



# THE OAKS AT MASON

Luxury Office Condos — Investment Opportunity

2043 N. Mason Rd, Units 703 & 704 | Katy, TX 77449

**\$425,000 Per Unit | 1,320 SF | Built 2021 | Fully Leased**

Katy Medical District | 43,000+ Vehicles/Day | Immediate Cash Flow

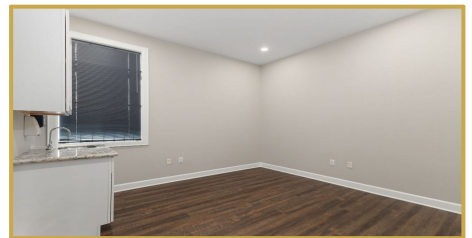
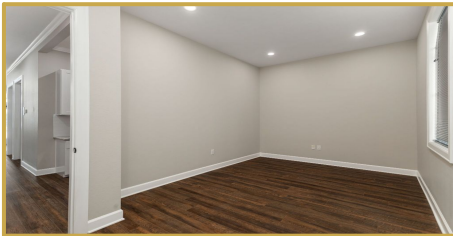
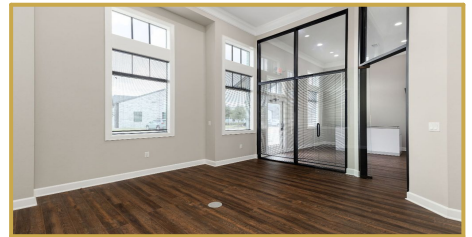
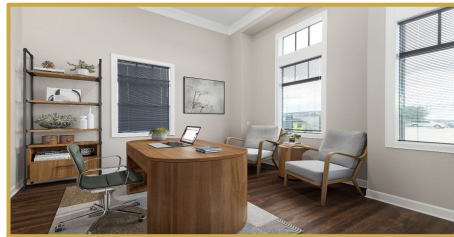
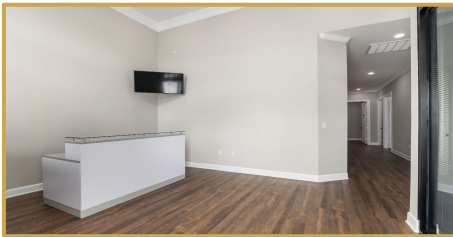


## FLOOR PLANS — UNITS 703 & 704

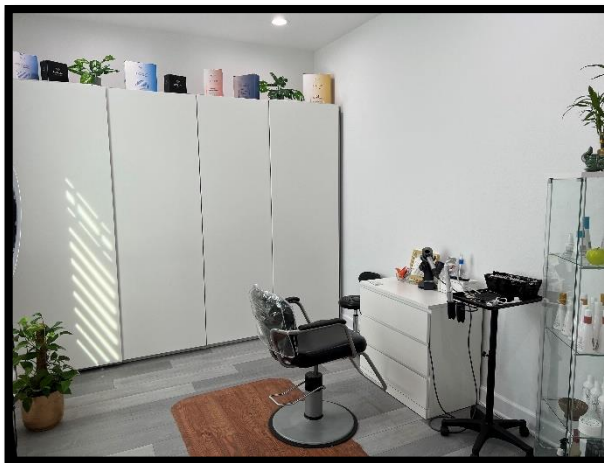
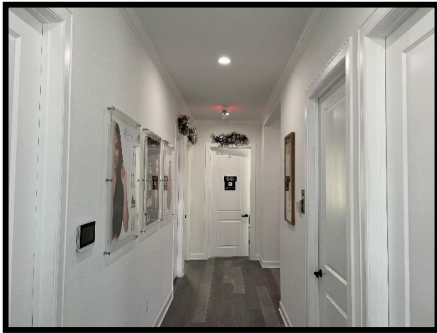
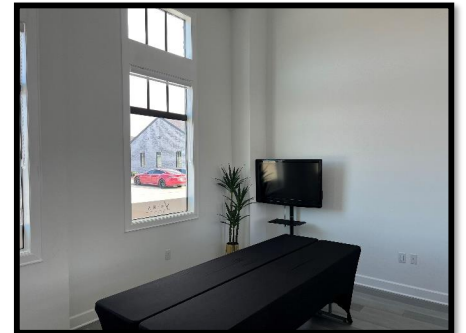
UNIT 703			UNIT 704		
ROOM	DIMENSIONS	EST. SF	ROOM	DIMENSIONS	EST. SF
Lobby	14'4" × 11'	158	Lobby	14'4" × 11'	158
Conference	14'8" × 13'2"	193	Conference	14'8" × 13'2"	193
Office 1	17' × 10'	170	Office 1	16'11" × 10'	169
Office 2	12' × 12'	144	Office 2	12' × 12'	144
Office 3	11' × 12'	132	Office 3	11' × 12'	132
Break Room	12'9" × 7'	89	Break Room	12'10" × 7'	90
Workspace	5'1" × 13'4"	68	Workspace	5'1" × 13'4"	68
Storage	11' × 5'4"	59	Storage	11' × 5'4"	59
Bathroom	7'2" × 8'	57	Bathroom ×2	7'2" × 8'	57 each
Corridor	5'3" × 22'10"	120	Corridor	5'1" × 22'10"	116
<b>TOTAL</b>	—	~1,320 SF	<b>TOTAL</b>	—	~1,320 SF

Both suites share a similar layout. Ceiling heights: 14 ft in Lobby & Conference; 10 ft in all private offices.

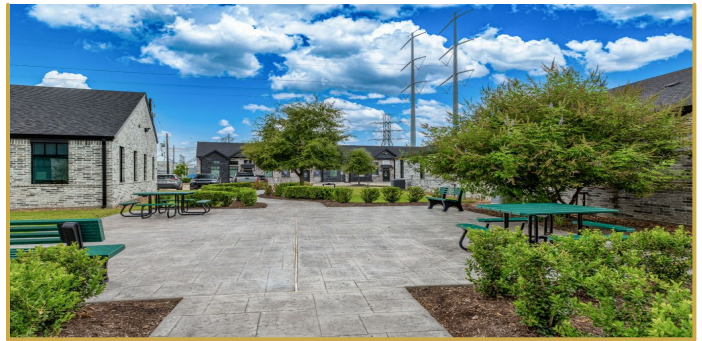
## INTERIOR PHOTO GALLERY - Unit 704



# INTERIOR PHOTO GALLERY - Unit 703



## EXTERIOR & COMMON AREAS



## LOCATION & MARKET ANALYSIS

### Traffic Counts — Mason & Franz Corridor

LOCATION	VPD
N. Mason Rd (0.10 S of Franz)	27,080
N. Mason Rd (0.10 S of Franz)	26,918
Mason Rd (0.08 S of Franz)	25,000
N. Mason Rd (0.51 S of Franz)	18,299
Franz Rd (0.10 E of N. Mason)	16,132
Franz Rd (0.06 E of N. Mason)	13,209

### Houston–The Woodlands–Sugar Land MSA

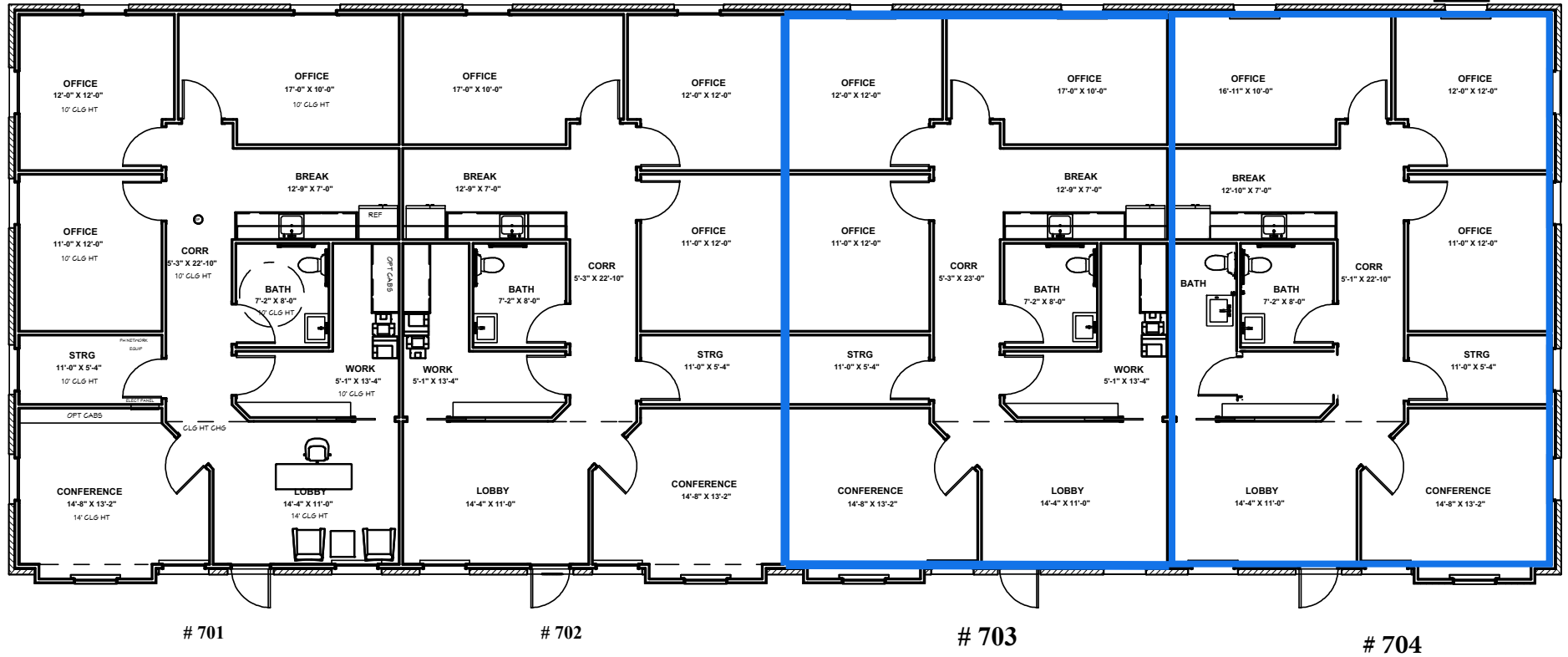
<b>~8 Million</b> MSA Population (5th Largest U.S. Metro)	<b>33 Years</b> Median Age	<b>\$76,930</b> Median Household Income
<b>9,444 mi<sup>2</sup></b> MSA Area	<b>3.49M</b> Labor Force Size	<b>1.5%/yr</b> Projected Population Growth Rate

Home to the **world's largest medical center** and 44 of 128 publicly traded U.S. oil-and-gas firms. Katy adds 25,000+ residents/yr, driving sustained demand for medical and professional office space.

# THE OAKS AT MASON OFFICES

UNIT # 703

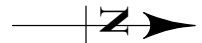
UNIT # 704

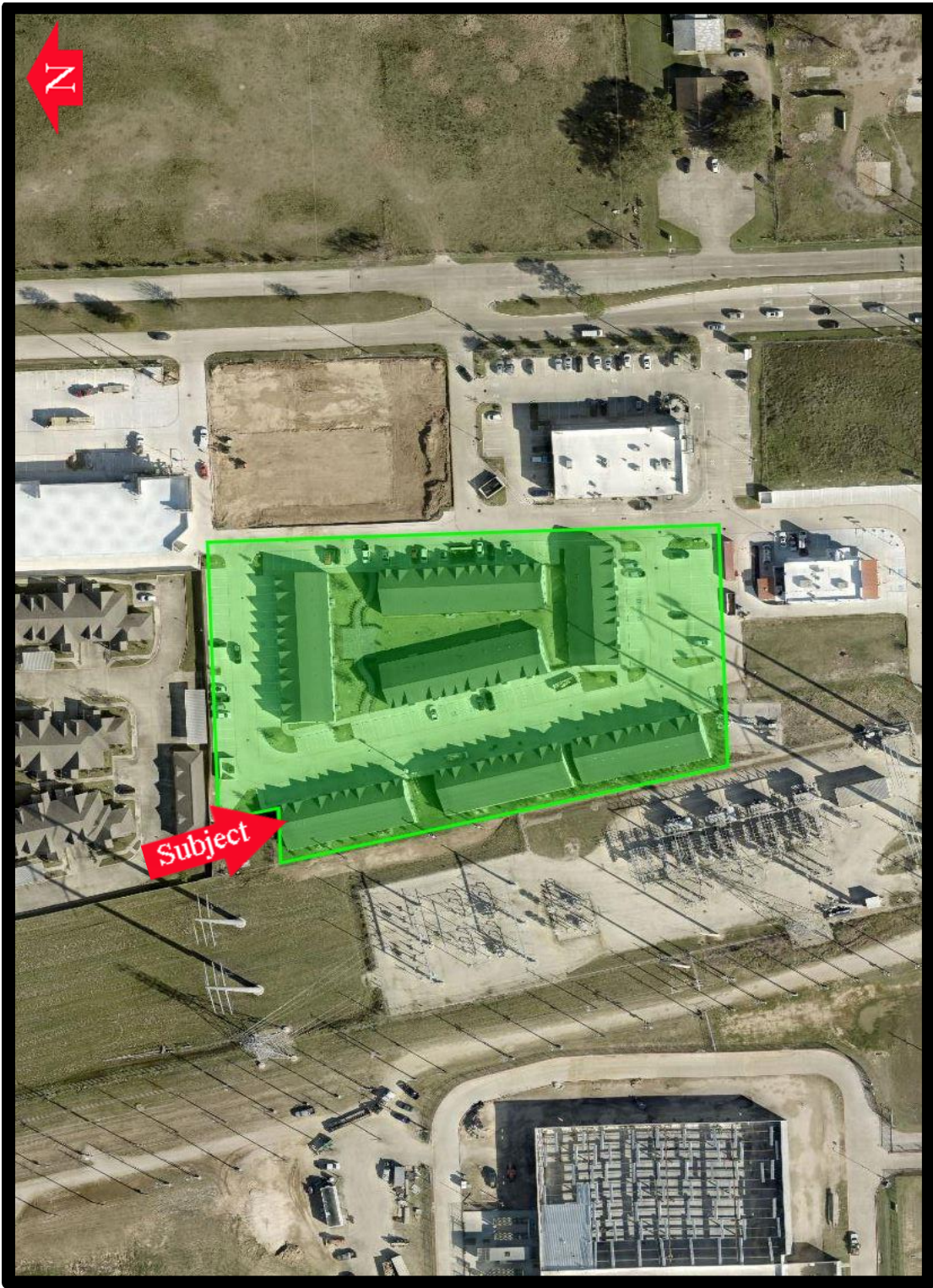


~ 1320 square feet ~

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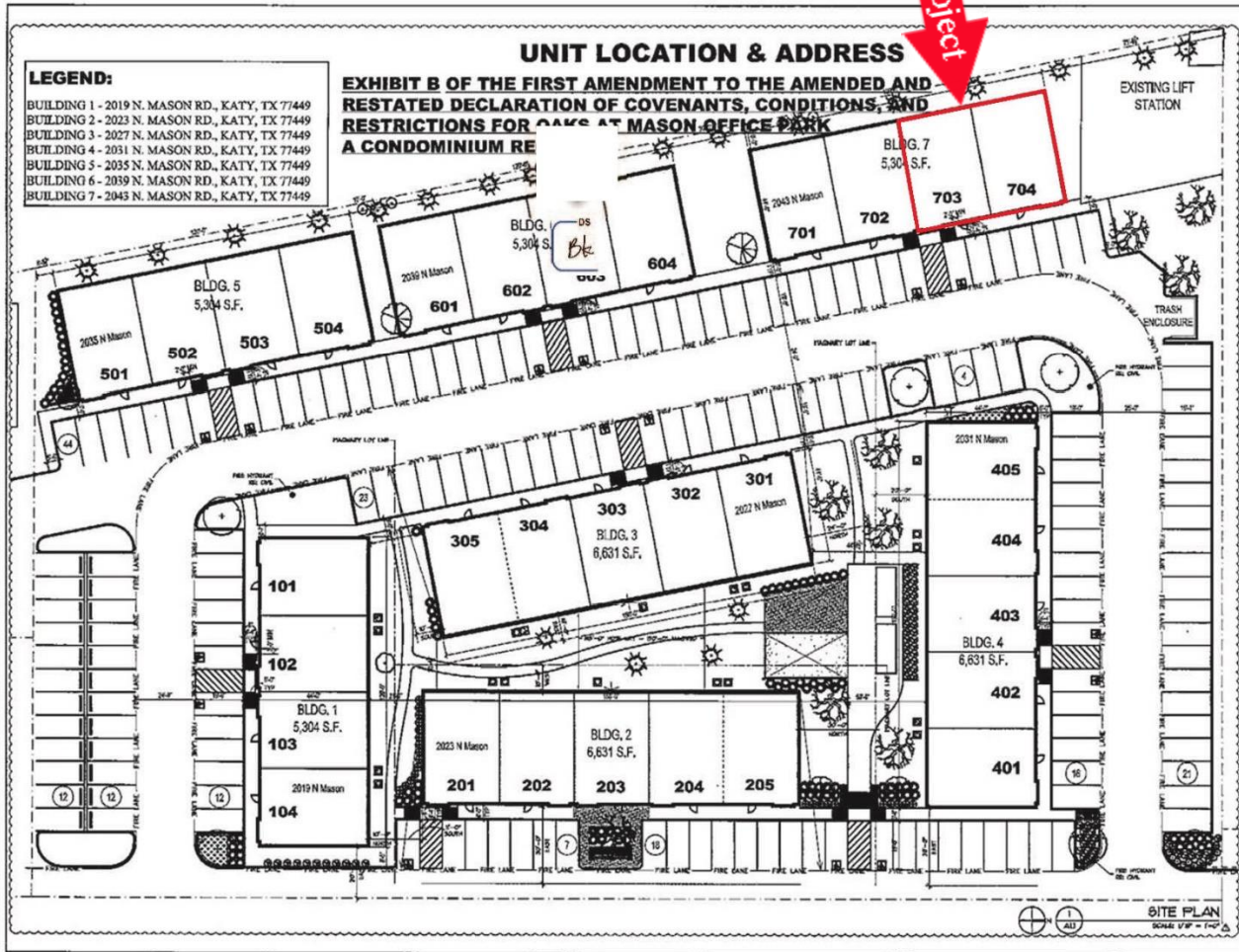
## BUILDING 7





**AERIAL**

# SITE PLAN



Subject

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TURNERDURAN ARCHITECTS



TURNERDURAN ARCHITECTS  
 10000 W. HUNTERS TRAIL  
 SUITE 100  
 KATY, TEXAS 77449

THE OAKS AT MASON OFFICE PARK  
 OFFICE CONDOMINIUMS  
 MASON & PARKWOOD, ARTIST TOWN 1746

PROJECT NO. 01863	DATE: 10/20/2016
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SITE PLAN

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