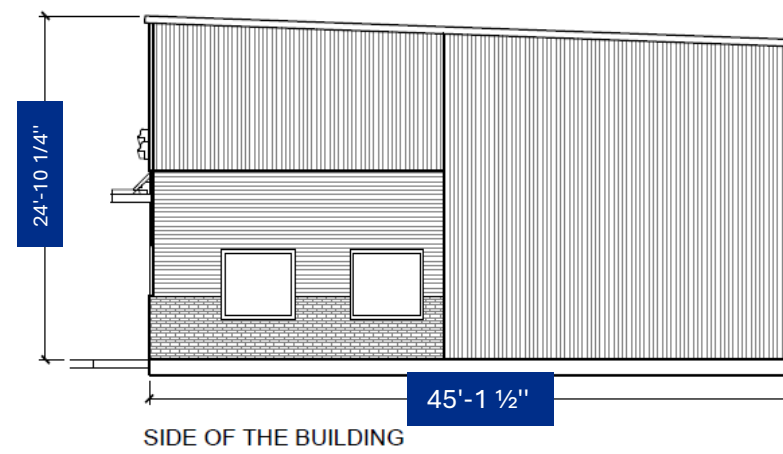
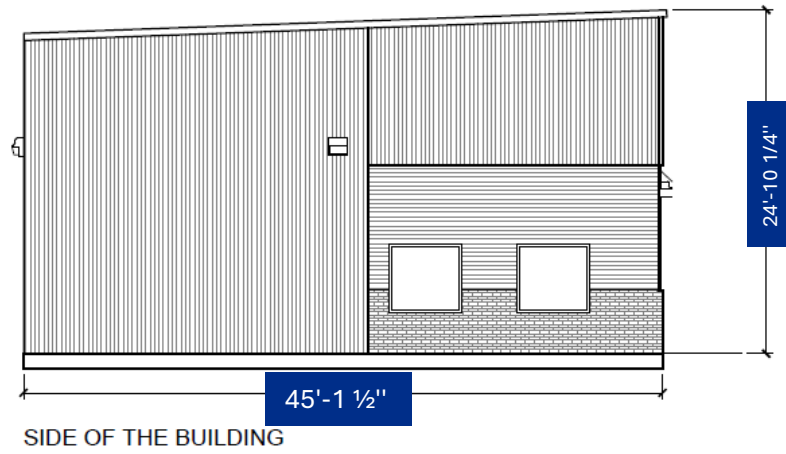
Aerial View



Building A (Warehouse)



Building Dimensions (BLDG A & B)



Building B (Warehouse)



Building B (Warehouse)



Building C (Warehouse)



Building C (Warehouse)



Building D (Warehouse)



Building D (Warehouse)



Project Summary

13th Street Business Park Katy, TX 77493

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

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

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

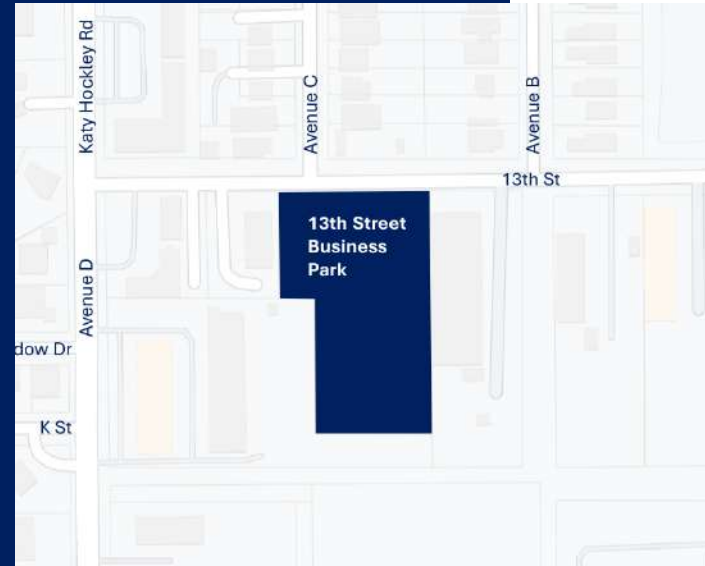
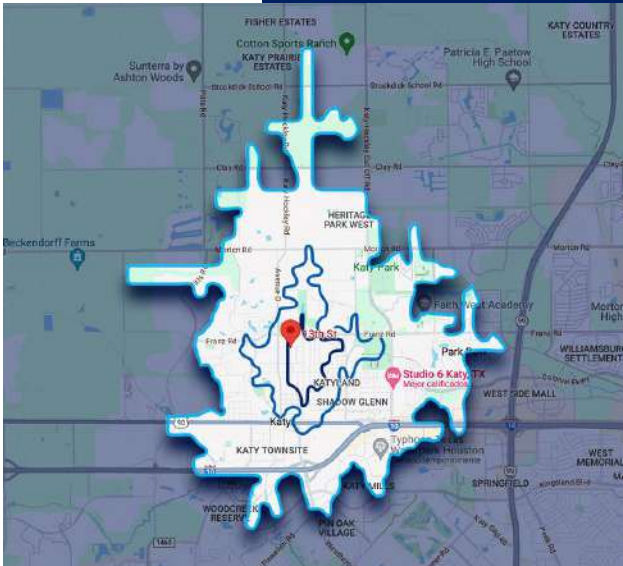
OTHER IMPROVEMENTS	OFFICE / WAREHOUSE
- Unaffected by floodwaters. - Underground detention system. - Police station 3 minutes away.	- Building Manufacturer Whirlwind Steel. - Concrete paving and parking, landscaping, exterior lighting.



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	1,721
5 MINUTE	4,181	4,091	8,271
10 MINUTE	17,298	17,238	34,537

City State

Katy, TX

Population

34,537

Avg. Hh Size

3.04

Median Hh Income

\$88,478

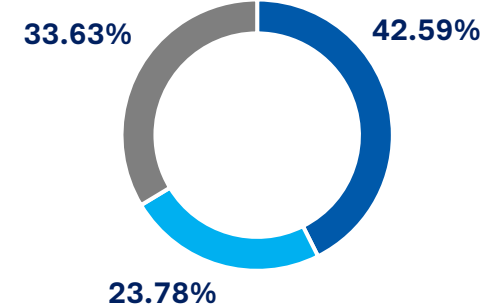
RENTERS

2,033

OWNERS

9,029

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%

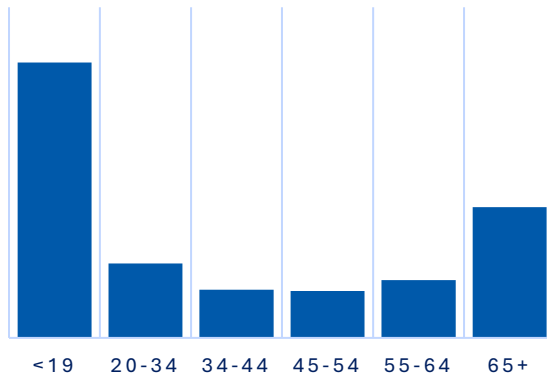
Gender & Age



50.09%



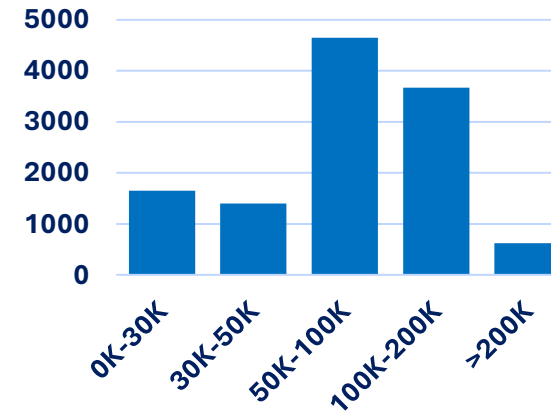
49.91%



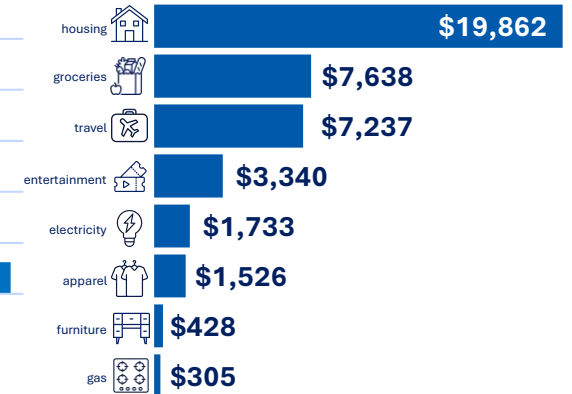
Race & Ethnicity

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

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