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23135 Morton Ranch Rd
Katy, TX 77449

Morton Ranch West

FOR LEASE



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HIGHLIGHTS

- ⇒ One of the Fastest Growing Trade Areas in the Houston MSA
- ⇒ Highest Growth Residential Market in the U.S.
- ⇒ Strong Daytime Traffic
- ⇒ Immediate access to Grand Pkwy & I-10.
- ⇒ Multiple Ingress/Egress
- ⇒ Strong tenant base



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,643	104,672	278,389

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$117,881	\$110,101	\$113,668

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,652	33,945	90,906

Suite	Space	Floor	Size	Rent Per SF (Annual)	Lease Type	Notes
140	Vacant #1	1	1,600 SF	\$30.00 PSF (Yearly)	NNN	\$30-\$32/psf, plus NNN
150	Vacant #2	1	2,000 SF	\$30.00 PSF (Yearly)	NNN	Fully Equipped Nail Salon - \$32/PSF, plus NNN

PROPERTY FEATURES

CURRENT OCCUPANCY	88.45%
TOTAL TENANTS	7
BUILDING SF	13,850
GLA (SF)	13,770
LAND SF	46,215
LAND ACRES	1.0609
YEAR BUILT	2021
YEAR RENOVATED	N/A
AVERAGE REMAINING TERM	36 Months
ZONING TYPE	N/A
BUILDING CLASS	E
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	66
NUMBER OF PADS	0
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

MECHANICAL

HVAC	Hot Air/Central, Forced
FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	Tenant must get power in space

CONSTRUCTION

FOUNDATION	Heavy Concrete
FRAMING	Steel Beam, Light
EXTERIOR	Concrete (Tilt Up)
PARKING SURFACE	Concrete
ROOF	TPO

TENANT INFORMATION

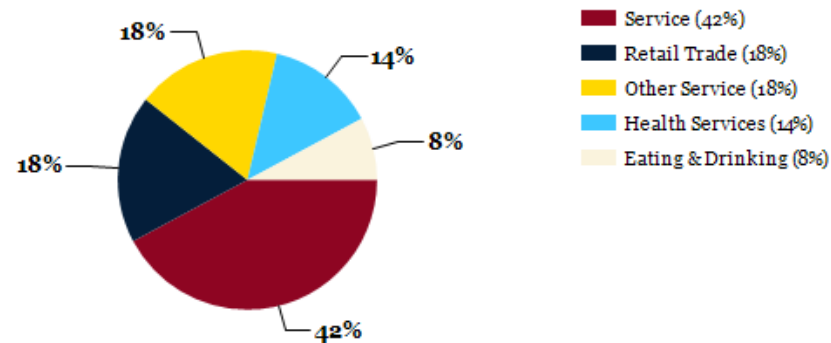
LEASE TYPE	NNN
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Overview

- ⇒ Nestled at the bustling intersection of Grand Parkway (99) and Morton Ranch Rd in Katy, Texas, this commercial property offers a strategic and highly sought-after location for businesses of all types. Boasting a prime position in one of Katy's most thriving neighborhoods, this property presents a wealth of opportunities for entrepreneurs and investors looking to establish a presence in this vibrant community. Positioned right off the intersection of Grand Parkway (99) and Morton Ranch Rd, this commercial property in Katy, TX, is more than just a location; it's an opportunity. With its prime location, vibrant surroundings, and business-friendly environment, it's the ideal setting for your business to thrive and grow. Don't miss the chance to establish your presence in this dynamic and rapidly expanding community.
- ⇒ The commercial property itself offers a versatile and customizable space to suit a wide range of businesses. Features may include ample parking, modern facilities, signage opportunities, and the flexibility to adapt the space to your unique needs.
- ⇒ The property is strategically positioned near a variety of retail centers, dining establishments, and entertainment options. This dynamic mix of nearby businesses creates a destination for shoppers and diners, increasing foot traffic for your establishment.
- ⇒ Katy, TX, is known for its pro-business environment, low taxes, and a strong local economy. This location offers the opportunity to tap into a growing market and enjoy the benefits of operating in a business-friendly community.
- ⇒ The surrounding area is home to a rapidly growing residential community, making it an ideal location for retail stores, restaurants, and service-based businesses. The property's close proximity to numerous residential neighborhoods ensures a steady flow of potential customers. The area is home to excellent schools, parks, and recreational facilities, making it an attractive place for families. This family-friendly environment can further enhance the appeal of your business to the local community.

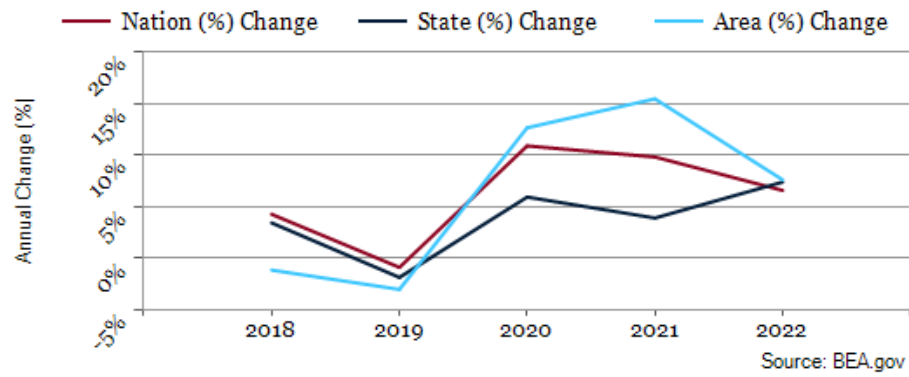
Major Industries by Employee Count

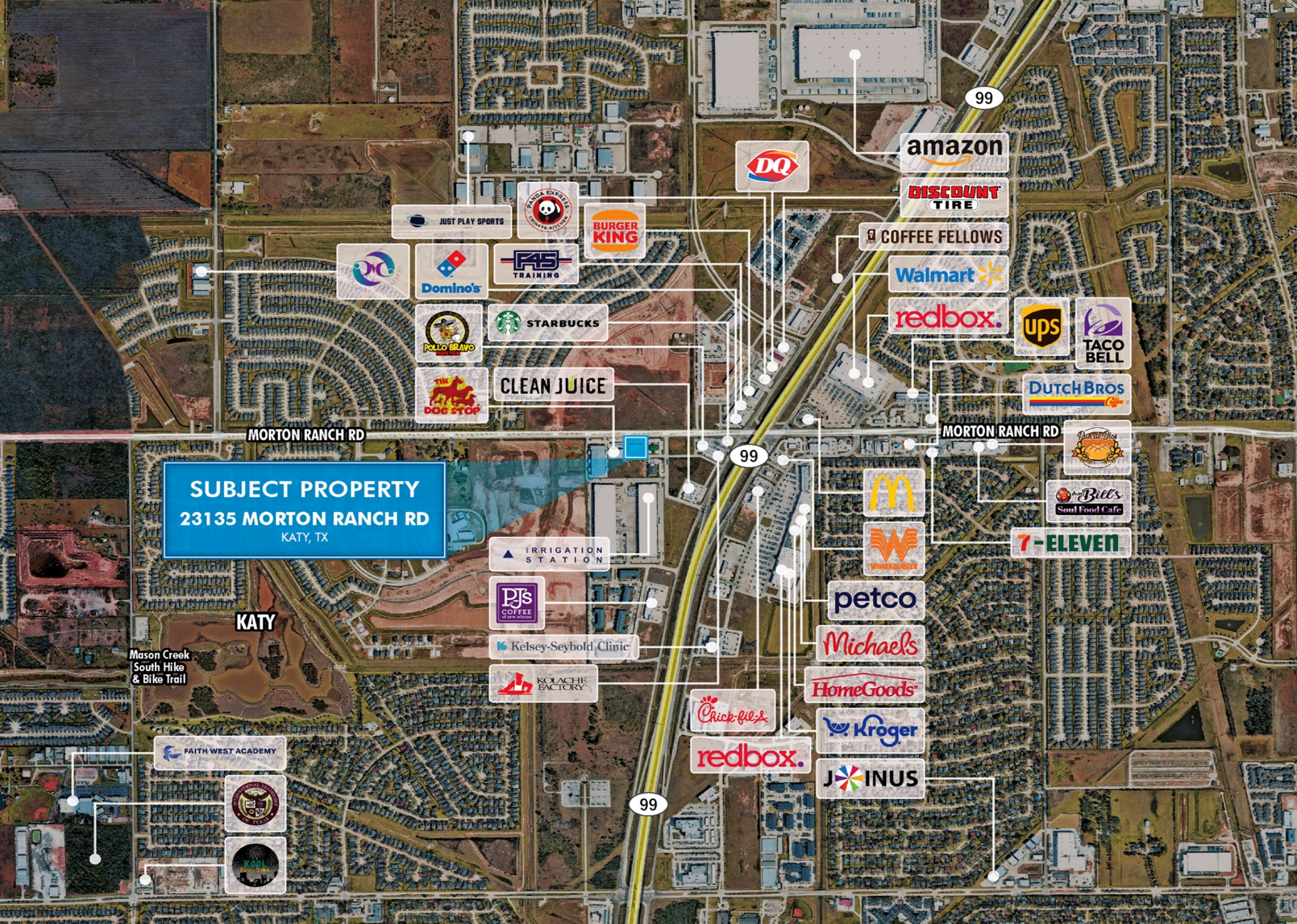


Largest Employers

Chick-fil-A	Approximate number of employees: 200
Starbucks	Approximate number of employees: 150
Regions Bank	Approximate number of employees: 100
Caliber Collision	Approximate number of employees: 50
T-Mobile	Approximate number of employees: 50
QuikTrip	Approximate number of employees: 30
Map Morton Ranch LLC	Approximate number of employees: 10
Woodforest National Bank	Approximate number of employees: 10

Harris County GDP Trend



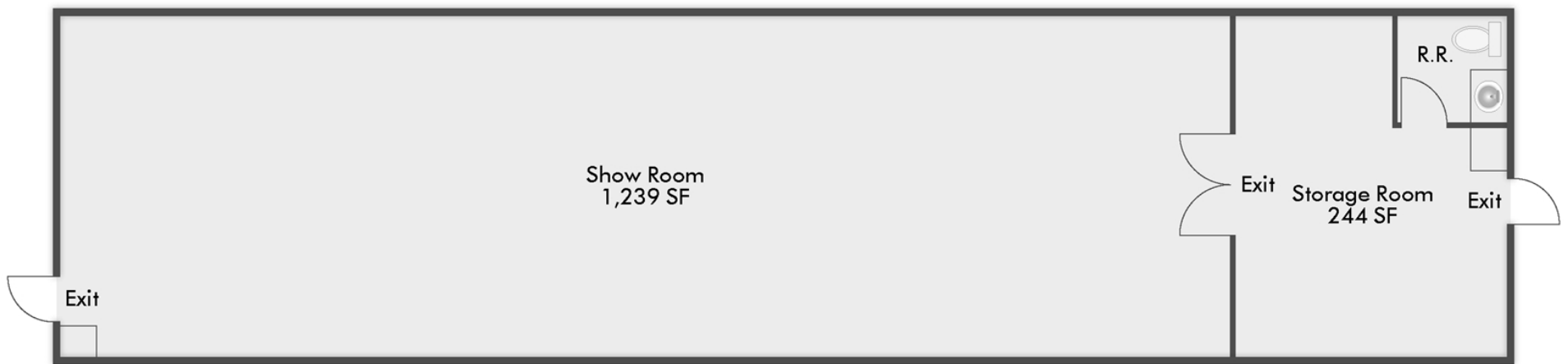


MORTON RANCH RD



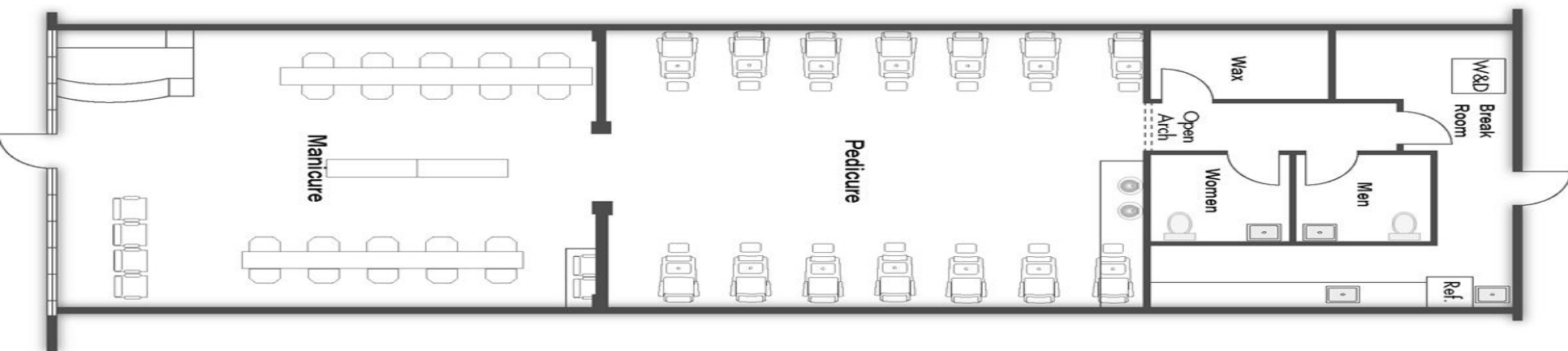
UNIT #	TENANT	SF
100	La Machaka Tex-Mex	3,000
130	Family 8 Spa	1,200
140	VACANT	1,600
150	VACANT	2,000
170	Tailors Couture	1,200
180	Shop	1,500
190	Supply	3,350

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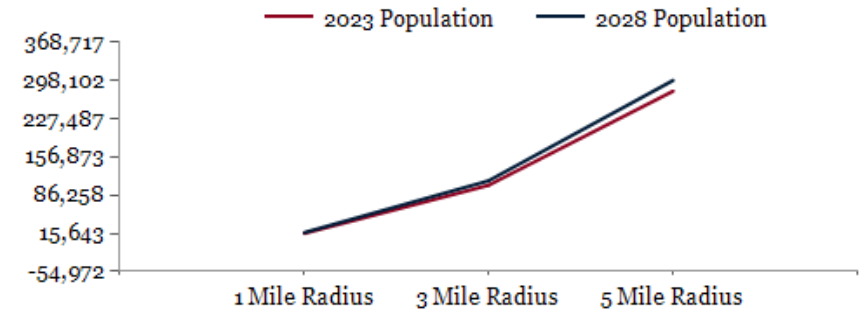
23135 MORTON RANCH RD
SUITE 140 | 1,600 SF

Suite 150
23135 Morton Ranch Rd

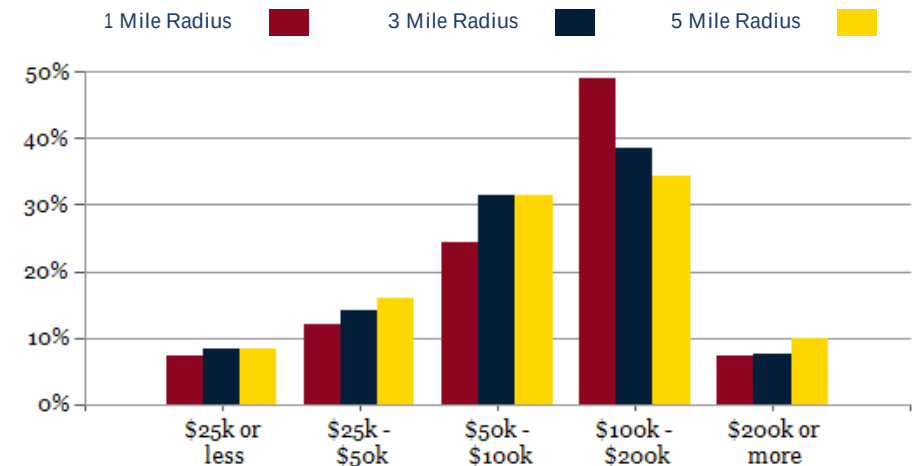


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,837	29,696	99,980
2010 Population	5,411	52,099	170,486
2023 Population	15,643	104,672	278,389
2028 Population	17,264	112,940	298,102
2023 African American	2,731	18,175	45,923
2023 American Indian	151	1,091	2,854
2023 Asian	1,376	8,534	24,006
2023 Hispanic	6,199	43,381	112,092
2023 Other Race	2,124	16,327	43,301
2023 White	6,043	39,089	106,987
2023 Multiracial	3,210	21,396	55,127
2023-2028: Population: Growth Rate	9.95%	7.65%	6.90%

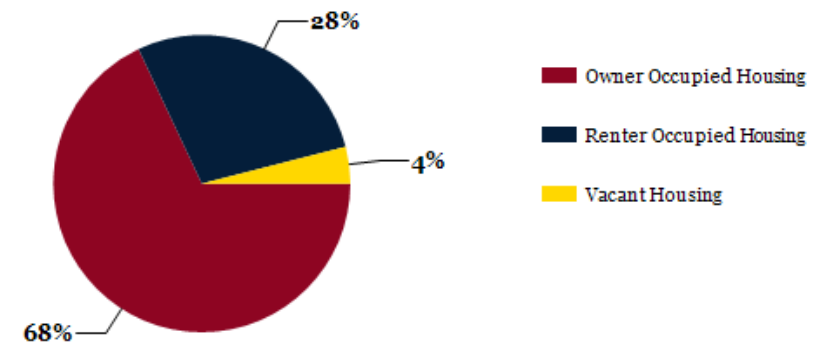
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	152	1,411	4,064
\$15,000-\$24,999	186	1,457	3,507
\$25,000-\$34,999	403	2,441	6,821
\$35,000-\$49,999	157	2,317	7,750
\$50,000-\$74,999	571	5,605	14,826
\$75,000-\$99,999	563	5,074	13,783
\$100,000-\$149,999	1,460	8,885	21,210
\$150,000-\$199,999	822	4,196	10,003
\$200,000 or greater	338	2,558	8,940
Median HH Income	\$106,102	\$91,967	\$88,617
Average HH Income	\$117,881	\$110,101	\$113,668



2023 Household Income



2023 Own vs. Rent - 1 Mile Radius

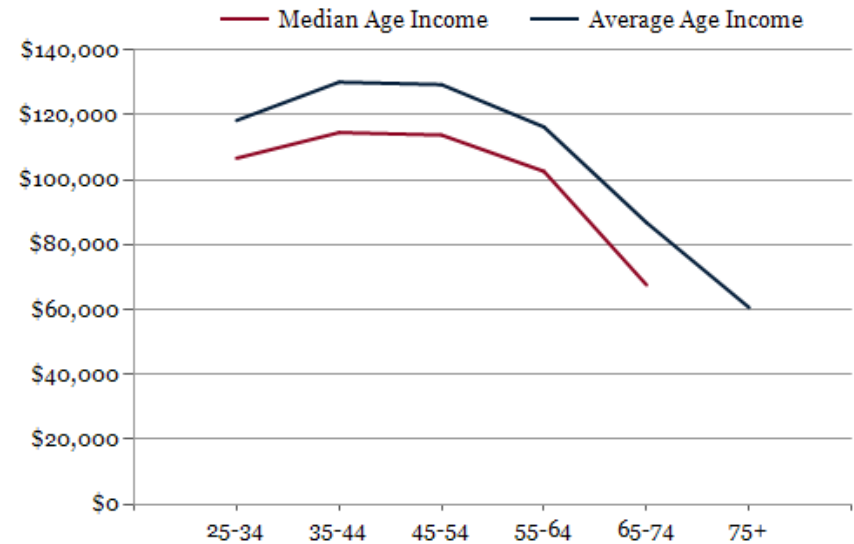
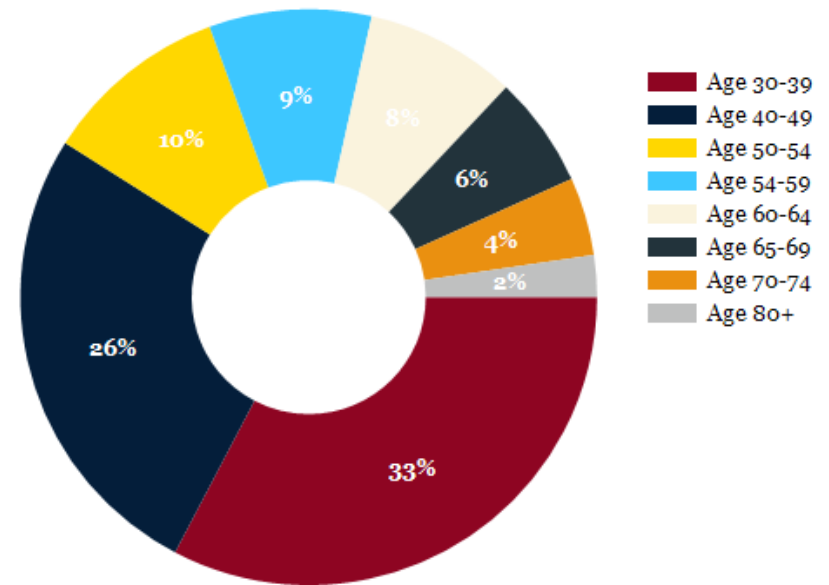


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,396	8,938	23,127
2023 Population Age 35-39	1,330	8,497	21,787
2023 Population Age 40-44	1,226	7,949	20,448
2023 Population Age 45-49	970	6,410	17,394
2023 Population Age 50-54	869	5,921	16,525
2023 Population Age 55-59	759	5,331	15,238
2023 Population Age 60-64	709	4,965	14,415
2023 Population Age 65-69	522	3,981	11,321
2023 Population Age 70-74	366	2,848	7,858
2023 Population Age 75-79	196	1,700	4,558
2023 Population Age 80-84	101	907	2,360
2023 Population Age 85+	67	763	1,896
2023 Population Age 18+	11,213	76,024	203,918
2023 Median Age	33	33	34
2028 Median Age	32	33	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$106,686	\$91,122	\$84,447
Average Household Income 25-34	\$118,336	\$106,706	\$104,053
Median Household Income 35-44	\$114,580	\$104,425	\$100,625
Average Household Income 35-44	\$130,115	\$122,480	\$122,968
Median Household Income 45-54	\$113,814	\$104,046	\$103,553
Average Household Income 45-54	\$129,369	\$122,860	\$129,495
Median Household Income 55-64	\$102,608	\$94,049	\$98,177
Average Household Income 55-64	\$116,310	\$114,340	\$127,132
Median Household Income 65-74	\$67,605	\$65,871	\$65,349
Average Household Income 65-74	\$86,826	\$87,803	\$93,136
Average Household Income 75+	\$60,654	\$65,761	\$66,755

Population By Age



Morton Ranch West

Exclusively Marketed by:

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