

**APEX  
REALTORS**

**23950 Franz Rd, Katy  
Texas 77493**

**COMMERCIAL**

**For LEASE**



**DANIEL MYERS & IBRAHIM NASSAR**  
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**APEXREALTORS.COM**

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**5444 WESTHEIMER RD. SUITE 1620,  
HOUSTON TX, 77056**

## SIZE

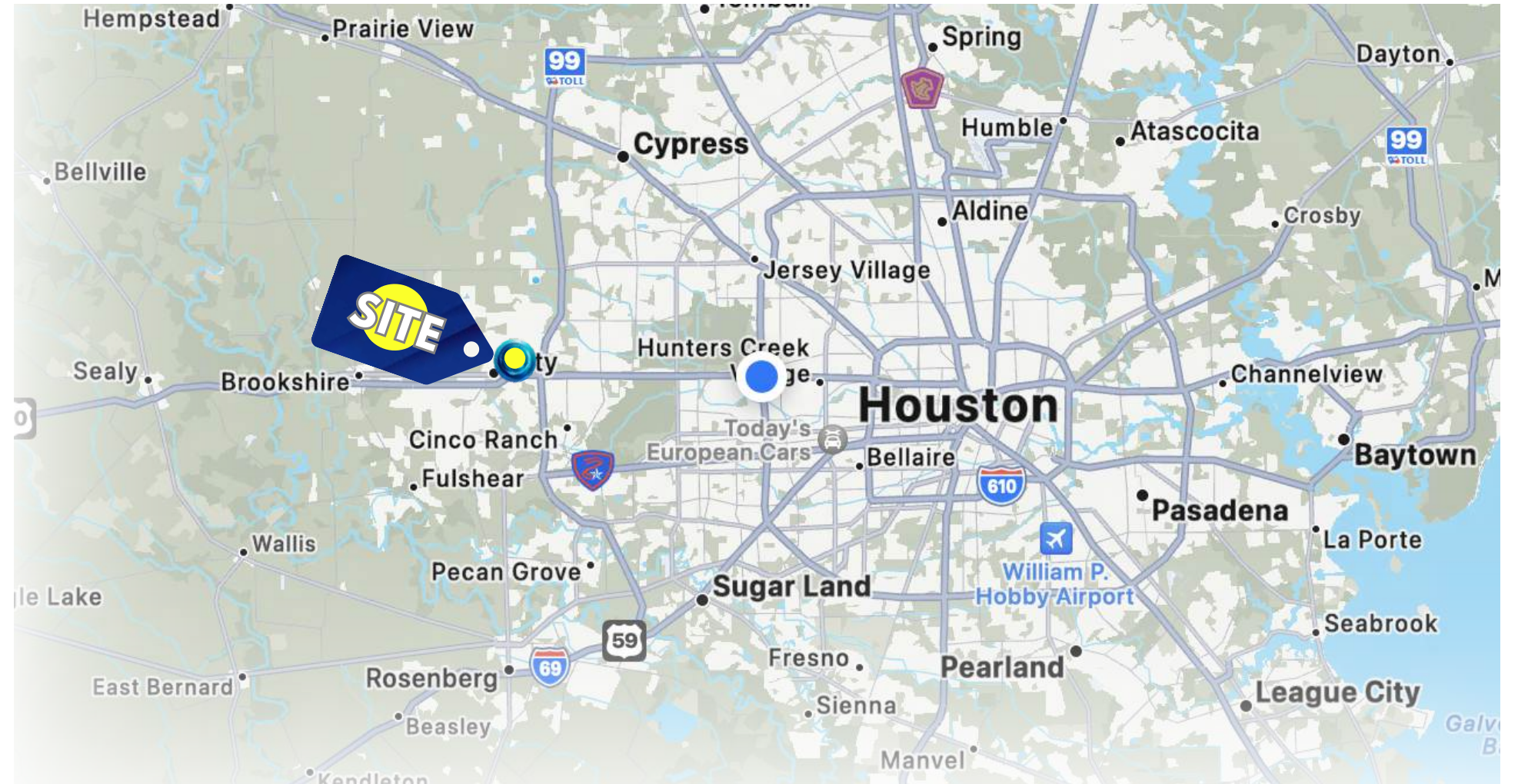
1,500 SF & 3,300 SF (non-contiguous)

## PRICE

Call broker for pricing

## HIGHLIGHTS

- New construction on Busy Franz Rd,
- Tenant Improvement Allowance available,
- Co-tenants include Dentist & Orthodontist,
- Ample Parking front & rear,
- Prominent monument signage opportunity



## DEMOGRAPHICS

Population

Population Growth '24-'29

**1 mile**

10,472

↑10.44%

**3 mile**

149,939

↑8.48%

## TRAFFIC COUNTS

Main St 67,570 VPD

S Main St. 46,267 VPD





WAL\*MART<sup>®</sup> SUPERCENTER   H-E-B<sup>®</sup>  
Chick-fil-A<sup>®</sup>   Kroger<sup>®</sup>   STARBUCKS COFFEE

H MART<sup>®</sup>   COSTCO BUSINESS CENTER<sup>®</sup>  
HOOTERS<sup>®</sup>   CINEMARK<sup>®</sup>   GRINGO'S TEX-MEX<sup>®</sup>

BUG-EE'S<sup>®</sup>   Chick-fil-A<sup>®</sup>   THE HOME DEPOT<sup>®</sup>  
H-E-B<sup>®</sup>   IN-N-OUT BURGER<sup>®</sup>

H-E-B<sup>®</sup>   TARGET<sup>®</sup>   ALDI<sup>®</sup>

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