

FOR LEASE



24025 KATY FWY, KATY, TX 77494

KATY I-10 SHOPS

2,000 SQ FT 2nd Gen Restaurant End Cap

9,600 SQ FT (Divisible) 2nd Floor 2nd Gen Retail/Office/Medical



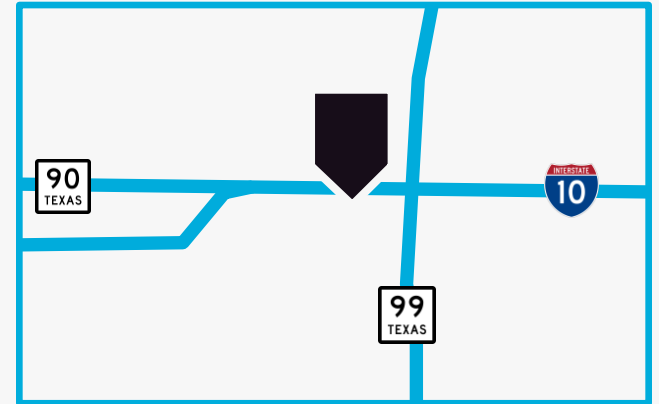
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713-635-9918

2409 Commerce St, Ste. 1A
Houston, TX 77003

FOR LEASE

PROPERTY HIGHLIGHTS

- SWQ of I-10 & Grand Pkwy; I-10 Frontage
- Driveway access to Grand Pkwy & Costco
- Ample parking, greater than 200 spaces
- Proximity: Costco, Memorial Hermann
- Traffic Counts: 140,000+ VPD
- Turn-key 2nd Gen restaurant end cap
- 2nd Floor open white box with high-end finishes



AREA DEMOGRAPHICS

	2 MI	5 MI
Population	52,888	278,927
Avg HH Income	\$107,701	\$126,875
Households	18,362	91,311



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ADDITIONAL HIGHLIGHTS

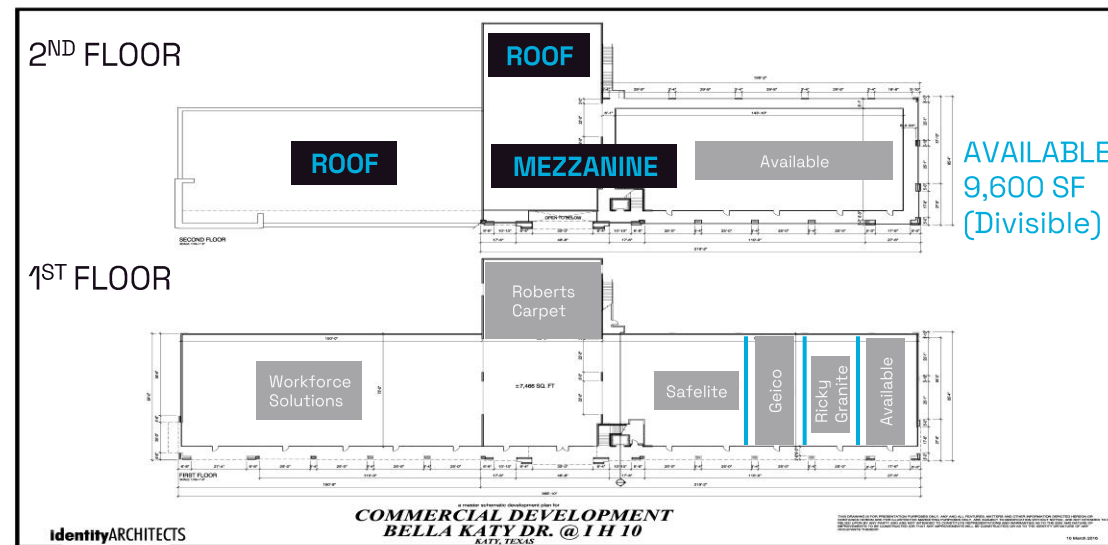
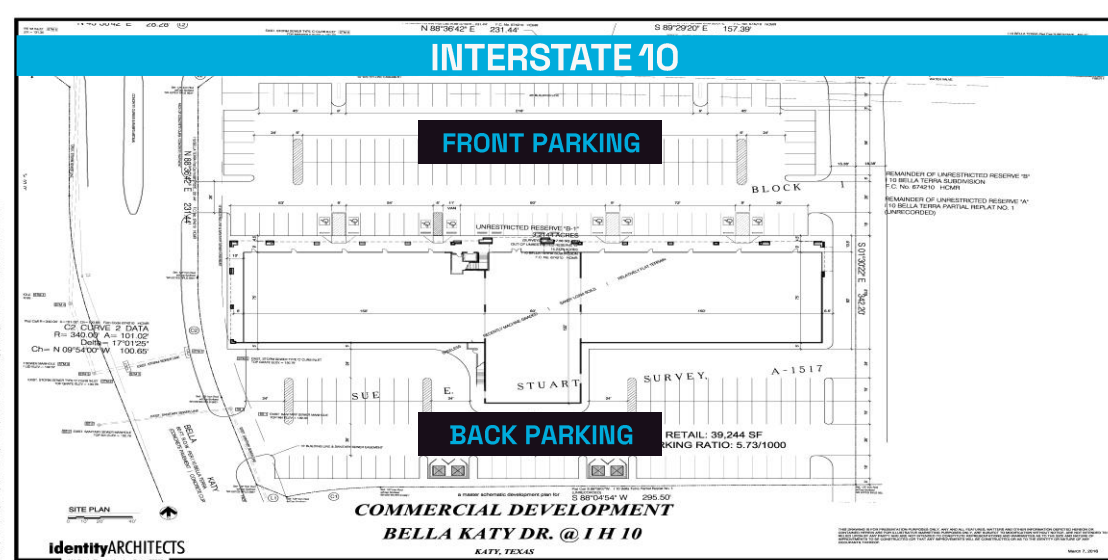
- 40,000 RSF
- Base Rent: call for pricing; NNN: \$9.00 psf
- Proximity: Costco, Memorial Hermann, Katy hospitals
- Tenants: Safelite, Roberts Carpet, Work Force Solutions, Geico

RESTAURANT HIGHLIGHTS

- Turn-Key Build Out
- Equipment list available upon request
- Outdoor patio can be added

2ND FLOOR HIGHLIGHTS

- Elevator and stair access
- Wraparound covered breezeway
- Open concept retail with high-end finishes and two sets of men's and women's bathrooms, bar and private office area; strong fit for salon suites, medical; potentially divisible.



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2nd Gen Restaurant



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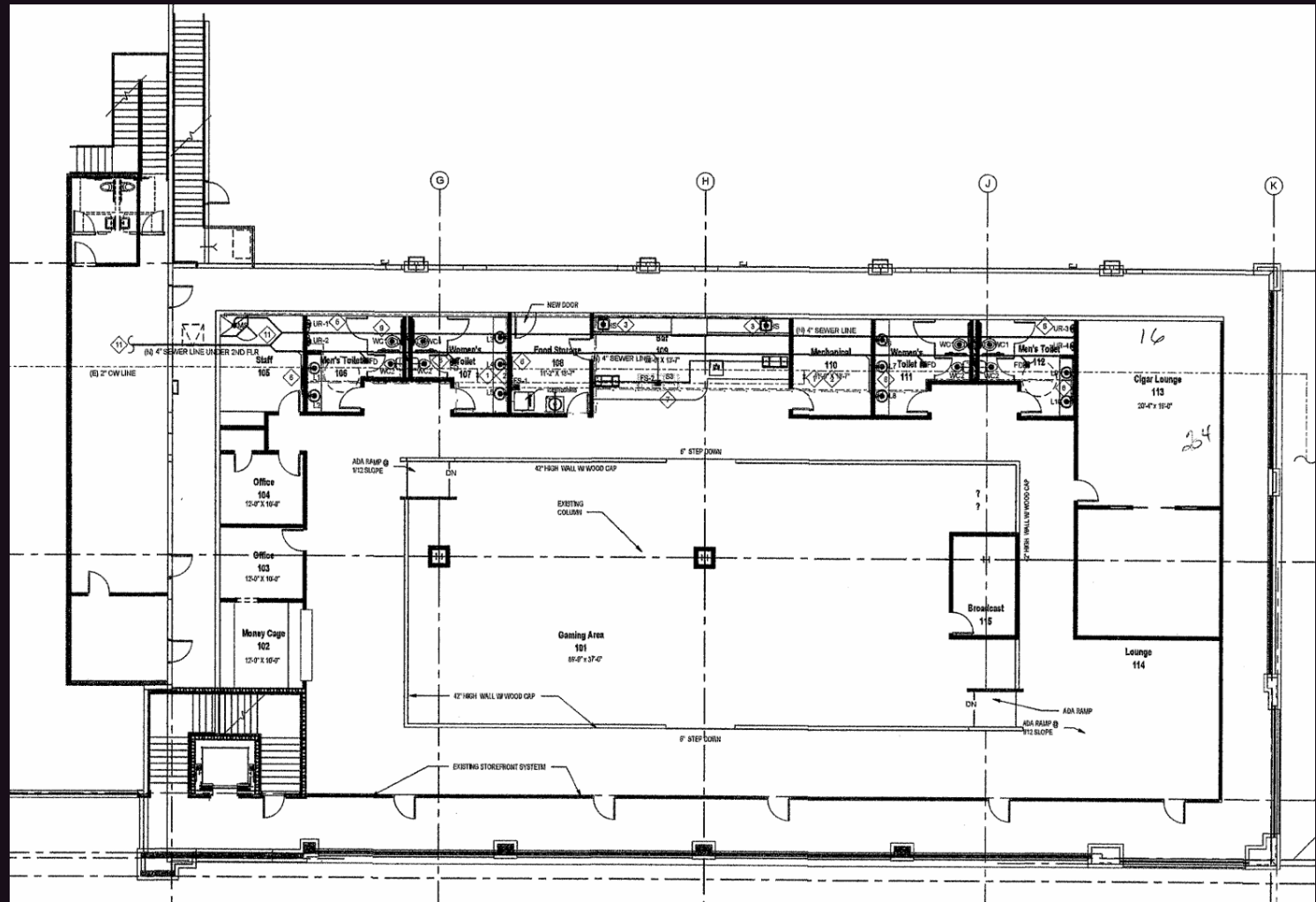
JAR REAL ESTATE

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Second Floor



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KATY FORT BEND

COLONIAL PKWY

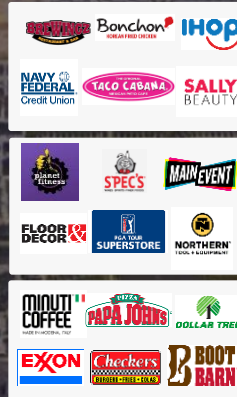
*LOCATIONS OF SURROUNDING RETAILERS ARE APPROXIMATE AND SIZE NOT TO SCALE



SITE



INTERSTATE 10



HIGHWAY 99

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