

F O R L E A S E

# Katy Medical Plaza I & II



Move-in ready medical spaces available



**CBRE**

23510 & 23530 KINGSLAND BLVD | KATY, TX 77494



## O V E R V I E W

Katy Medical Plaza I & II comprises two state-of-the-art, Class A medical office buildings, each three stories high, offering a combined rentable building area (RBA) of 95,130 square feet.

Designed for optimal patient and practitioner convenience, the complex provides ample free surface parking, covered patient drop-off and boasts exceptional accessibility to both the Grand Parkway and I-10 corridor. Its strategic location also ensures close proximity to several major hospitals, making it an ideal choice for medical professionals seeking a connected and accessible practice location.

## HIGHLIGHTS

- Diverse tenant mix of healthcare professionals
- Close proximity to four major hospital systems (Memorial Hermann, Houston Methodist, Texas Children's and St. Luke's Health)
- Easy access to Grand Parkway and I-10 corridor
- Free surface parking (5.00/1,000 parking ratio)
- Covered patient drop off



### KATY MEDICAL PLAZA I

23510 Kingsland

RBA: 46,784 SF

Available: 1,989 SF



### KATY MEDICAL PLAZA II

23530 Kingsland

RBA: 48,366 SF

Available: 14,920 SF

## KATY MEDICAL PLAZA I & II:

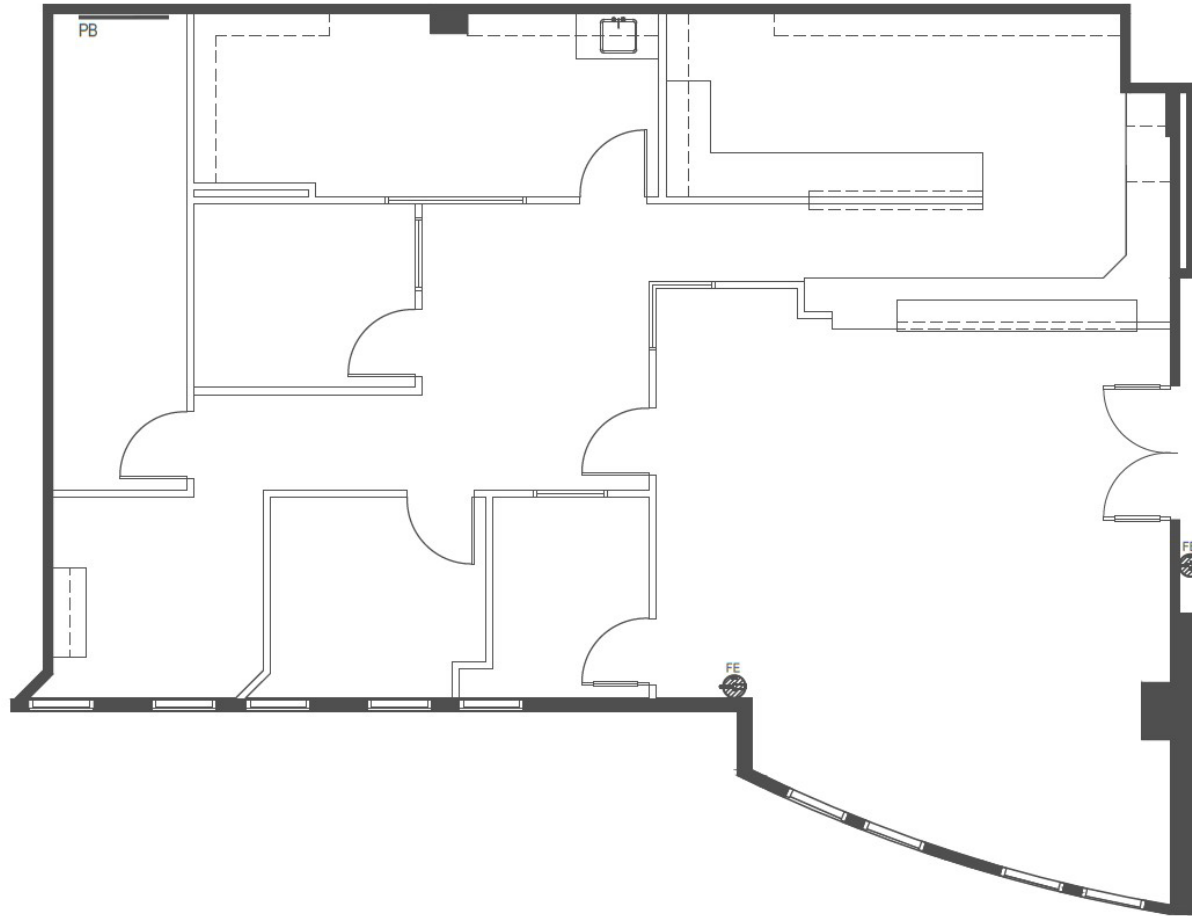
Premier Class A Facilities,  
Strategically Located.

A V A I L A B I L I T I E S

# Katy Medical Plaza I



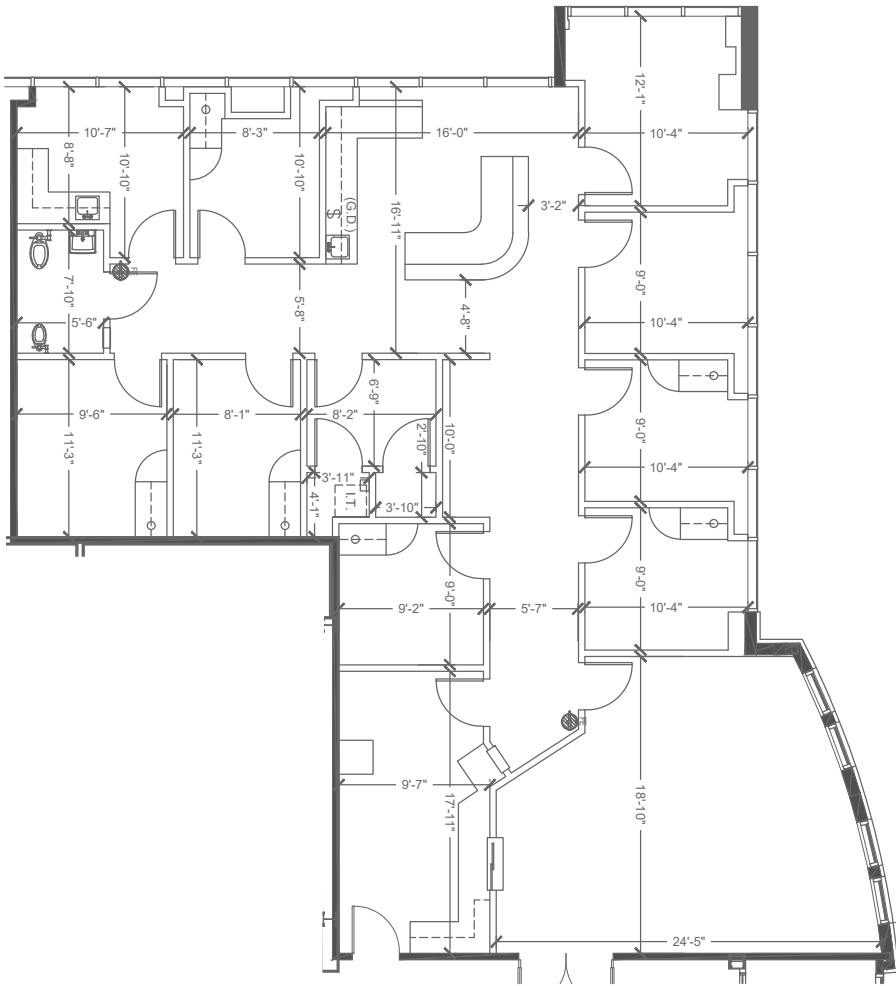
**SUITE 104 - 1,989 SF**



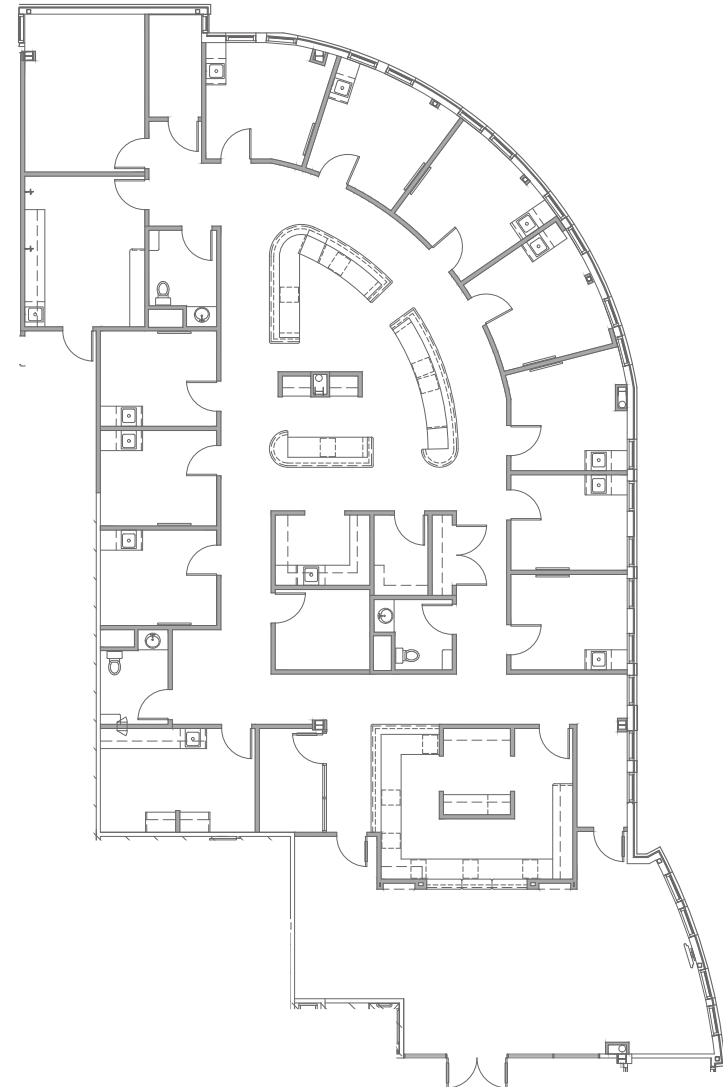
# Katy Medical Plaza II



## SUITE 100 - 2,565 SF



## SUITE 130 - 5,920 SF

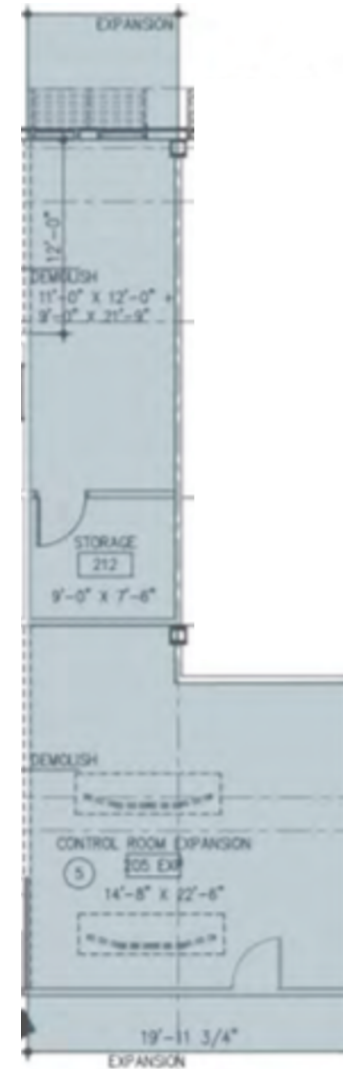
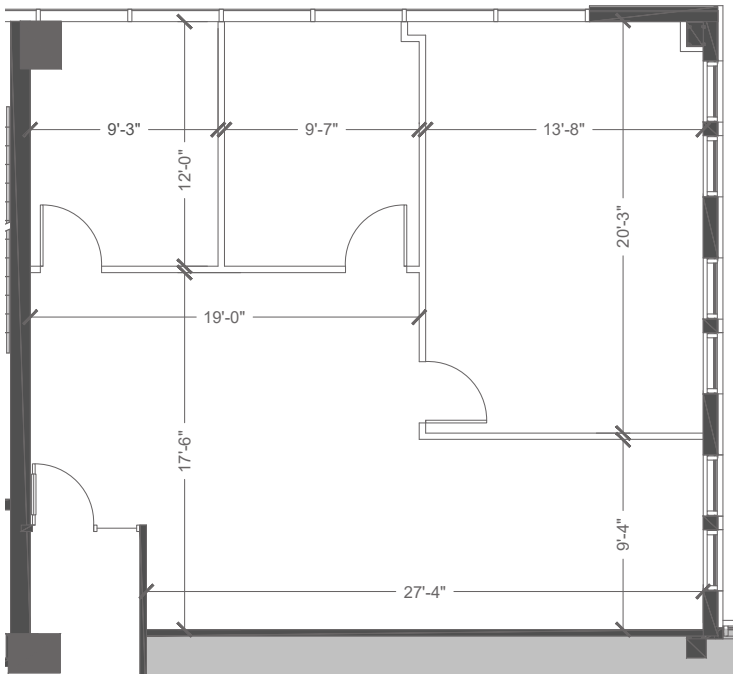


# Katy Medical Plaza II



## SUITE 150 - 1,239 SF

## SUITE 205 - 816 SF

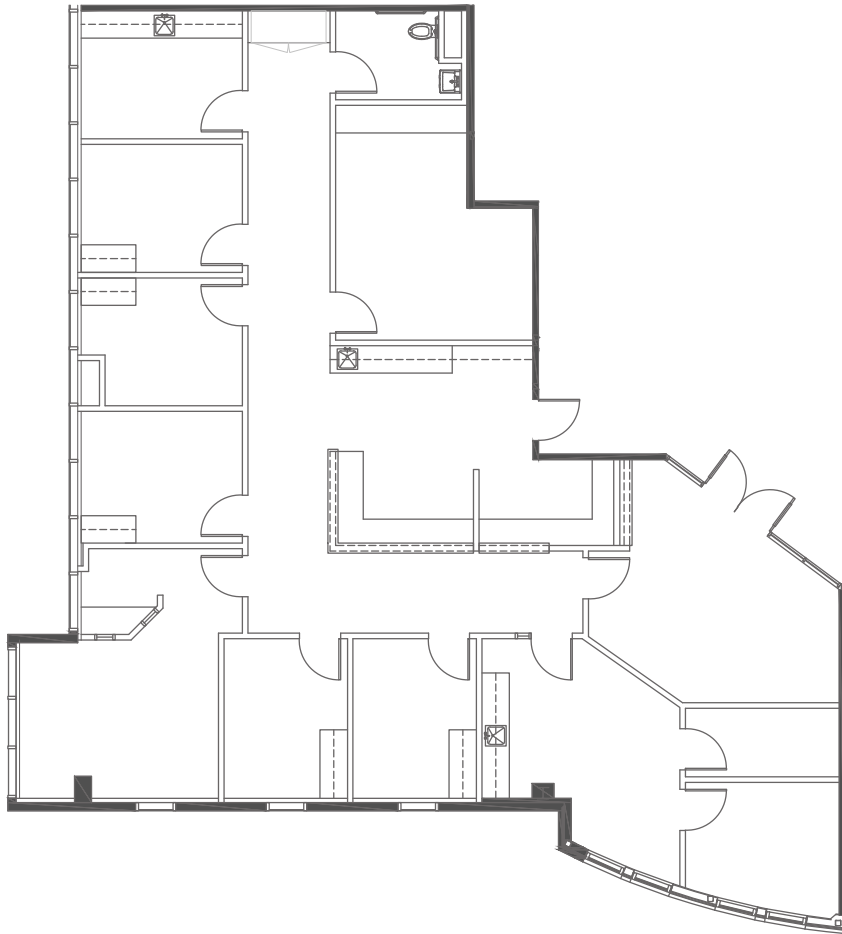


# Katy Medical Plaza II

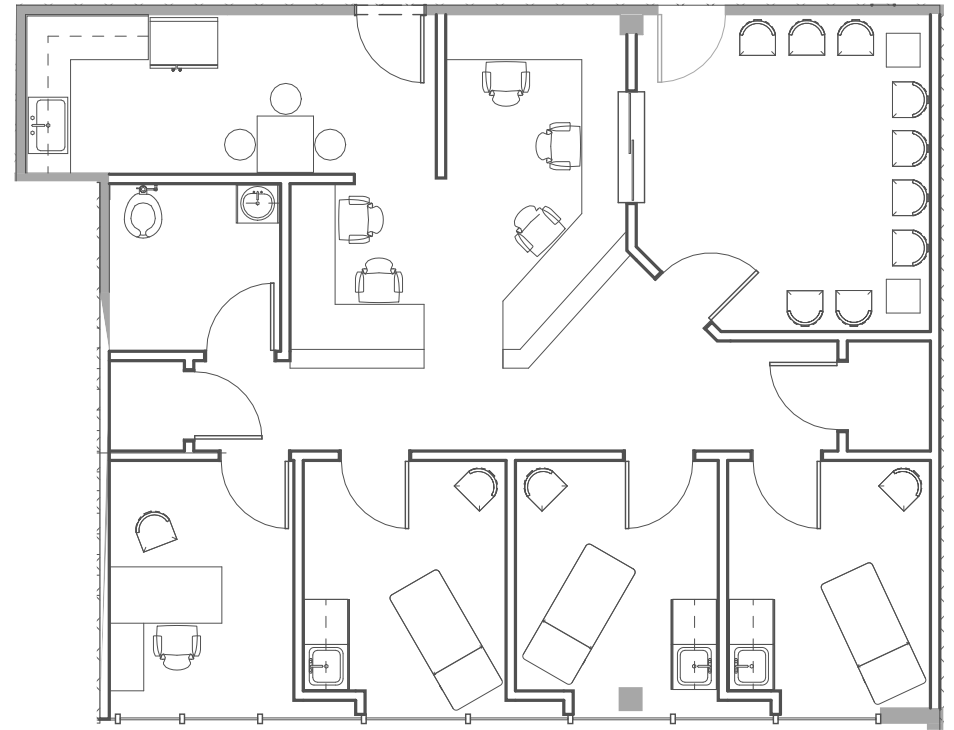


## SUITE 300 - 3,000 SF

Available Q1 2027



## SUITE 303 - 1,380 SF



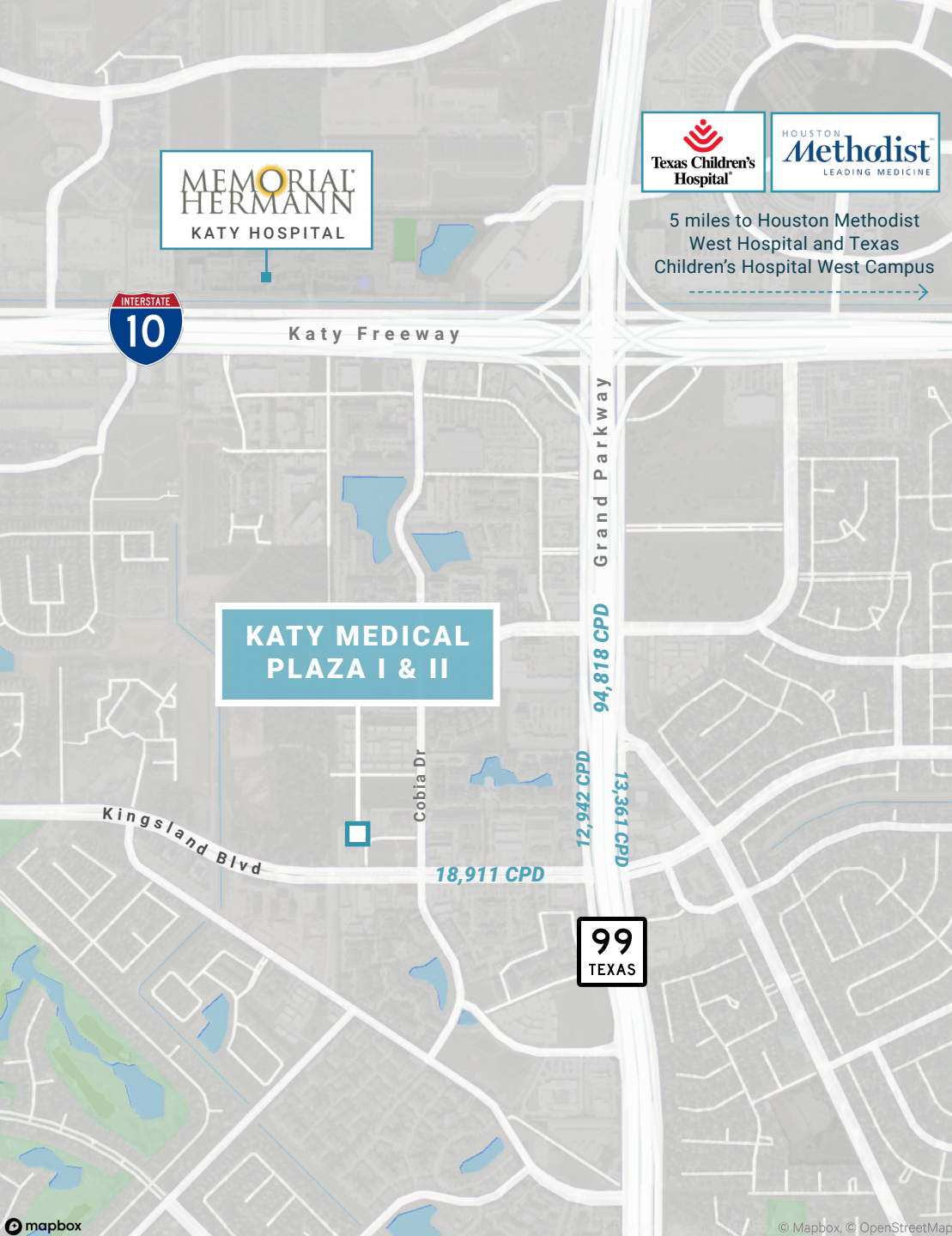
Conceptual Plan



A E R I A L



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## DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
2025 Population	20,401	115,667	310,485
2030 Population - Projection	22,603	122,731	331,268
Daytime Population	16,880	116,493	266,142
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$107,039	\$127,619	\$146,380
Median Household Income	\$78,403	\$99,622	\$114,640
<b>HOUSING VALUE</b>			
Median Home Price	\$366,193	\$346,636	\$384,104
Average Home Price	\$401,224	\$398,364	\$442,035

### KATY: A CONSISTENTLY GROWING COMMUNITY

Katy, Texas, stands out as a highly desirable and rapidly expanding community in the Greater Houston metropolitan area. The broader Katy area boasts a significant and growing population, estimated to be between 300,000 and 400,000 residents, with the city of Katy itself experiencing an annual growth rate of approximately 4.72%.

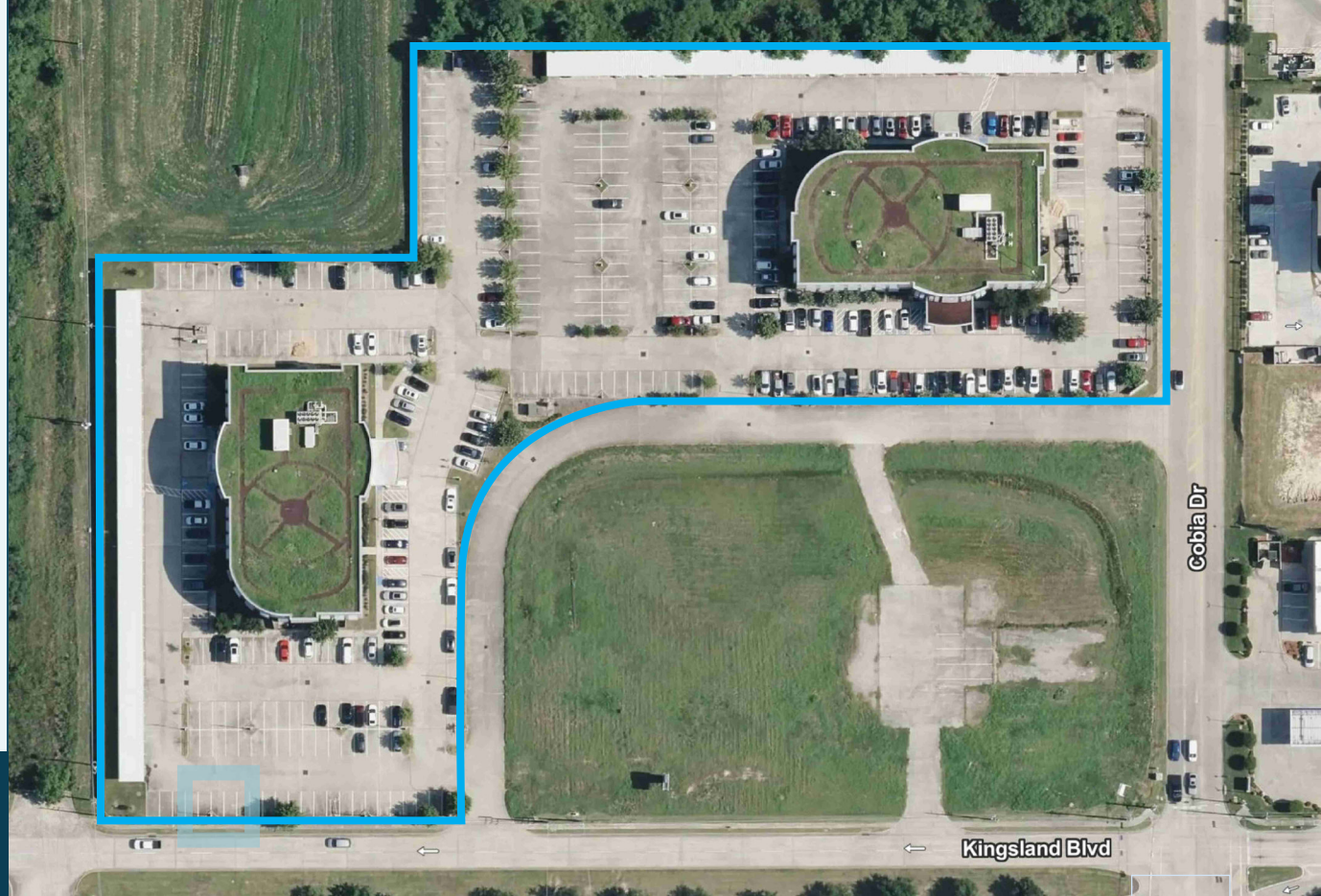
This dynamic growth is fueled by its strategic location, offering easy access to the renowned Energy Corridor, which is home to major energy sector companies like Shell, ConocoPhillips, and BP, making it a prime residential choice for professionals in these industries.

Further enhancing its appeal, Katy is served by the exceptional Katy Independent School District (ISD), which consistently ranks as one of the best in the Houston area and among the top in Texas, drawing families seeking high-quality education for its nearly 97,000 students.

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