

FOR LEASE



# The Shops at Cane Island

27252 Katy Freeway, Katy, TX 77494

Contact:

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Keller Williams Signature  
Each office is independently owned and operated

Property Description

The Shops at Cane Island is a multi-tenant retail center that was built in 2019. It offers multiple locational advantages because it is conveniently located on the Katy Freeway in the 500 acre West 10 business park. This retail center shares the same freeway exit as it's nationally recognized neighbor, Buc-ees! It is located in Fort Bend County with multiple prestigious Katy communities near; Firethorne, Cane Island, Jordan Ranch, Cinco Ranch, Seven Meadows, and many more!

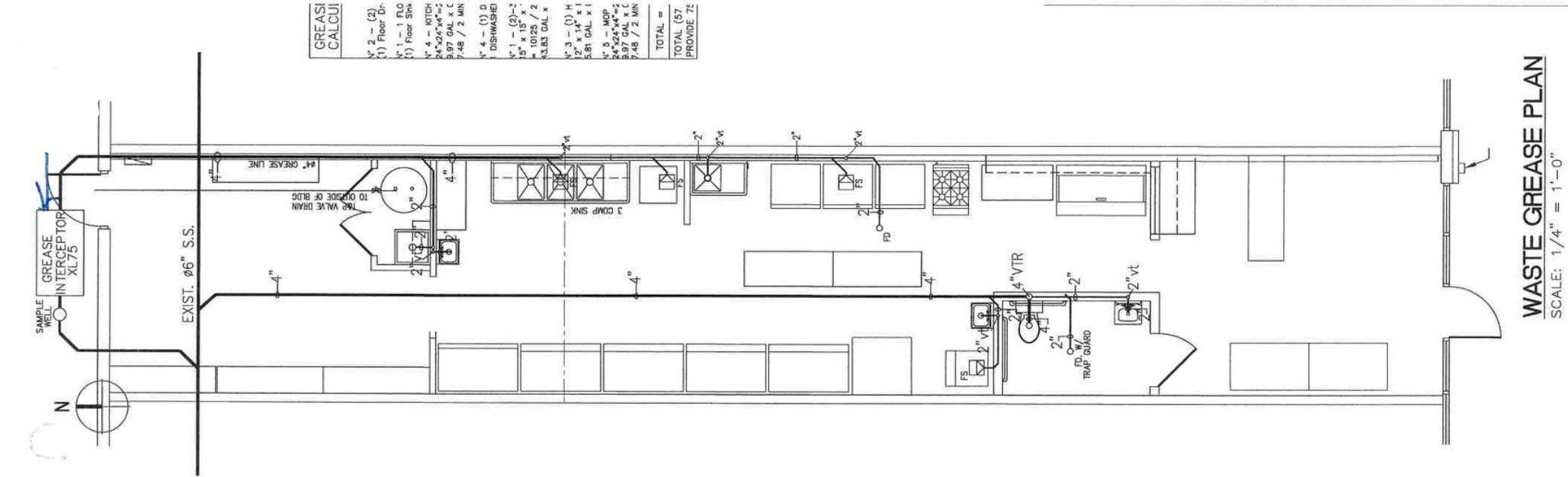


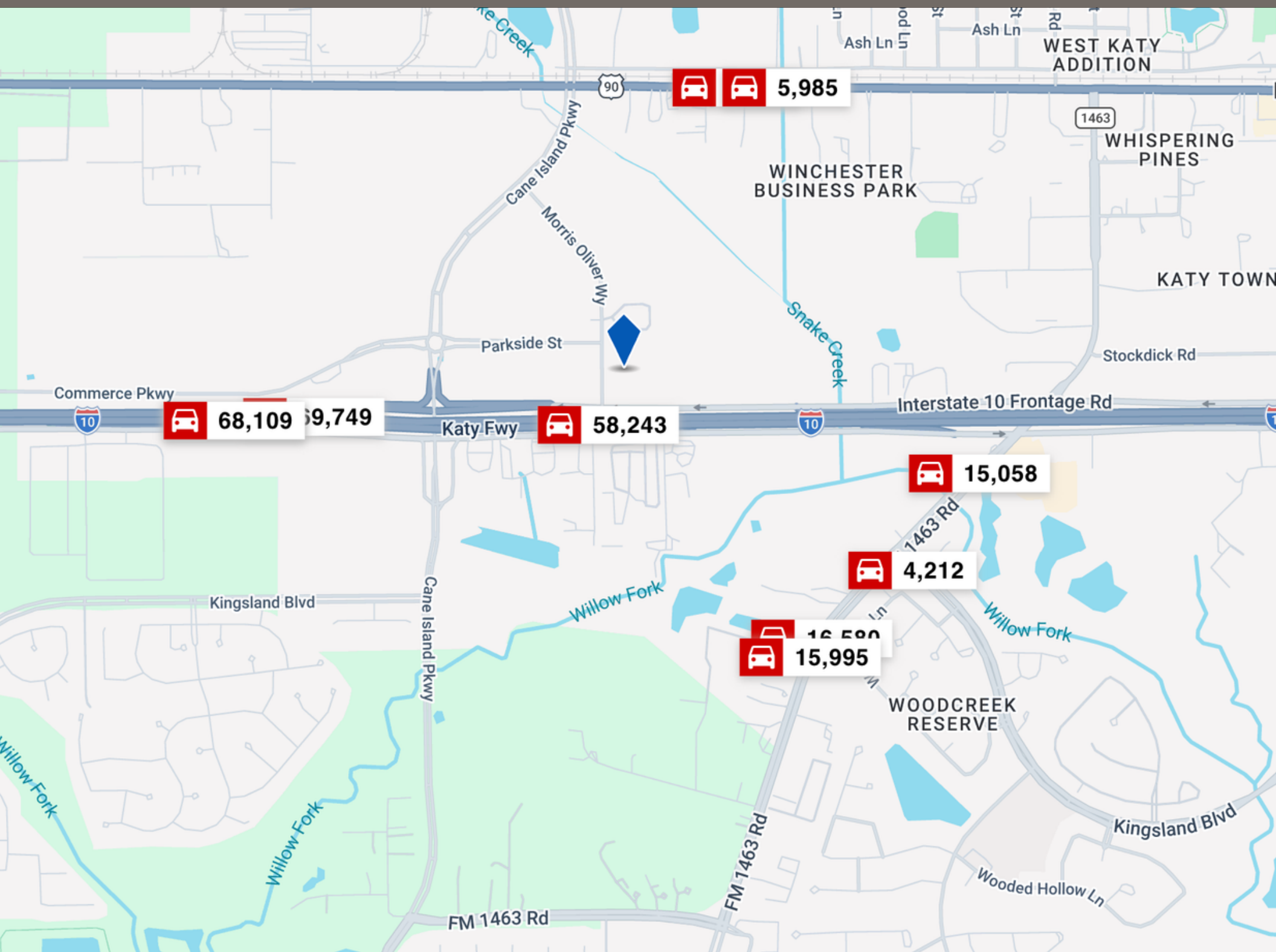
Property Details

Property Highlights

Major Tenants

|                |               |                                                            |                                           |          |
|----------------|---------------|------------------------------------------------------------|-------------------------------------------|----------|
| Available SF:  | 1,082         | • Heavy daytime foot traffic                               | America's Home Place                      | 4,500 SF |
| Lease Rate:    | \$35.00 (NNN) | • Directly across from a 24-hour Buc-ee's                  | Eyedology Vision Care                     | 1,672 SF |
| NNN:           | \$13.70       | • Direct I-10 freeway access and visibility                | AD Barbershop                             | 1,083 SF |
| Lot Size:      | 3.14 ac       | • Located in the West 10 business park                     | Gulf Coast Educators Federal Credit Union | 2,500 SF |
| Year Built:    | 2019          | • Close proximity to multiple prestigious Katy communities | Vietnam Bistro                            | 1,572 SF |
| Market:        | West Houston  | • Comes with the highly desired 77494 zipcode              | Silent Hunter Armory                      | 1,064 SF |
| Submarket:     | Katy          |                                                            | Employ Bridge                             | 1,064 SF |
| Traffic Count: | 60,000 (CPD)  |                                                            | Laundry Maids                             | 1,280 SF |
|                |               |                                                            | Urban Brasa                               | 1,980 SF |







# WEST TEN

BUSINESS PARK



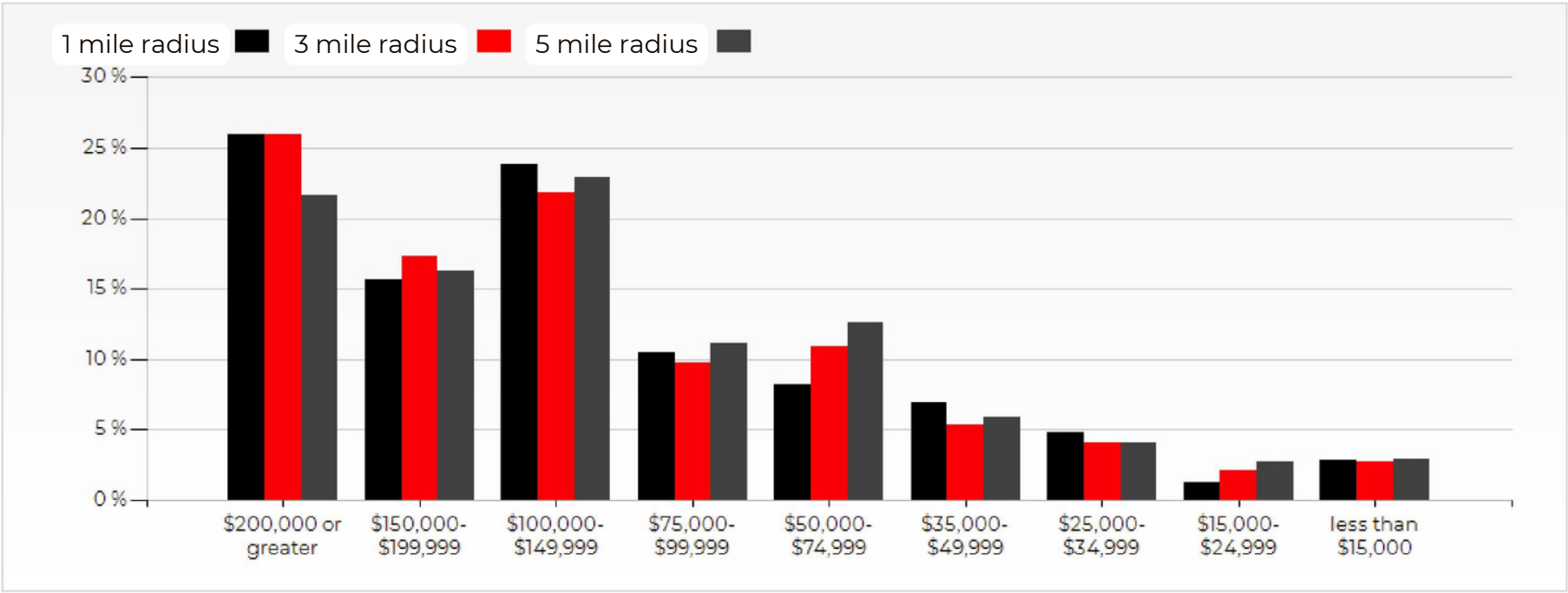
Shops at Cane Island



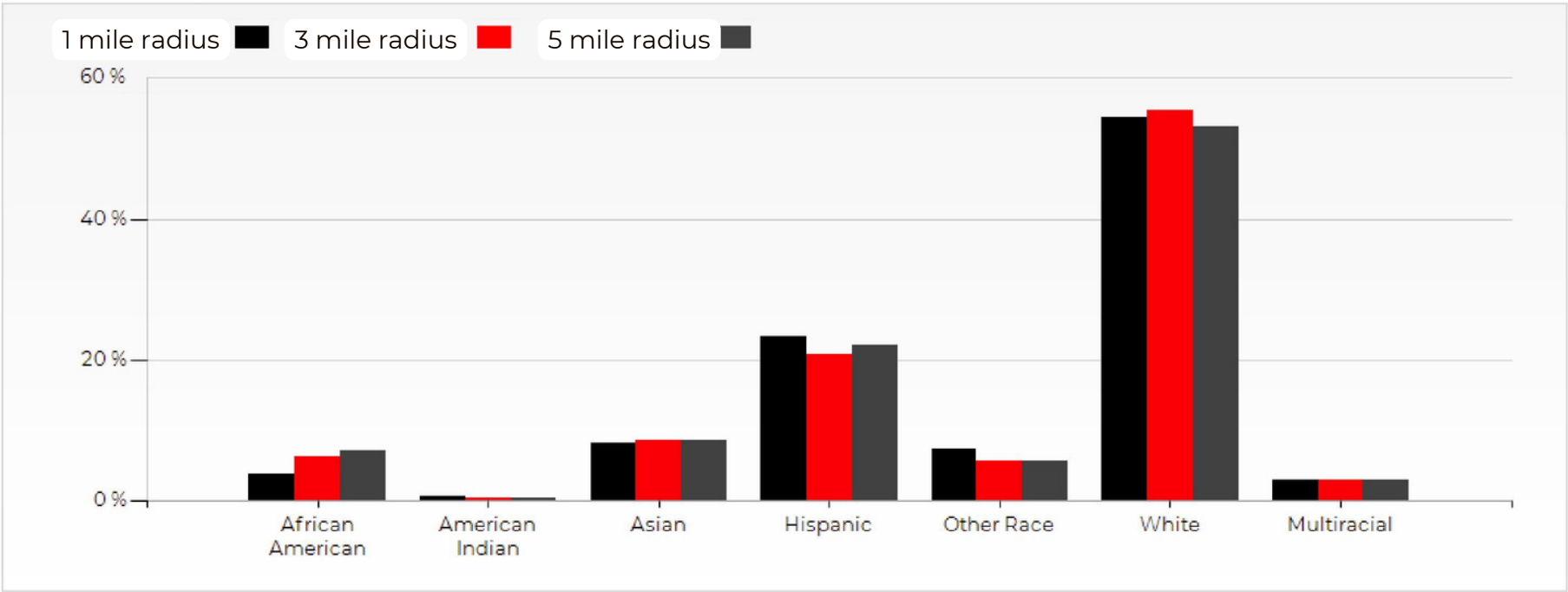
Shops at Cane Island



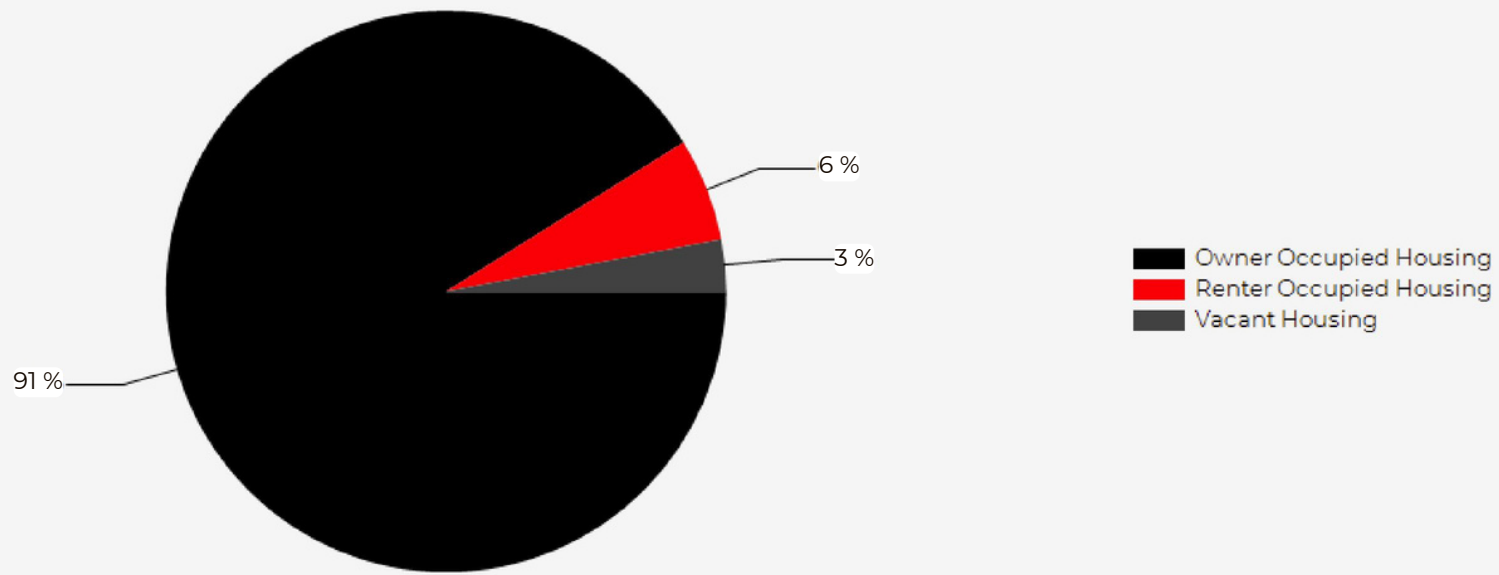
2024Household Income



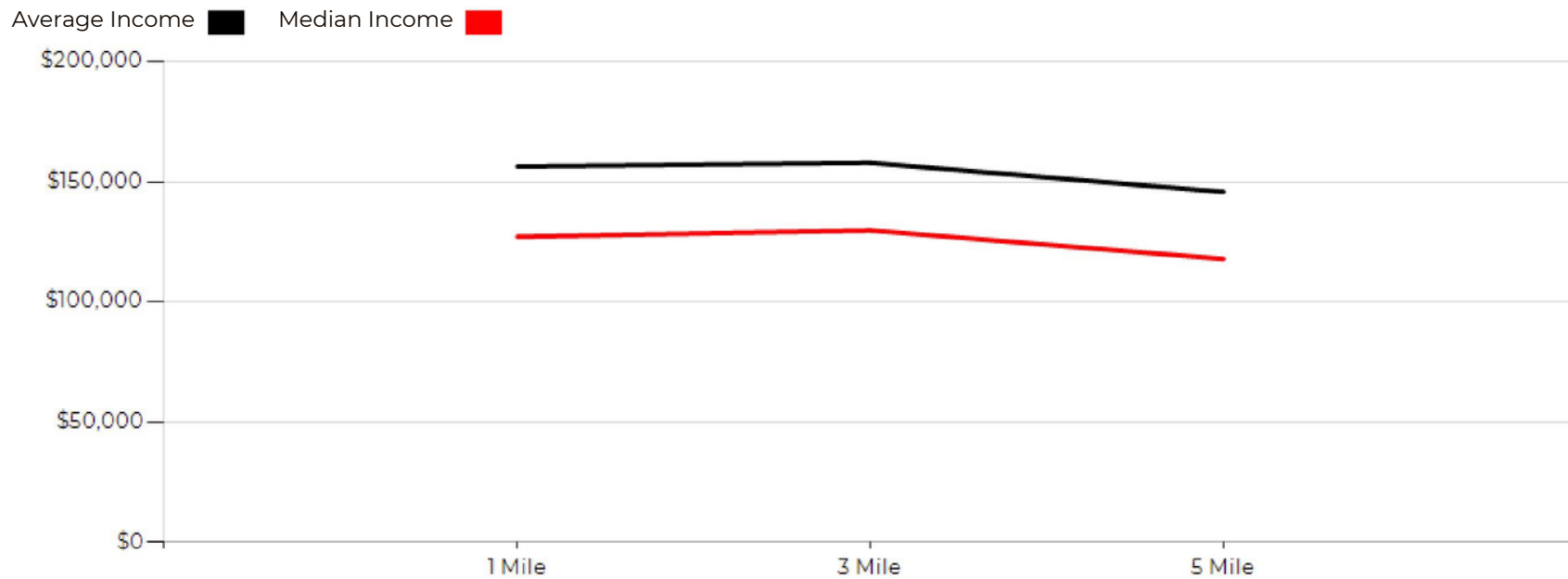
2024 Population By Race



## 2024 Household Occupancy in 1 mile radius



## 2024 Household Income Average and Median



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Suite 400: 1,082 SF | \$35.00 (NNN)

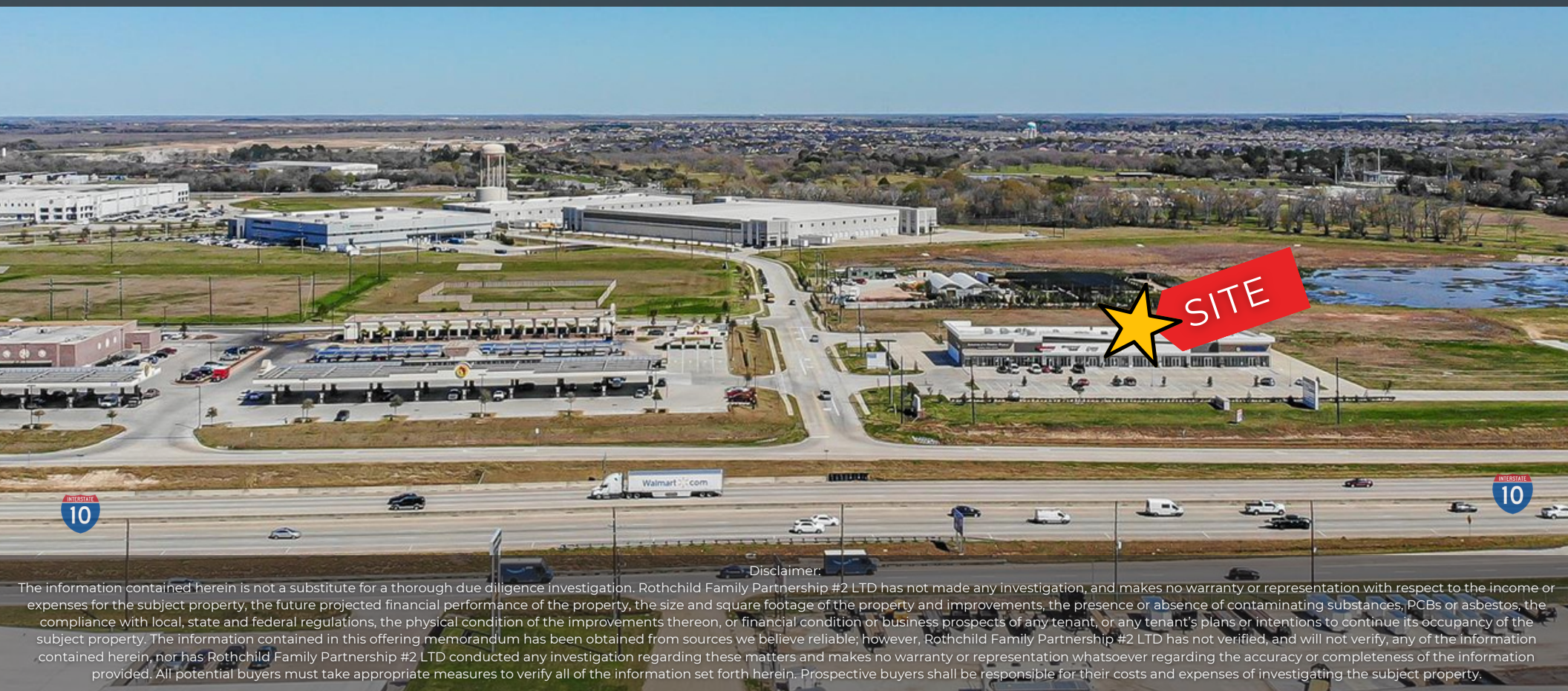


Broker

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Disclaimer:

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