



# Commercial Realty Company



814 East Ave, Katy TX 77493

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## OFFERED EXCLUSIVELY BY



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The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents. Information regarding license holders may be obtained at [www.trec.texas.gov](http://www.trec.texas.gov)

Complaints may be filed with TREC, which administers recovery funds that may be available under certain circumstances. Texas Real Estate Commission, P.O. Box 12188, Austin, Texas 78711-2188, (512) 936-3000.

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Commercial Realty Company is pleased to exclusively present for sale 814 East Ave., a +/- 12,288-square-foot office building situated on approximately 1.26 acres in the heart of Old Katy, Texas, which was remodeled in 2024.

## **SELLER FINANCE AVAILABLE**

### Investment Highlights

■ **Prime Old Katy Location:**

814 East Ave. is located in the heart of Old Katy, a well-established and proven submarket within the Houston MSA, benefiting from strong local demand, easy accessibility, and a desirable suburban office setting.

■ **Affluent Trade Area:**

The property is situated within a five-mile radius population of approximately 207,000 residents, with an average household income of roughly \$130,000, supporting sustained demand for professional and service-oriented office tenants.

Historically Stabilized Asset:

The building has been historically 100% leased with a strong, complementary tenant mix, providing reliable in-place income and demonstrating long-term tenant demand in the submarket.

■ **Value-Add Upside:**

The largest tenant is currently paying significantly below-market rent, creating a clear opportunity for rental rate growth at rollover or renewal. Additionally, the ability to capture remaining common area factor provides further upside to increase effective rents and NOI without additional capital investment.

■ **Well-Maintained Building:**

The property has been well cared for and presents professionally, allowing an investor to execute the value-add strategy without the need for major near-term capital expenditures.

Square Footage	+/- 12,288 RSF
Total Land	1.26 AC
Year Built	2006
Remodeled	2024
Occupancy	100%



Tenant	SF	Gross Annual Rent
Draloc	1,316	\$28,117
Color Match LLC	400	\$10,338
Sason	376	\$9,600
Hair by Zara	524	\$13,281
Katy Hospice LLC	1,179	\$33,419
Katy Chamber of Commerce	3,698	\$49,277
Mueller Pye & Associates CPA, LLC	1,375	\$41,725
Insure TX, LLC	1,273	\$35,377
Edward Jones	1,300	\$35,100

Gross Income	Annual Expenses	NOI
\$256,234	\$123,315	\$132,919

Chamber currently only paying \$0.25 PSF./mo. Average property rents \$1.32 PSF./Mo.

Lease expires May 2029

## SELLER FINANCE AVAILABLE

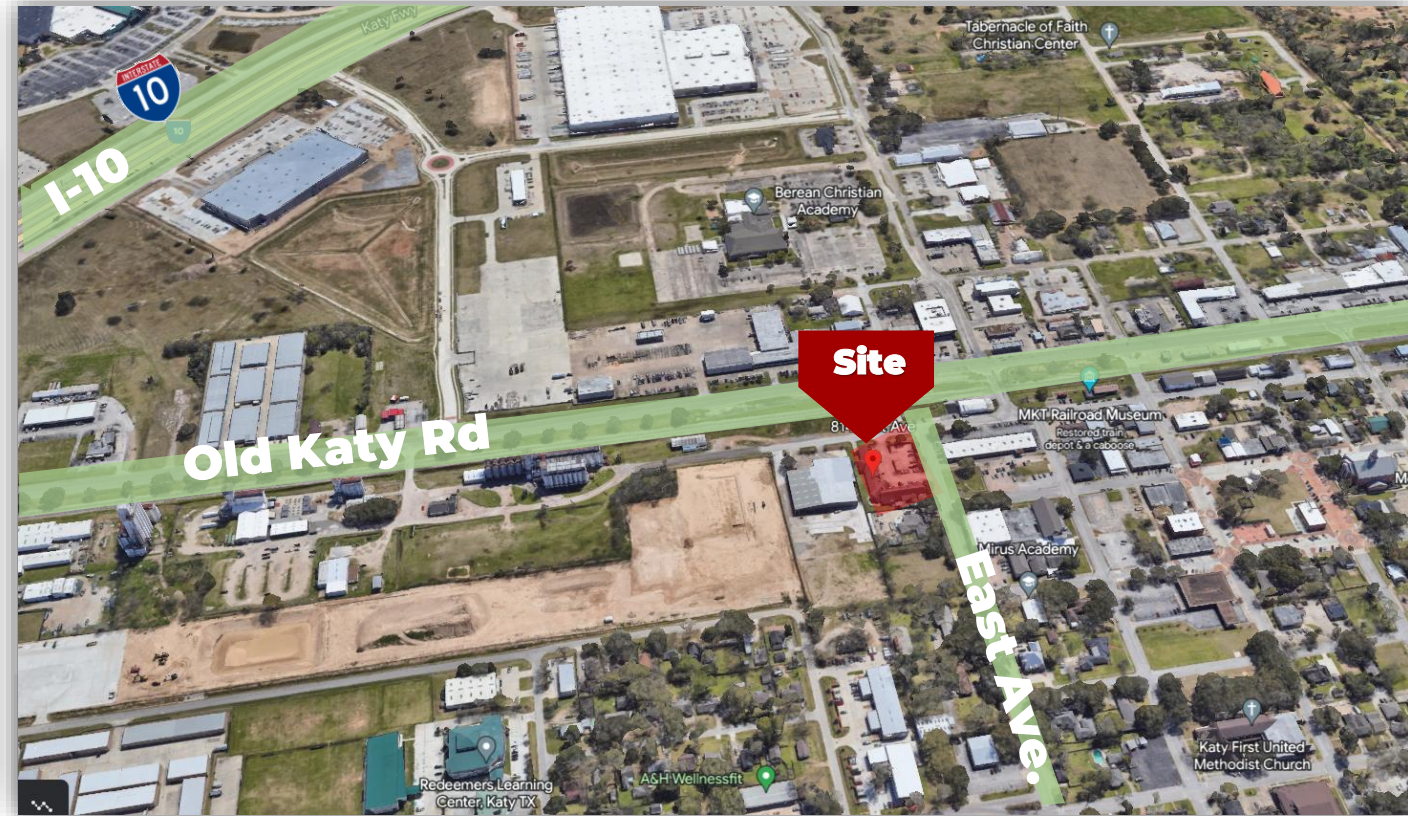
### VALUE ADD POTENTIAL

Leasing the chamber space at market rents is projected to increase NOI to approximately \$196,000. Capturing the remaining common area factor is estimated to add approximately \$19,000 of incremental NOI.

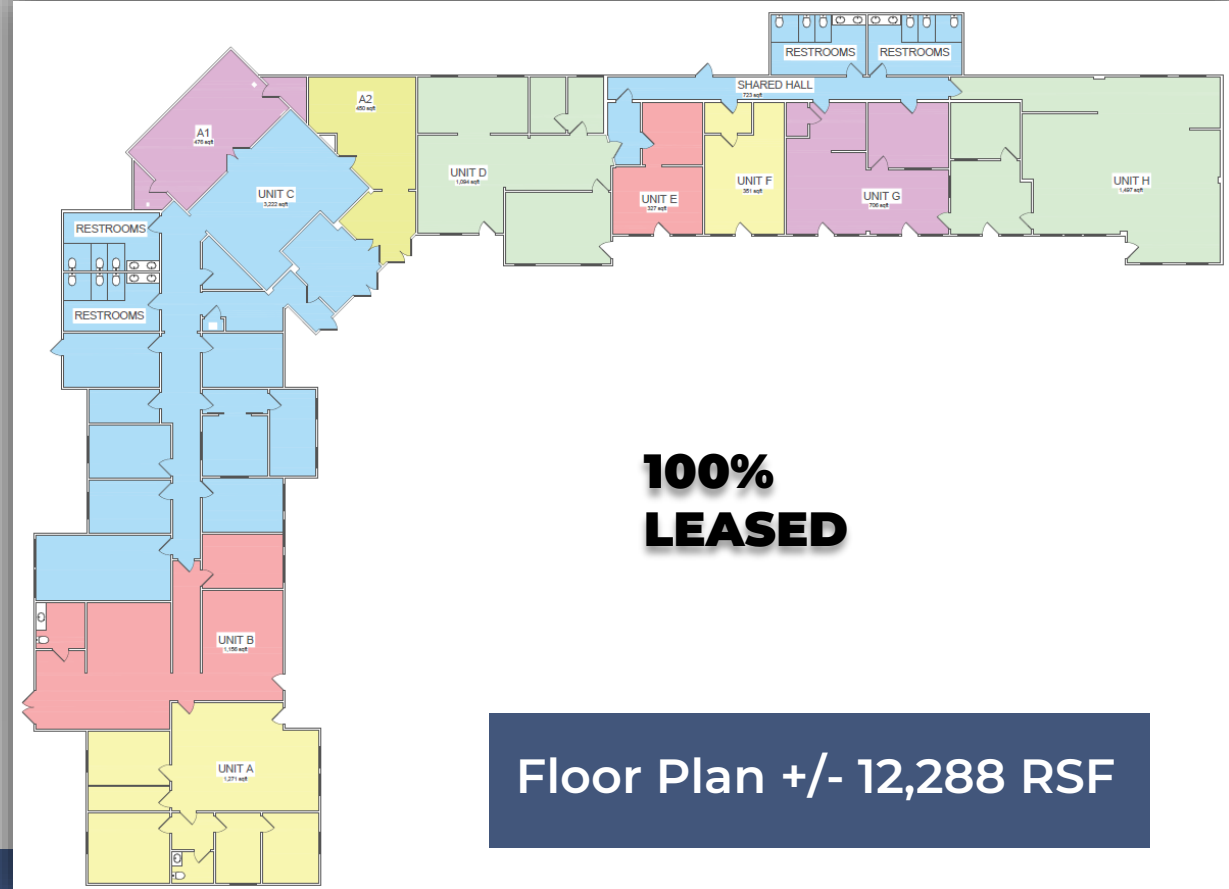


Square Footage  
Total Land  
Year Built  
Remodeled  
Occupancy

+/-12,288 RSF  
1.26 AC  
2006  
2024  
100%



**Excellent Old Katy Location** Just off Interstate 10





**207,000 Residents | \$130K Avg. Household Income | I-10 Corridor**

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**Katy, Texas** is a well-established and rapidly growing suburban submarket located within the Houston–The Woodlands–Sugar Land MSA, one of the largest and most economically diverse metropolitan areas in the United States.

**Strategic Location:** Positioned along the Interstate 10 corridor, Katy benefits from direct connectivity to Downtown Houston, the Energy Corridor, and major regional employment centers.

**Suburban Fundamentals:** The area maintains a strong suburban identity characterized by sustained residential growth, retail demand, and professional services tenancy, supporting long-term commercial real estate demand.



## METROPOLITAN SCALE

**4th largest** metro area in U.S., spanning more than **9,400 square miles**. Houston's size supports a deep labor pool, extensive infrastructure, and long-term population growth across the region.



## BUSINESS & EMPLOYMENT

Houston's **business-friendly environment** continues to attract corporate investment and relocations. The metro supports a broad employment base across energy, healthcare, logistics, manufacturing, and professional services.



Texas Medical Center

## EDUCATION & WORKFORCE

Home to **40+ colleges and universities**, Houston benefits from a steady pipeline of educated talent. A significant share of the adult population holds bachelor's and advanced degrees, supporting demand for professional and medical real estate.



Texas Medical Center

## HEALTHCARE & LIFE SCIENCES

Houston is a **global healthcare** leader and home to the **Texas Medical Center**, the largest medical complex in the world. This concentration drives employment, research, and sustained demand for healthcare-related facilities.



## AEROSPACE & INNOVATION

Anchored by **NASA's Johnson Space Center**, Houston has a long-standing role in aerospace, engineering, and advanced research,



## GLOBAL TRADE & LOGISTICS

The **Port of Houston** is one of the nation's most active **trade gateways**, supporting thousands of jobs and generating **billions** in annual economic impact, reinforcing Houston's role as a logistics and distribution hub.



