

COMMERCIAL FOR LEASE

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



OFFICE SPACE - MOVE-IN READY
\$1,995-\$2,095/MO

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



POWERED BY
exp
REALTY

PRESENTED BY:

RACHEL GONZALEZ-DUNHAM, CCIM

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Associate Broker

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PROPERTY SUMMARY

3107 ELROD ROAD | KATY, TX 77449



Property Summary

Lease Rate:	\$1,995 -2095/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 2024 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.

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PROPERTY DESCRIPTION

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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

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PROPERTY PHOTOS

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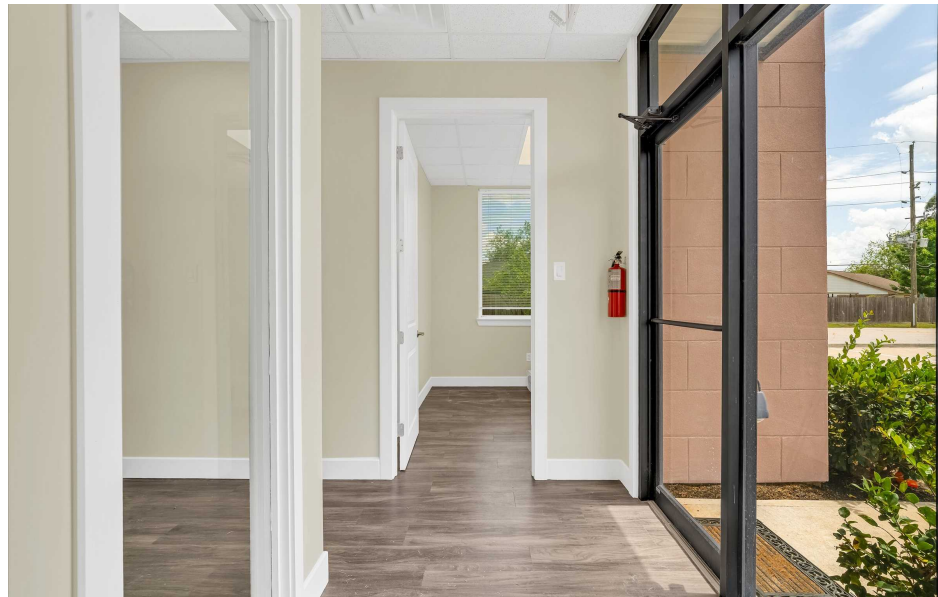


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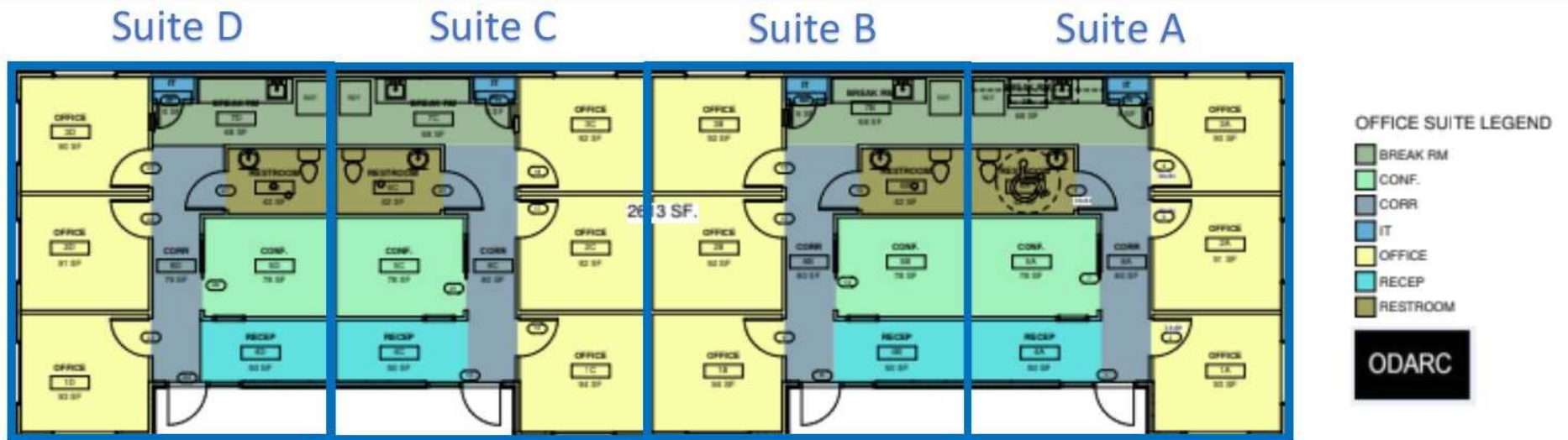
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FLOOR PLAN

3107 ELROD ROAD | KATY, TX 77449



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REALTY



FLOOR PLAN
1/8" = 1'-0"

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AERIAL PHOTO

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AVAILABLE SPACES

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Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Bldg 2 - E	650	Min 3 Years	\$2,095 /mo	Office	Excellent	Available Now
Bldg 2 - F	650	Min 3 Years	\$1,995 /mo	Office	Excellent	Available Now

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

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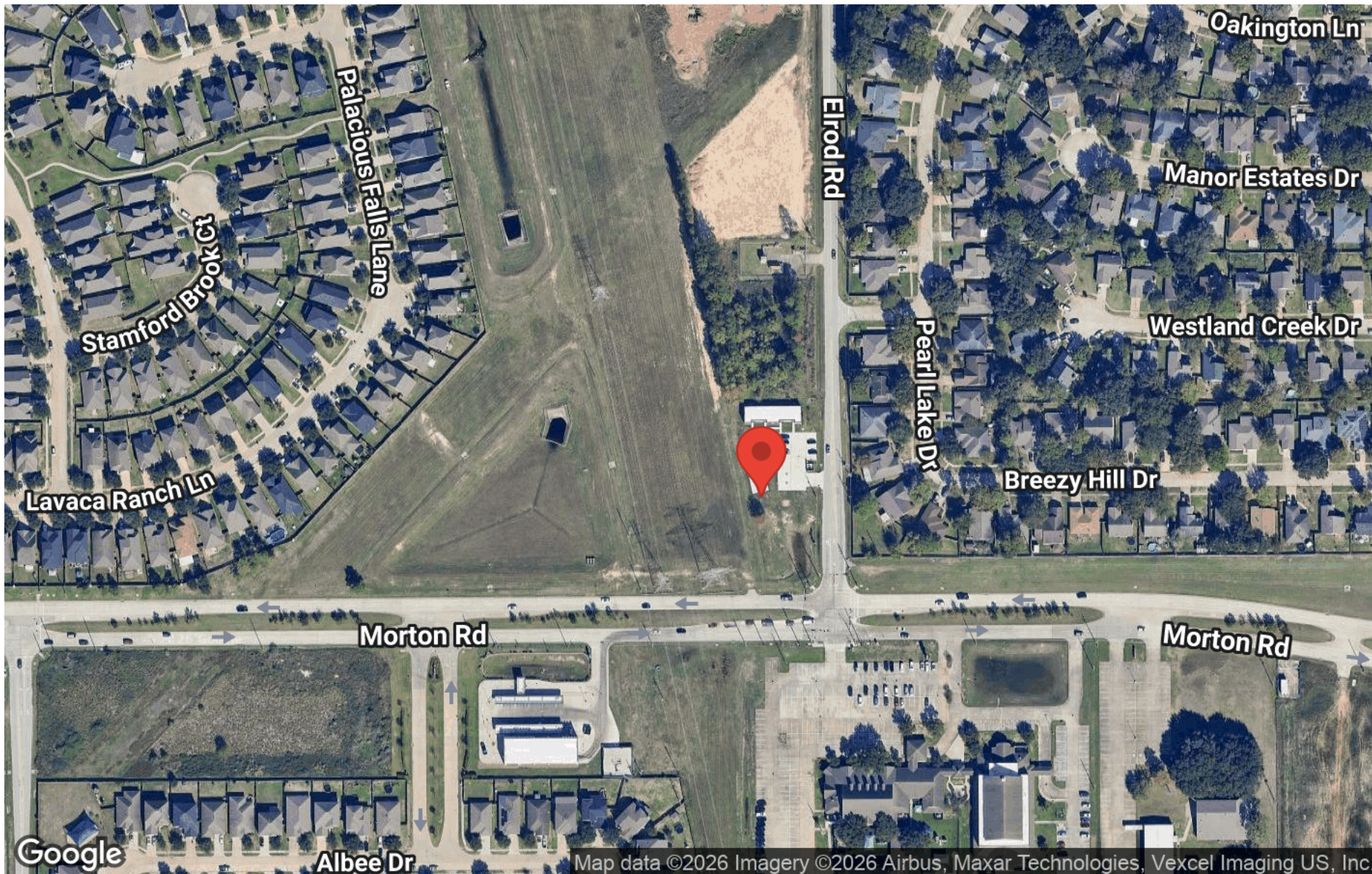
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AERIAL MAP

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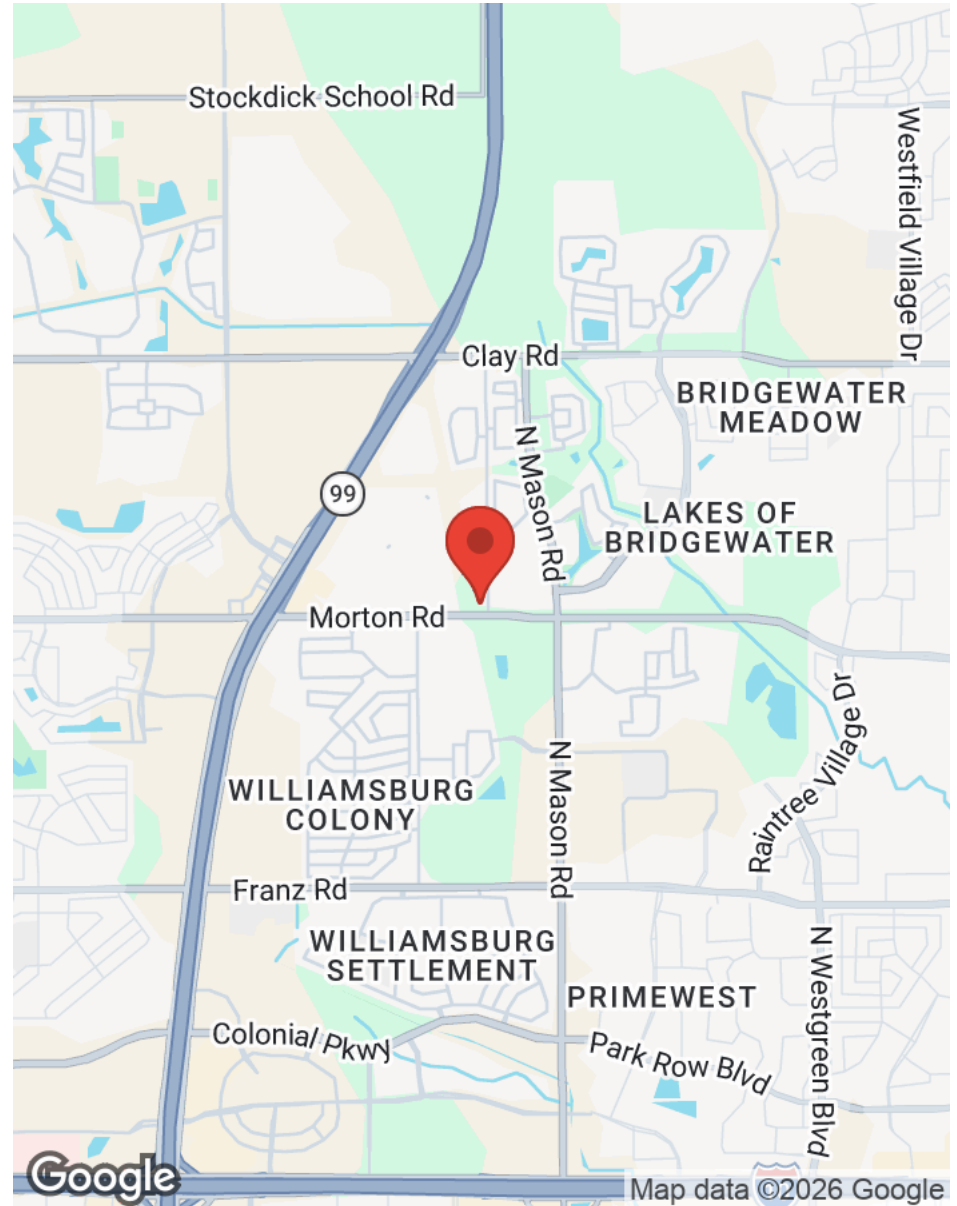
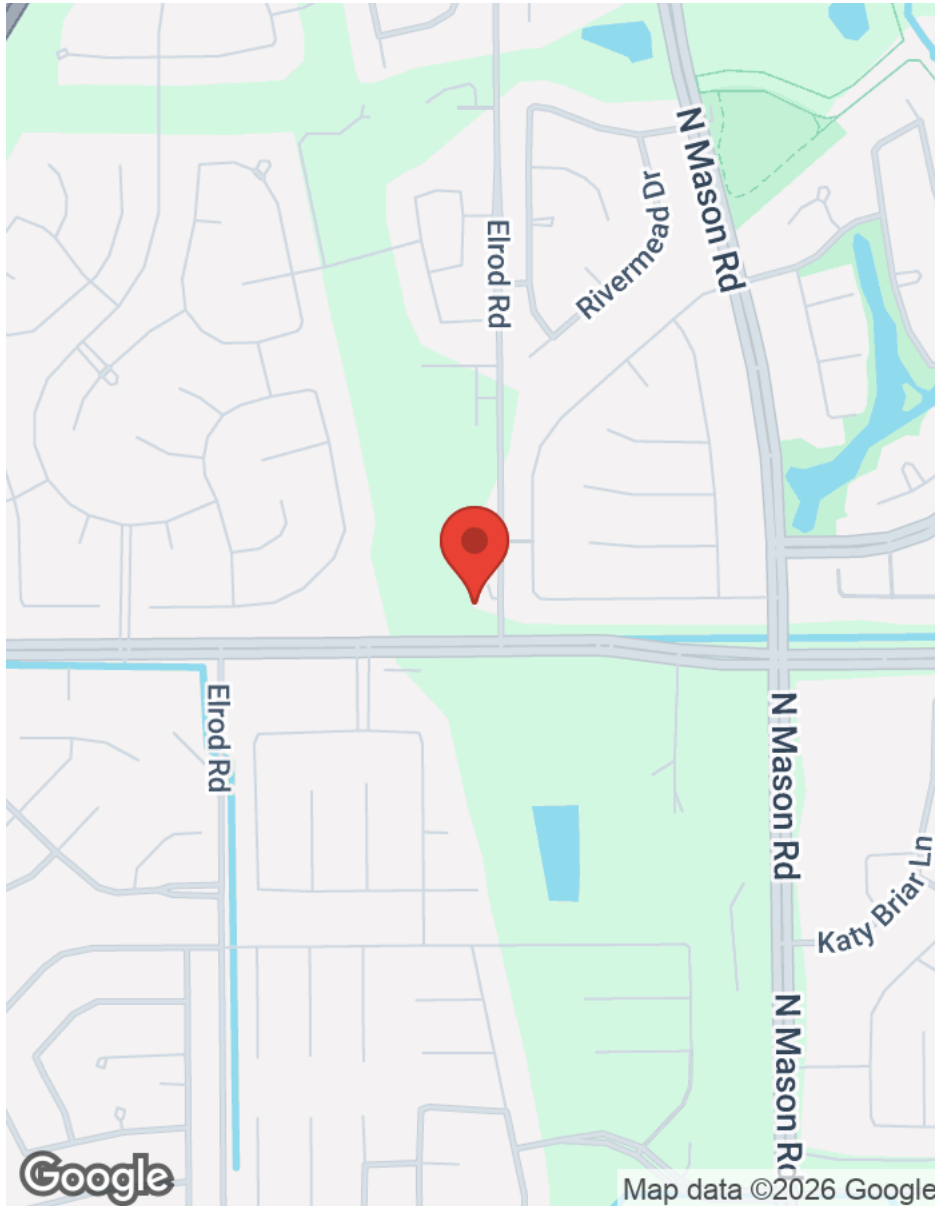
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LOCATION MAPS

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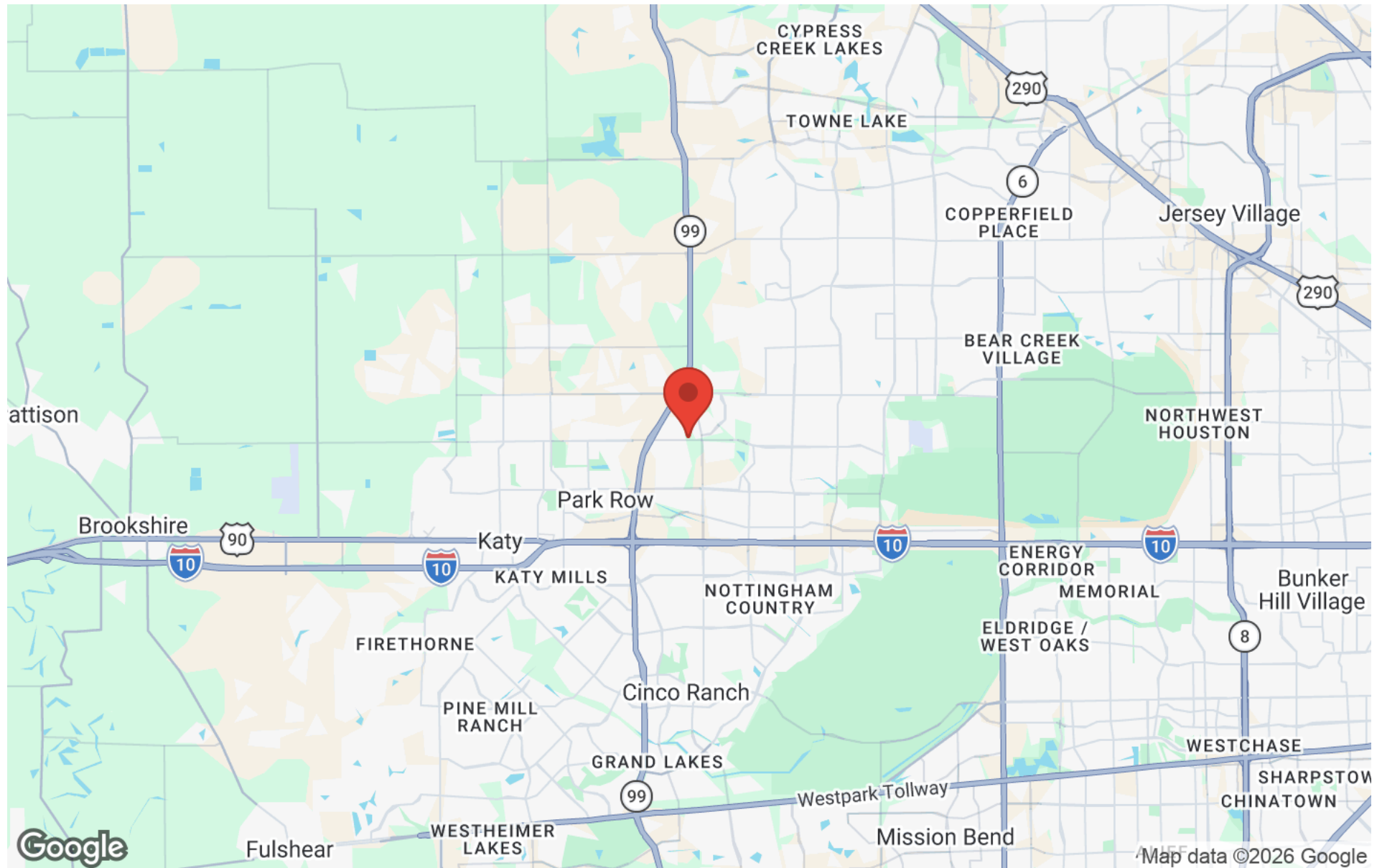


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REGIONAL MAP

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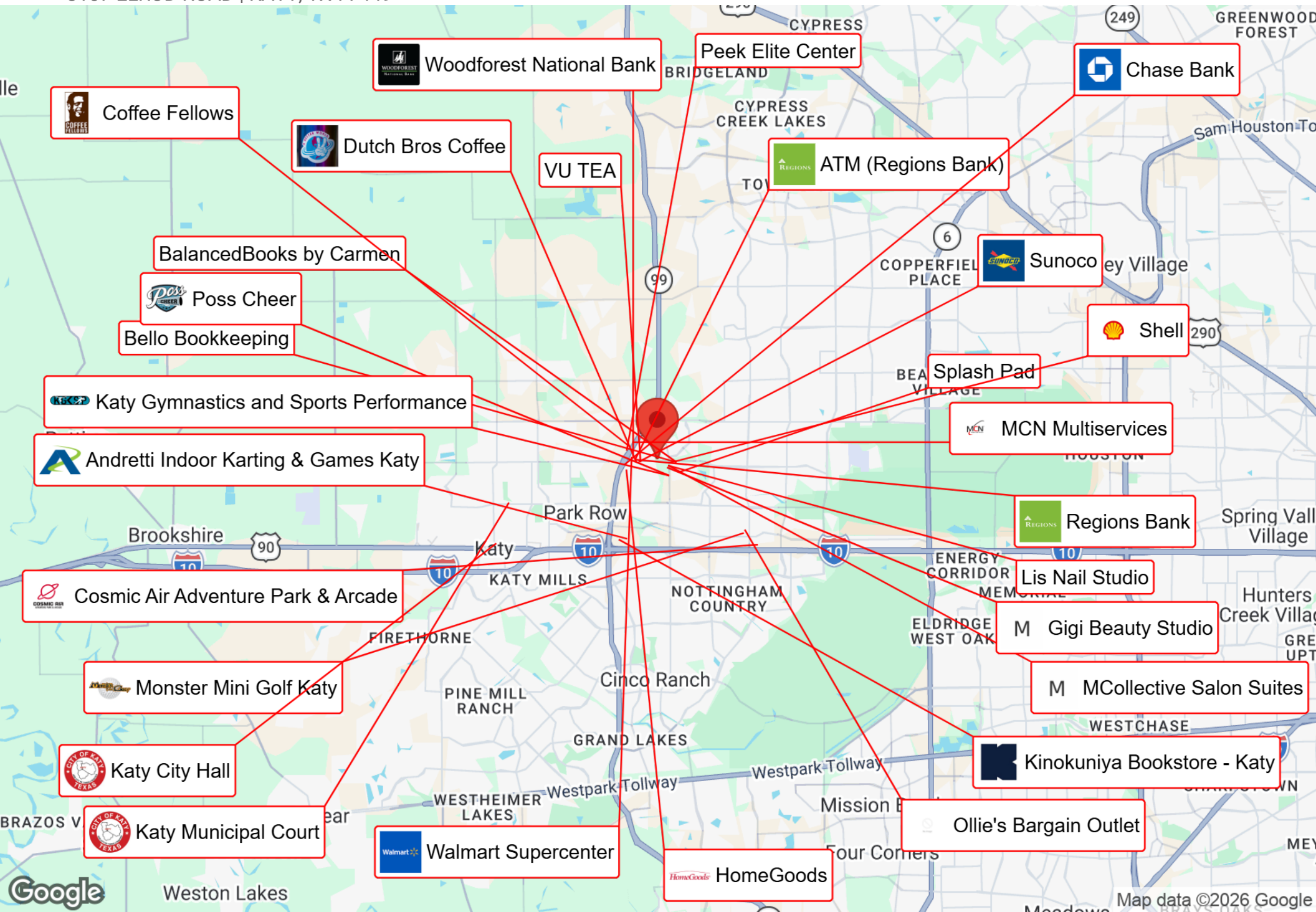
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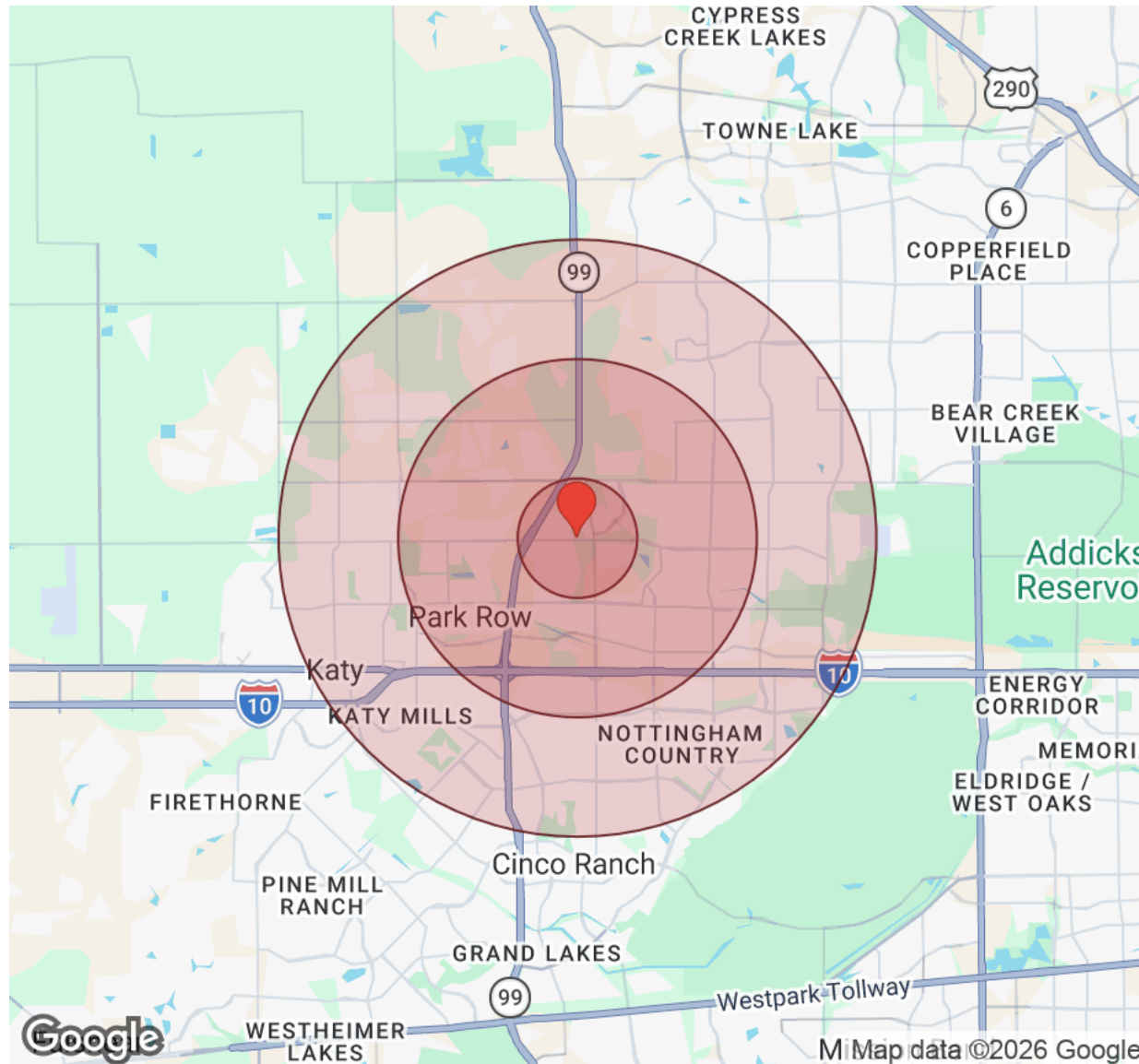
BUSINESS MAP

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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	8,785	66,638	166,037
Female	9,268	71,159	175,582
Total Population	18,054	137,798	341,619

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,718	34,491	97,874
Black	3,874	28,386	67,128
Am In/AK Nat	14	110	307
Hawaiian	4	41	102
Hispanic	7,655	60,287	137,672
Asian	1,482	12,044	31,771
Multiracial	247	2,067	5,842
Other	60	372	922

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,345	48,311	123,476
Occupied	5,874	44,442	113,341
Owner Occupied	4,103	29,477	72,627
Renter Occupied	1,771	14,965	40,714
Vacant	472	3,869	10,134

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,123	31,241	76,831
Ages 15 - 24	2,634	19,588	48,175
Ages 25 - 54	7,967	60,742	145,955
Ages 55 - 64	1,666	12,968	34,149
Ages 65+	1,664	13,257	36,509

Income	1 Mile	3 Miles	5 Miles
Median	\$110,614	\$94,434	\$99,805
Under \$15k	327	2,867	5,976
\$15k - \$25k	154	1,080	3,573
\$25k - \$35k	193	2,840	6,205
\$35k - \$50k	250	3,942	9,295
\$50k - \$75k	802	6,909	17,610
\$75k - \$100k	779	5,895	14,122
\$100k - \$150k	1,706	10,529	25,818
\$150k - \$200k	751	5,371	13,952
Over \$200k	909	5,009	16,791

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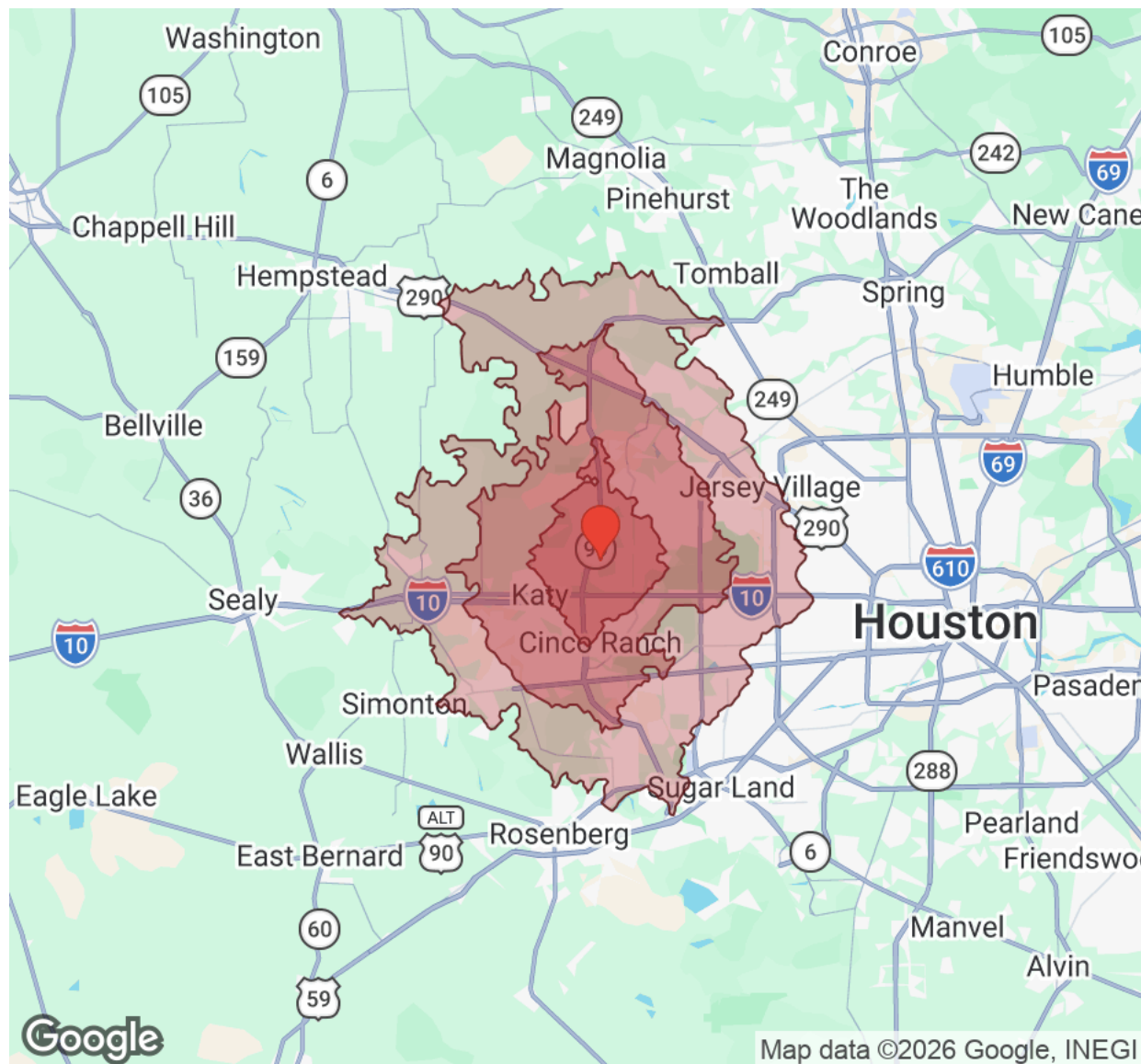


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DEMOGRAPHICS

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

Population	10 Mins	20 Mins	30 Mins
Male	141,703	427,587	753,841
Female	150,071	449,161	790,171
Total Population	291,773	876,749	1,544,012

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	79,712	272,669	476,791
Black	58,325	159,919	287,958
Am In/AK Nat	263	789	1,544
Hawaiian	88	263	463
Hispanic	122,019	300,462	509,370
Asian	25,530	123,709	236,851
Multiracial	5,048	16,658	27,329
Other	788	2,280	4,014

Housing	10 Mins	20 Mins	30 Mins
Total Units	105,401	313,201	573,838
Occupied	96,736	287,656	525,202
Owner Occupied	62,205	201,444	346,698
Renter Occupied	34,531	86,212	178,504
Vacant	8,665	25,544	48,637

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 14	65,836	202,324	338,723
Ages 15 - 24	41,474	119,487	208,125
Ages 25 - 54	125,913	378,140	654,943
Ages 55 - 64	28,540	85,555	160,648
Ages 65+	30,010	91,244	181,572

Income	10 Mins	20 Mins	30 Mins
Median	\$98,853	\$116,176	\$107,099
Under \$15k	5,262	14,458	29,920
\$15k - \$25k	2,918	8,387	19,268
\$25k - \$35k	5,613	11,763	24,964
\$35k - \$50k	8,057	20,466	40,365
\$50k - \$75k	15,191	37,248	73,389
\$75k - \$100k	11,870	31,607	59,579
\$100k - \$150k	22,548	58,746	99,996
\$150k - \$200k	12,167	40,536	68,067
Over \$200k	13,108	64,447	109,655

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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 clients 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.”

DISCLAIMER

3107 ELROD ROAD



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