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Investment Opportunity For Sale

Confidential Offering Memorandum

Old Town Katy Square
1602 Avenue D, Katy, TX 77493

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Property Highlights

Name:	Old Town Katy Square
Address:	1602 Avenue D, Katy, TX 77493
Net Rentable Area:	±16,069 SF Retail/Professional Center
Land Size:	±3.96 Acres
Parking Ratio:	3.85/1,000 SF leased
Current Zoning:	Commercial land use/Retail
Current Improvements:	Tilt wall structure with brick veneer finish, tall parapits and generous soffits with concrete paved parking and service acres, extensive landscaping
Net Operating Income:	\$346,937
Tax Rate (2025):	\$2.171028
Environmental:	Clean, new in 2017
Asking Price:	\$4,990,000.00 \$5,200,000.00



Confidentiality Agreement

Old Town Katy Square

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±1,177 VPD

10th St.

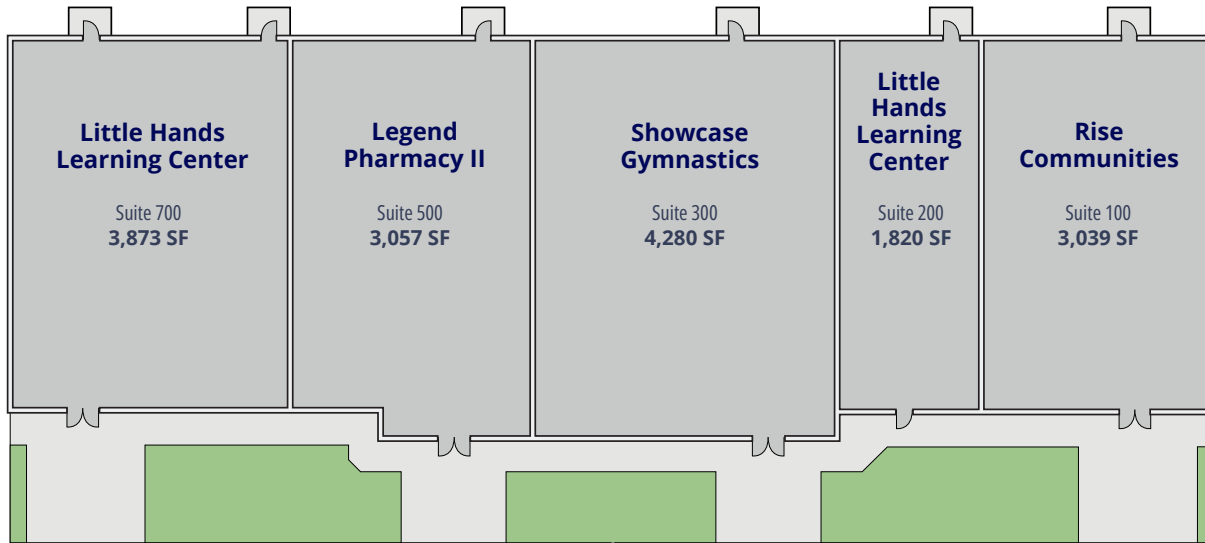
Avenue D

±11,126 VPD

N

Site Plan

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**Assessed
Value** (2025)

Land

\$1,146,744

Improvement

\$2,821,132

Total Assessed Value

\$3,967,876

Area Map

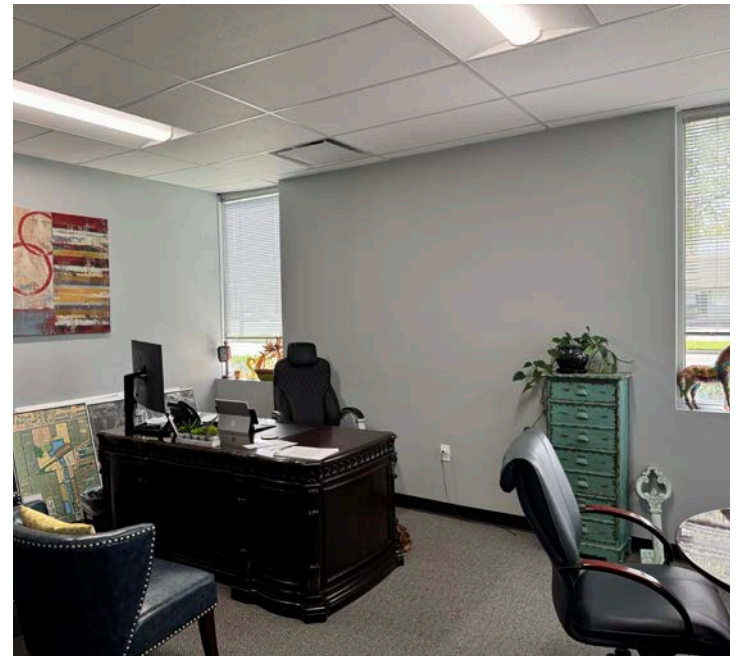
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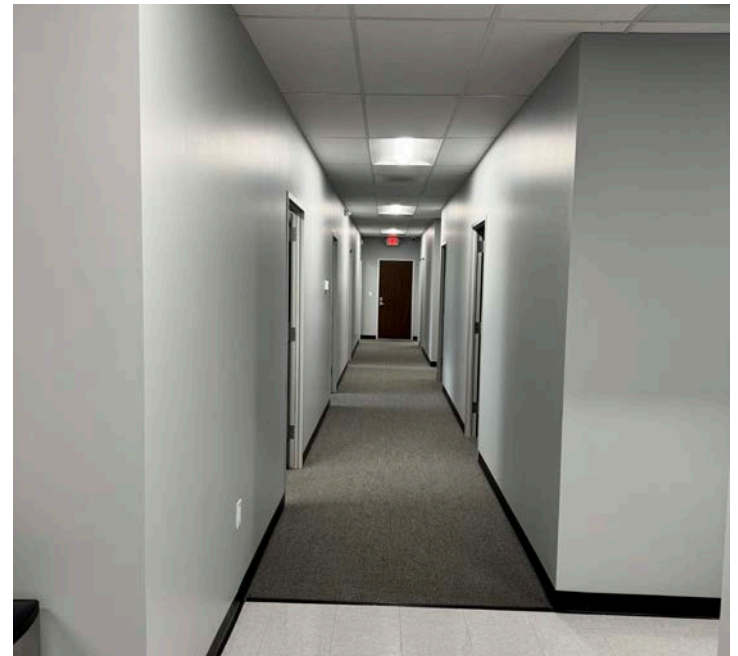
Property Photos



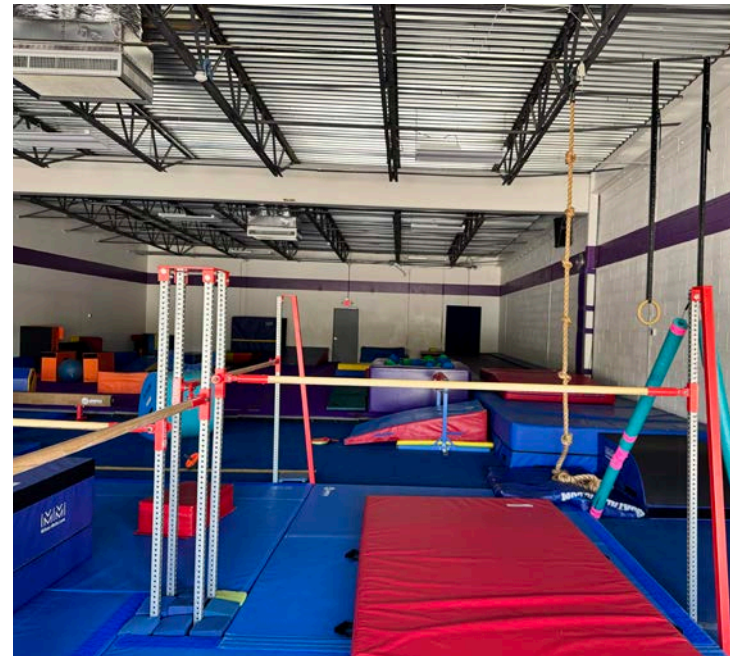
Property Photos



Property Photos



Property Photos





Tenant Overview



Rise Communities Development

Click to view website:

risecommunities.net



Showcase Gymnastics Old Katy

Click to view website:

showcasegymnastics.com



Little Hands Learning Center

Click to view website:

littlehandskaty.com



Legends Pharmacy II

Click to view website:

legendspharmacy.com

Lease Highlights

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Operating expenses

Tenant is responsible to pay all costs, expenses, taxes, assessments, and other amounts incurred in operating and maintaining the premises including, without limitation, real and personal property taxes levied and assessed against the premises and Landlord's "contingent" expense in contesting any such taxes by appropriate legal or other proceedings; water, sewer, and storm drainage charges; insurance premiums; and electricity, gas and other utility services used in connection with the operation of the common areas.

Taxes

Tenant is responsible to pay all real and personal property taxes levied and assessed against the premises and Landlord's "contingent" expense in contesting any such taxes by appropriate legal or other proceedings used in connection with the operation of the project or otherwise. Tenant shall pay all ad valorem real property taxes levied and assessed against the property on a prorated basis.

Insurance

Tenant shall maintain the following coverages: (i) Commercial General Liability Insurance; Bodily Injury and Damage Liability of \$1,000,000 annual aggregate (ii) Physical Damage Insurance (iii) Worker's Compensation and Employer's Liability Insurance with minimum limits of \$1,000,000 per employee and \$1,000,000 per occurrence.

Utilities

The cost of supplying all utilities, the cost of operating, maintaining, repairing, renovating, complying with conservation measures in connection with, and managing the utility systems, mechanical systems, sanitary and storm drainage systems, and the cost of supplies and equipment, maintenance, and service contracts in connection therewith (excluding those furnished to the premises and other leased premises within the Building which are separately metered or paid separately by Tenant or other tenants) are included in Operating Expenses. Tenant agrees to contract directly for and to pay for all electricity supplied to the Premises, together with any taxes thereon.



Confidentiality Agreement



Market Overview

1602 Avenue D, Katy, Texas, 77493
1 mile radius

Household & population characteristics



\$101,641

Median household income



\$318,997

Median home value



80.4%

Owner occupied housing units



38.4

Median age



50.2%

Female population



60.8%

% Married (age 15 or older)

Annual lifestyle spending



\$3,398

Travel



\$31

Tickets to Movies



\$81

Theatre/Operas/
Concerts



\$88

Admission to Sports Events



\$10

Online Gaming Services

Households & population



8,078

Current total population



8,464

5 Year total population



2,807

Current total households



2,963

5 year total households

Education



No high school diploma



21%

High school graduate



29%

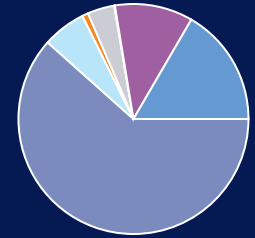
Some college



41%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



566

Total businesses



4,719

Total employees

Annual household spending



\$2,728

Apparel & Services



\$302

Computers & Hardware



\$4,612

Eating Out



\$7,936

Groceries



\$8,612

Health Care

Employment



64%

White collar



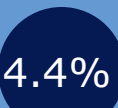
20%

Blue collar



16%

Services



Unemployment rate



Market Overview

1602 Avenue D, Katy, Texas, 77493
3 mile radius

Household & population characteristics



\$111,344

Median household income



\$355,784

Median home value



62.2%

Owner occupied housing units



35.5

Median age



50.5%

Female population



61.1%

% Married (age 15 or older)

Annual lifestyle spending



\$3,871

Travel



\$36

Tickets to Movies



\$94

Theatre/Operas/
Concerts



\$99

Admission to Sports Events



\$11

Online Gaming Services

Households & population



66,023

Current total population



73,168

5 Year total population



22,245

Current total households



24,889

5 year total households

Education



No high school diploma



20%

High school graduate



25%

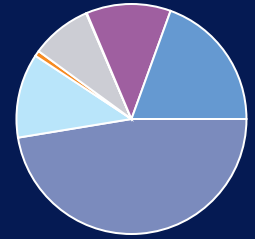
Some college



49%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



2,561

Total businesses



23,212

Total employees

Employment



73%

White collar



15%

Blue collar



12%

Services



Unemployment rate

Annual household spending



\$3,084

Apparel & Services



\$348

Computers & Hardware



\$5,186

Eating Out



\$8,894

Groceries



\$9,382

Health Care



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Date



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