

# COMMERCIAL FOR LEASE

3107 ELROD RD - OFFICES AT PINEWOODS 3107, KATY/GRAND PARKWAY WEST SUBMARKET - OFFICE  
3107 ELROD ROAD, KATY, TX 77449



OFFICE SPACE - MOVE-IN READY  
\$1,995/MO

**KEYS & CAPITAL GLOBAL GROUP**  
5610 5TH ST  
KATY, TX 77493-1914



POWERED BY  
**exp**  
REALTY

*PRESENTED BY:*

**RACHEL GONZALEZ-DUNHAM, CCIM**    [rachel@rachelinvest.com](mailto:rachel@rachelinvest.com)  
Associate Broker  
office: (832) 216-8524  
cell: (832) 216-8524  
[realestateinfo@kcgrealty.com](mailto:realestateinfo@kcgrealty.com)

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# PROPERTY SUMMARY

3107 ELROD ROAD | KATY, TX 77449



## Property Summary

Lease Rate:	\$1,950/mo
Lease Term:	Minimum 3 Years
Building SF:	2,600
Rentable SF:	
Available SF:	650
Year Built:	2022
Building Class:	A
Floors:	1
HVAC:	Yes
Lighting:	Yes
Parking:	Ample Parking

## Property Overview

Located within a well-maintained office park environment, this single-story, multi-tenant property was built in 2022 and offers a mix of suite sizes ranging from approximately 650 to 1,300 square feet, with additional expansion opportunities. The property sits on a sizable lot with ample on-site parking and 24-hour access for tenant convenience.

Designed with flexibility in mind, the space accommodates a wide range of users, from professional services such as legal, medical, and accounting firms to boutique retail or service businesses.

## Location Overview

Strategically situated in Katy's Bear Creek/Copperfield submarket, the property enjoys immediate access to major transportation routes, including Interstate 10 and the Grand Parkway (SH 99), providing seamless connectivity to the greater Houston area.

The surrounding area is a rapidly growing suburban hub characterized by strong residential density, steady population growth, and a diverse economic base. Within a 5-mile radius, the population exceeds 300,000 residents, supported by solid household incomes and continued development.

# PROPERTY DESCRIPTION

3107 ELROD ROAD | KATY, TX 77449



## Offices at Pinewoods

Position your business for success at this modern office property in the thriving Katy market. This professionally designed commercial space offers a highly functional layout with flexible configurations suitable for office, retail, or service-oriented users. Featuring high ceilings, partitioned offices, and a fully built-out interior, the property is designed to support productivity and create a strong impression for clients and staff alike.

Tenants benefit from contemporary infrastructure, including pre-wired internet, dedicated HVAC systems, and a security system for peace of mind. Select suites include private offices, reception areas, kitchen facilities, and restrooms, delivering a turnkey solution for immediate occupancy. Prominent signage opportunities and excellent visibility further enhance brand exposure

# PROPERTY PHOTOS

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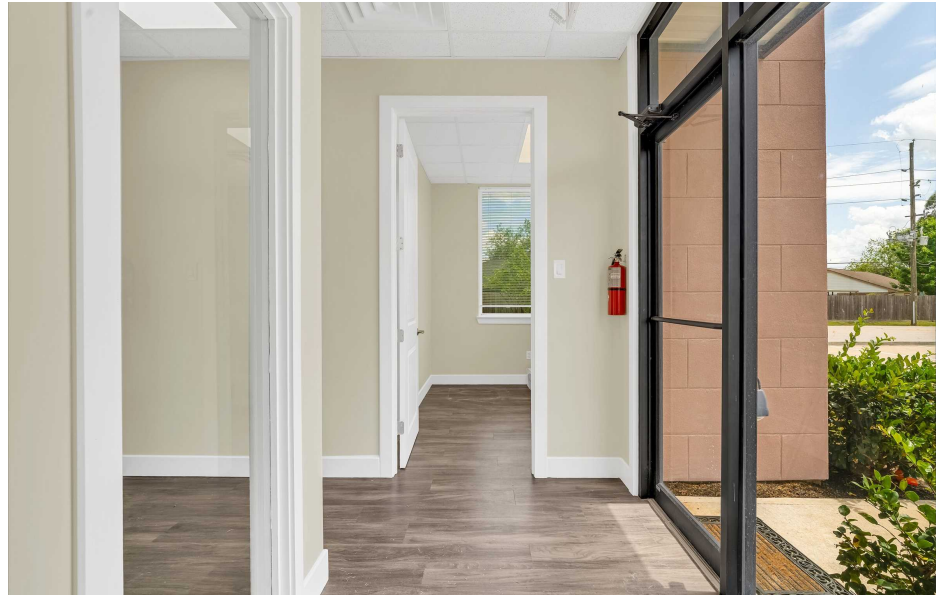


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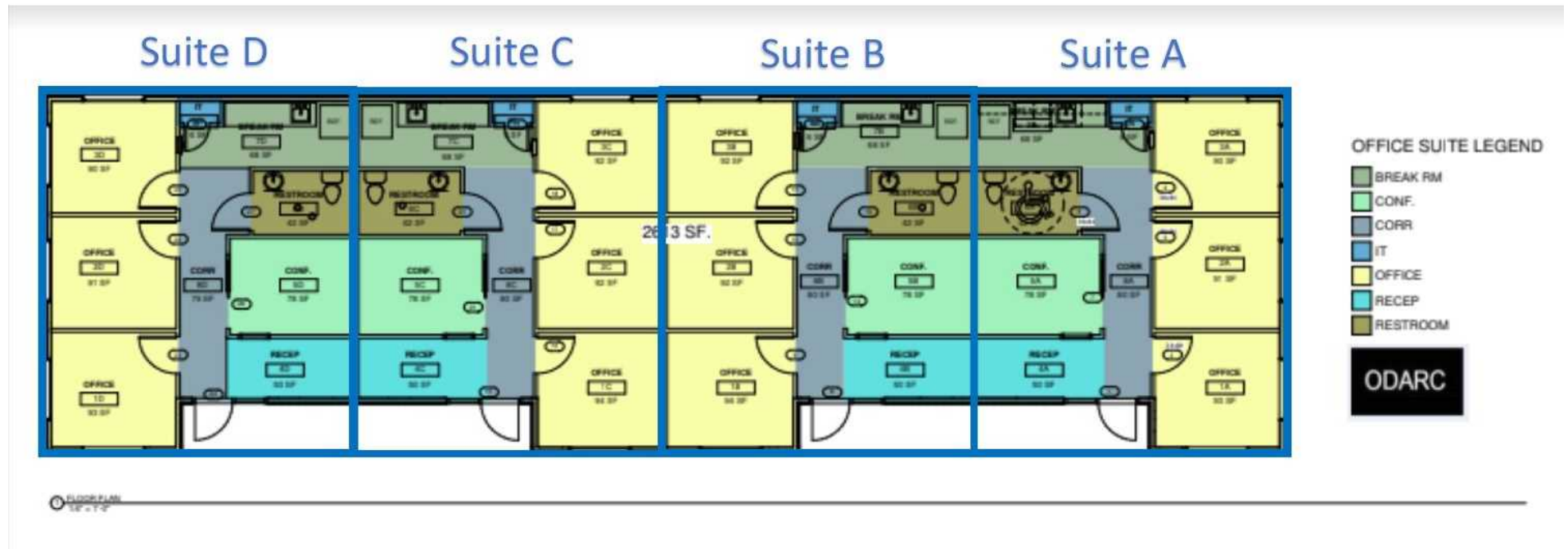


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# FLOOR PLAN

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# AERIAL PHOTO

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# AVAILABLE SPACES

3107 ELROD ROAD | KATY, TX 77449



COMMERCIAL  
FOR LEASE



## Highlights:

- Modern construction with updated finishes
- Multiple private offices and reception areas
- High ceilings enhancing natural light and openness
- Strong visibility within a growing commercial corridor
- Move-in ready suites with customizable layouts

Space	Size	Rate	Use	Available
Bldg 1 - A	650	\$1,995 /mo	Office	Available Now
Bldg 1 - B	650	\$1,995 /mo	Office	Available Now
Bldg 2 - A	650	\$1,995 /mo	Office	Available Now
Bldg 2 - B	650	\$1,995 /mo	Office	Available Now
Bldg 2 - C	650	\$1,995 /mo	Office	Available Now
Bldg 2 - D	650	\$1,995 /mo	Office	Available Now

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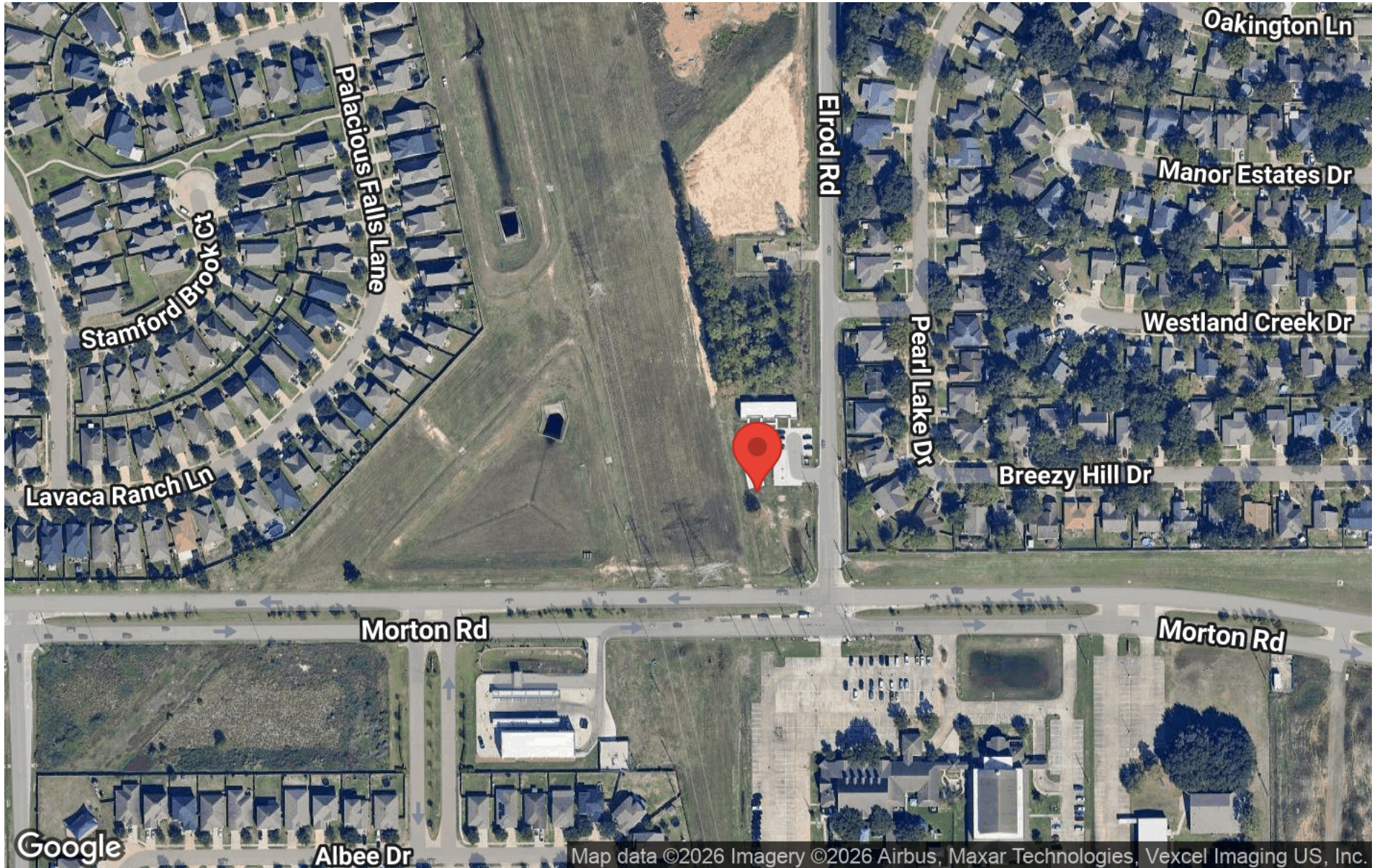


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# AERIAL MAP

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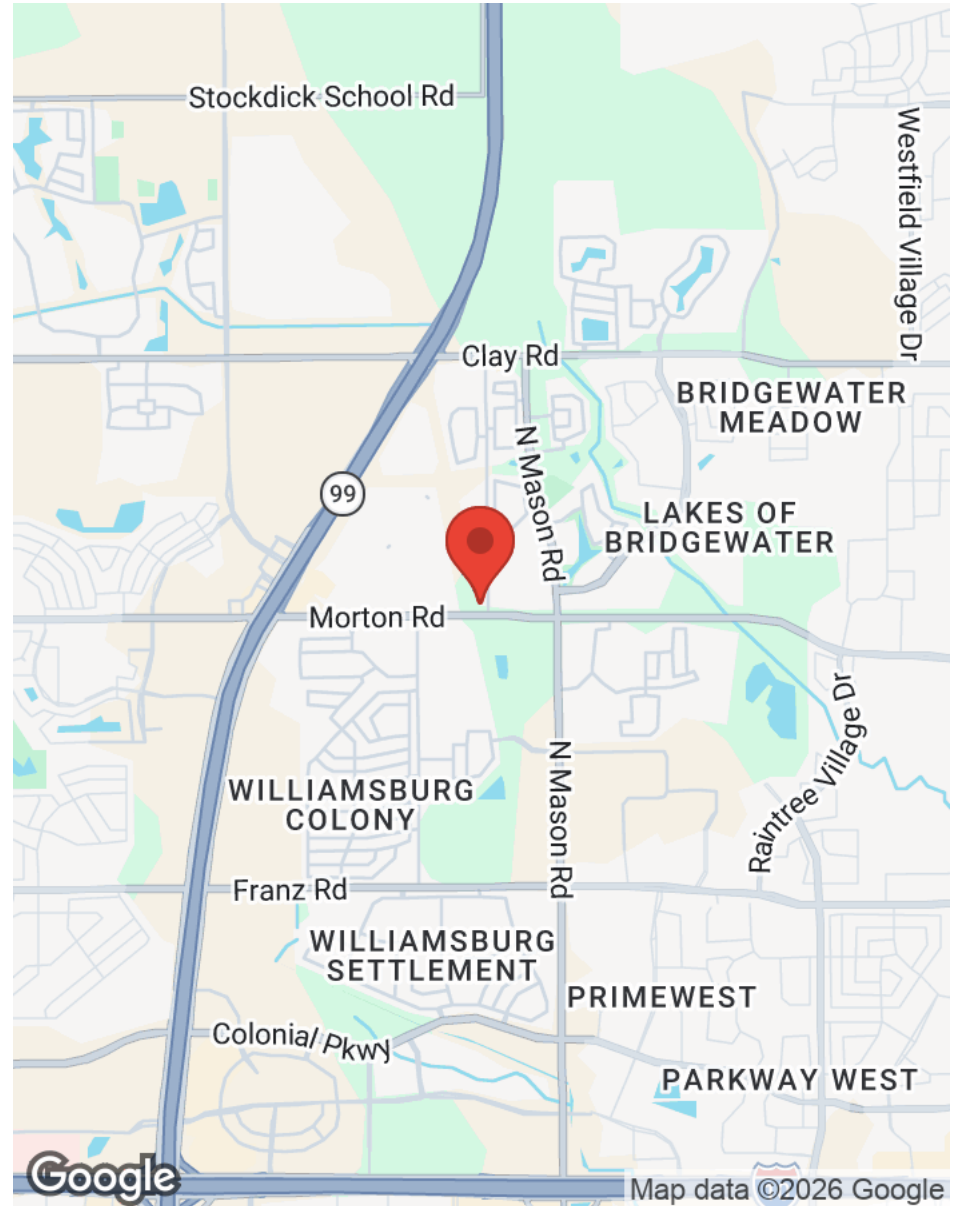
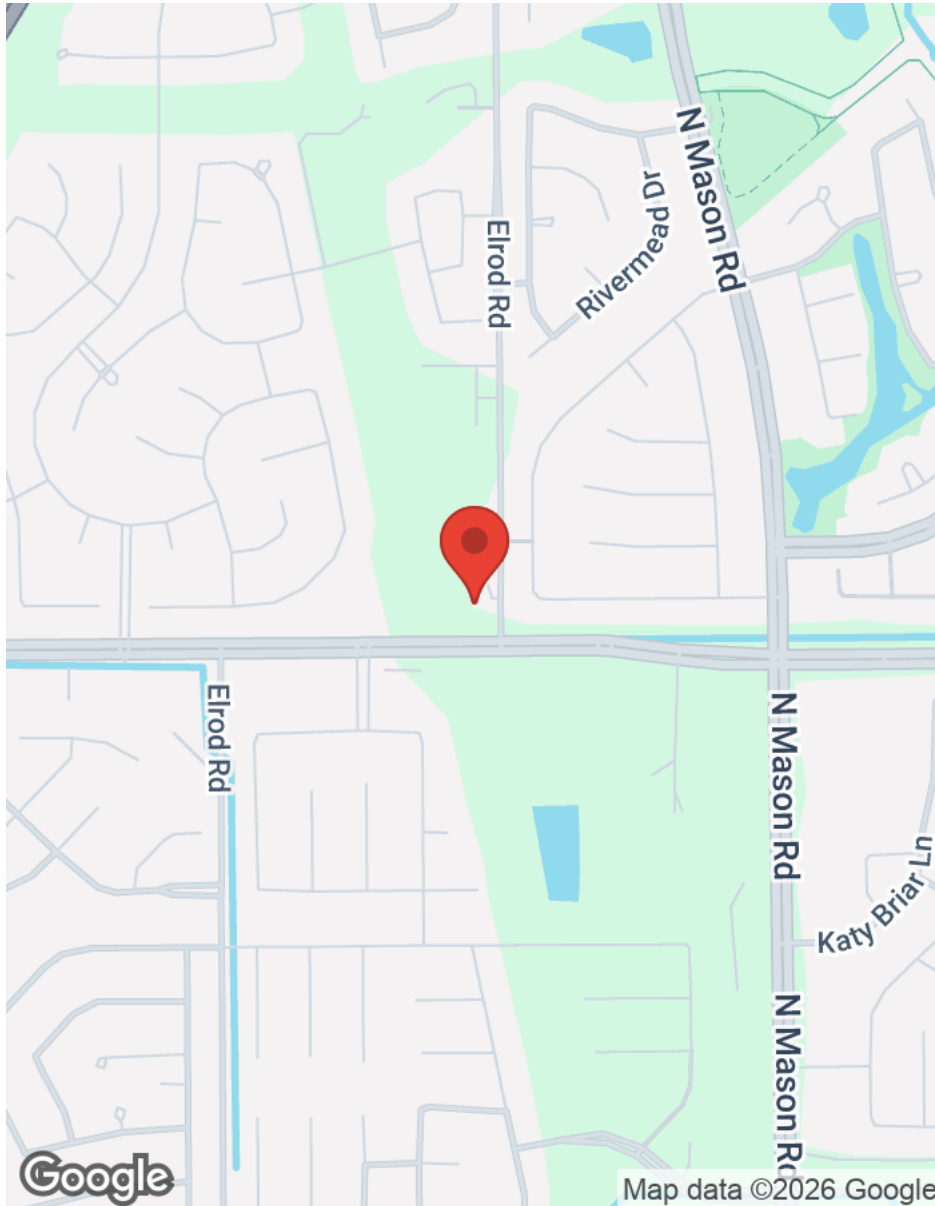
rachel@rachelinvest.com



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# LOCATION MAPS

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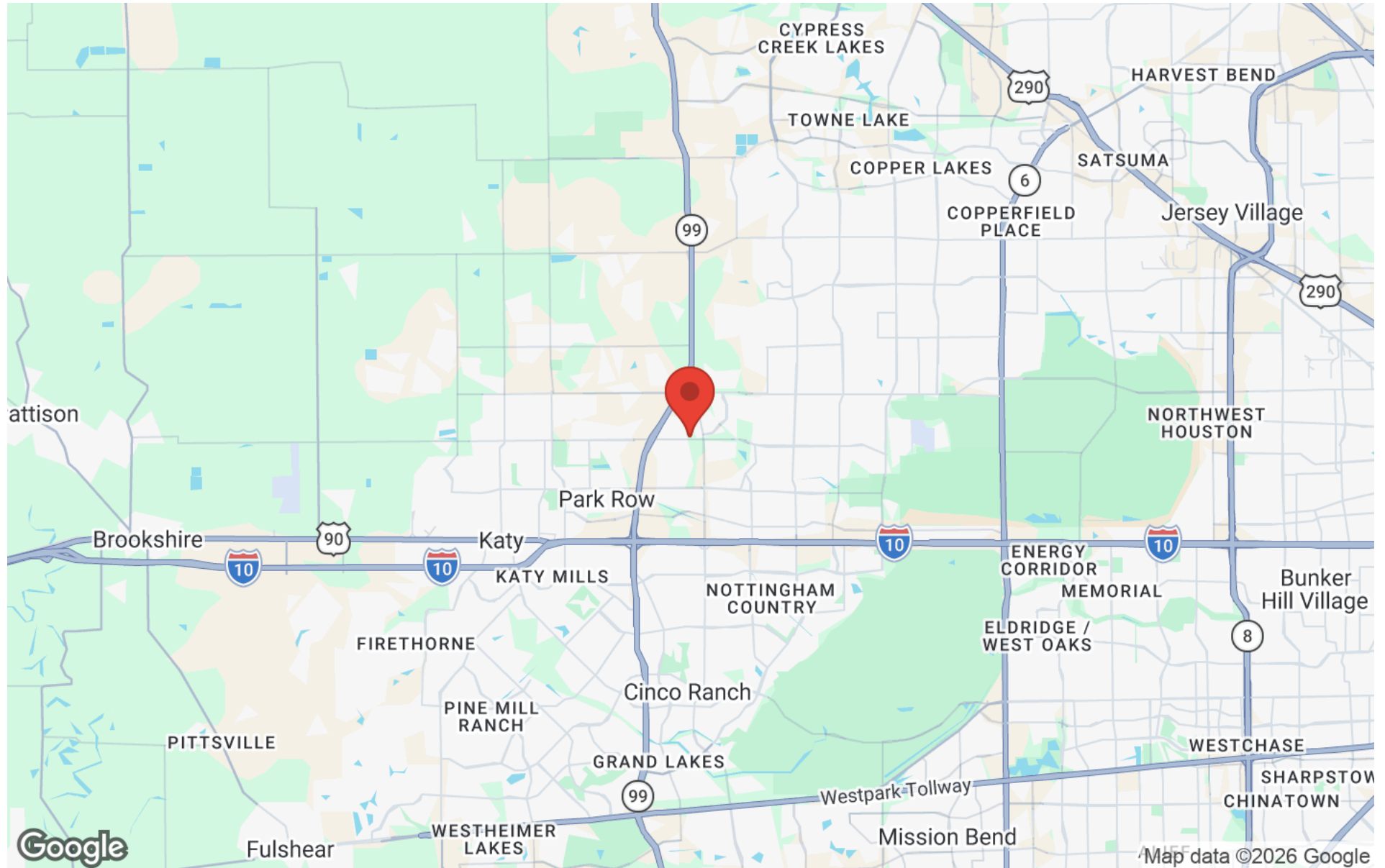


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# REGIONAL MAP

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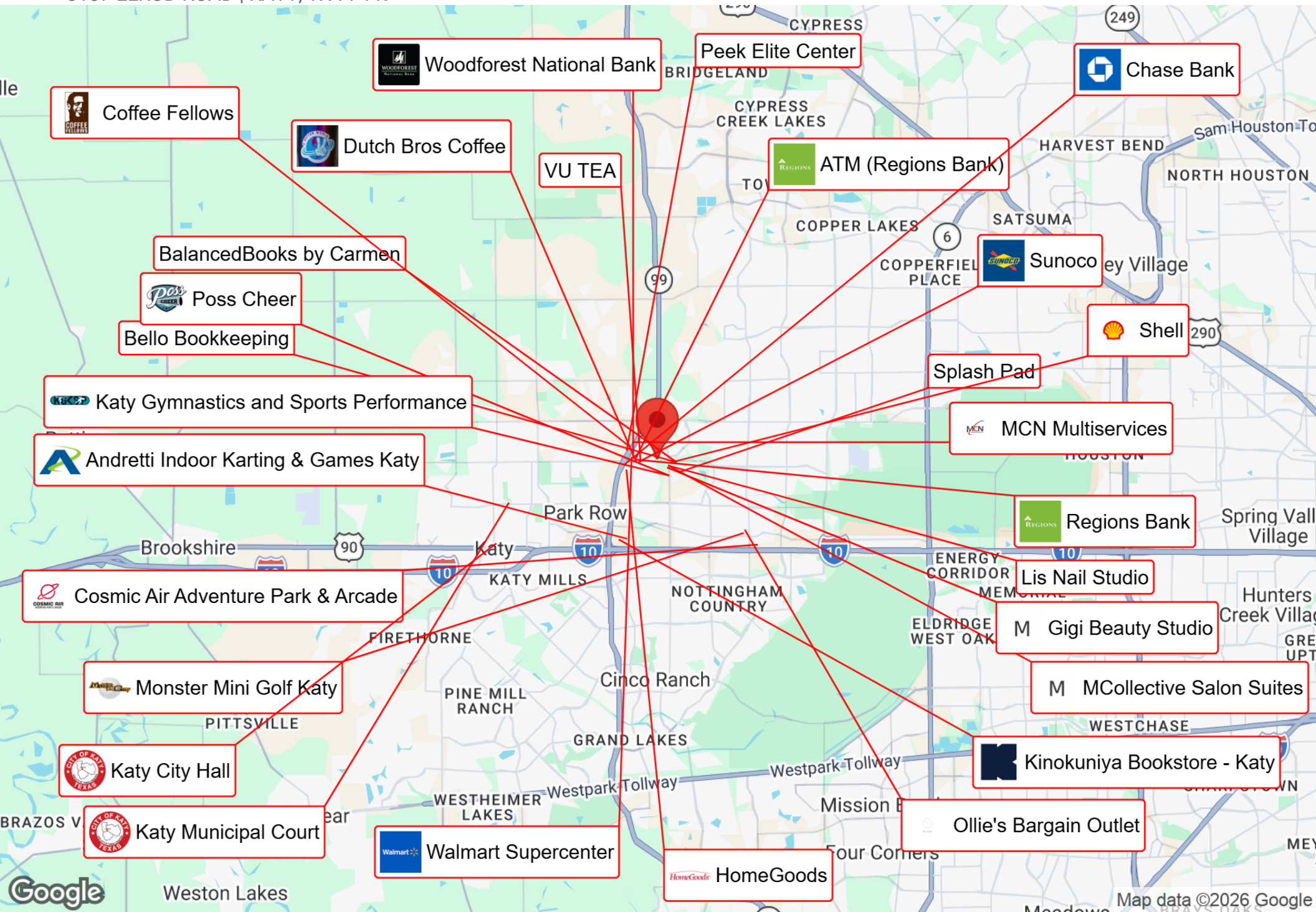
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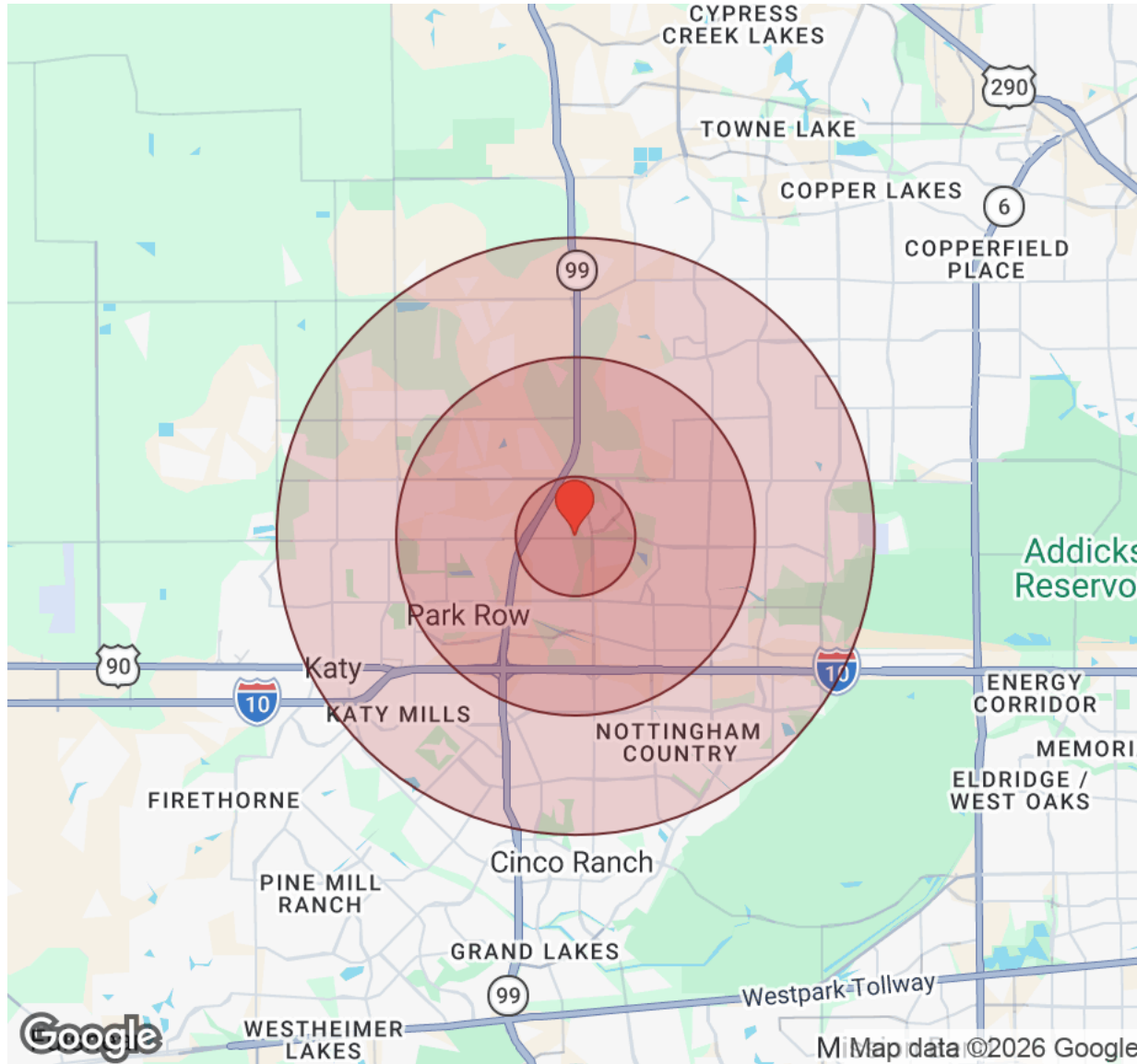
# BUSINESS MAP

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# DEMOGRAPHICS

3107 ELROD ROAD | KATY, TX 77449



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,293	65,254	162,677
Female	8,757	68,978	170,935
Total Population	17,050	134,232	333,612

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,462	33,504	96,180
Black	3,645	27,732	65,121
Am In/AK Nat	14	121	300
Hawaiian	3	27	100
Hispanic	7,284	58,767	134,312
Asian	1,361	11,732	31,059
Multiracial	225	2,000	5,671
Other	55	362	867

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,026	46,823	119,406
Occupied	5,567	42,941	109,404
Owner Occupied	3,849	29,142	70,893
Renter Occupied	1,718	13,799	38,511
Vacant	459	3,883	10,002

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,858	30,560	75,024
Ages 15 - 24	2,525	19,153	47,109
Ages 25 - 54	7,478	59,043	142,120
Ages 55 - 64	1,591	12,625	33,494
Ages 65+	1,600	12,851	35,867

Income	1 Mile	3 Miles	5 Miles
Median	\$107,910	\$93,150	\$95,713
Under \$15k	299	2,876	5,956
\$15k - \$25k	173	1,265	3,802
\$25k - \$35k	178	2,638	5,953
\$35k - \$50k	272	3,765	9,479
\$50k - \$75k	874	6,706	17,288
\$75k - \$100k	643	5,812	14,751
\$100k - \$150k	1,838	10,479	24,809
\$150k - \$200k	704	5,609	13,707
Over \$200k	587	3,790	13,657

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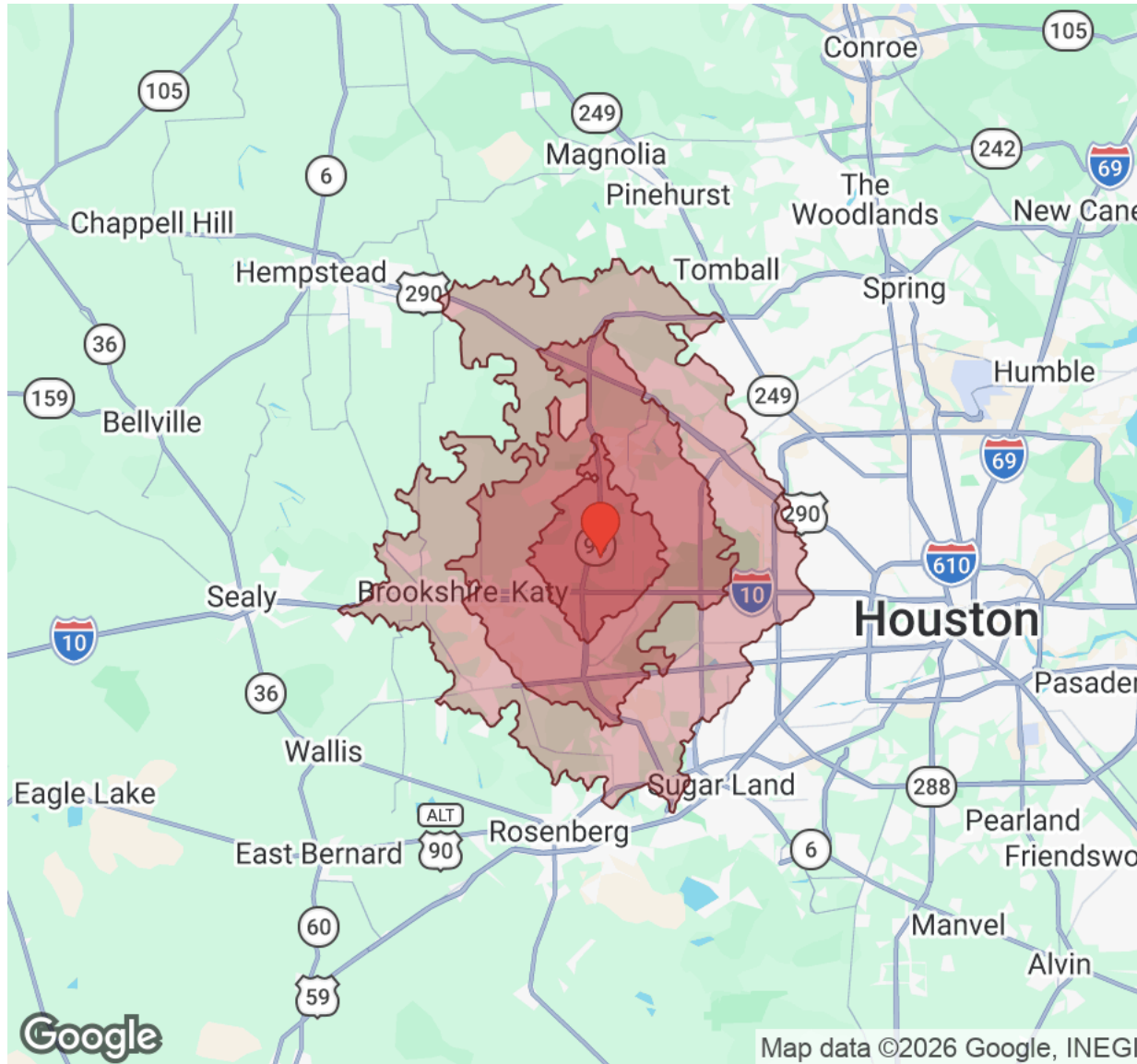


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# DEMOGRAPHICS

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Driving Time: ■ 10 Mins ■ 20 Mins ■ 30 Mins

Population	10 Mins	20 Mins	30 Mins
Male	129,744	404,415	751,889
Female	136,472	422,687	785,001
Total Population	266,216	827,102	1,536,890

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	72,783	259,379	470,596
Black	52,711	148,134	292,009
Am In/AK Nat	266	744	1,383
Hawaiian	80	248	461
Hispanic	111,944	283,861	503,639
Asian	23,161	116,870	237,757
Multiracial	4,606	15,715	27,049
Other	692	2,150	3,842

Housing	10 Mins	20 Mins	30 Mins
Total Units	95,385	292,026	567,610
Occupied	87,336	268,427	519,638
Owner Occupied	56,141	187,636	337,498
Renter Occupied	31,195	80,791	182,140
Vacant	8,049	23,600	47,973

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	60,141	191,414	336,514
Ages 15 - 24	37,740	112,932	207,224
Ages 25 - 54	115,029	355,654	650,989
Ages 55 - 64	26,004	80,626	159,971
Ages 65+	27,302	86,477	182,195

Income	10 Mins	20 Mins	30 Mins
Median	\$94,503	\$112,395	\$102,086
Under \$15k	4,889	12,560	29,243
\$15k - \$25k	2,781	8,152	20,269
\$25k - \$35k	5,023	10,367	24,949
\$35k - \$50k	7,685	20,008	42,187
\$50k - \$75k	13,995	35,775	74,702
\$75k - \$100k	11,916	32,675	63,872
\$100k - \$150k	20,087	56,792	102,523
\$150k - \$200k	11,301	38,117	65,561
Over \$200k	9,661	53,980	96,330

# PROFESSIONAL BIO

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As a dedicated professional in the dynamic world of real estate. I have cultivated a career grounded in continuous learning, goal setting and active involvement in the real estate community. With over 30 years of experience. I am driven by commitment to excellence, integrity and hard work, consistently delivering positive results.

Understanding the profound trust client place in me, my goal is not merely to close in sale but to build relationships for life. The majority of my business comes from repeat clients and referrals, a testament to the quality and personalized attention each client receives.

My 30 years of experience in the real estate industry have been marked by a relentless pursuit of knowledge, a commitment to ethical practices, and a passion for delivering exceptional results. I look forward to leveraging my expertise to guide you through your real estate journey.

“The World of Real Estate is a phone call away.”

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3107 ELROD ROAD



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