



Katy Ranch I & II

Newly constructed Class A office campus in Katy, TX. Katy Ranch I & II is located southwest of the Katy Freeway and Grand Parkway intersection.



Katy Ranch I
24275 Katy Fwy
Katy, TX 77494

Katy Ranch II
24285 Katy Fwy
Katy, TX 77494

Deborah Stolle

24275 Katy Freeway, Suite 221, Katy, TX
77449

deborah@freewayproperties.net
713-705-3868

Project Highlights



Two (2) Class-A office buildings, each totaling 152,645 SF



Building conference rooms and training center



High-tech camera system



Numerous walkable amenities via Katy Ranch Crossing retail center



Fort Bend County Sheriff's office storefront located in garage



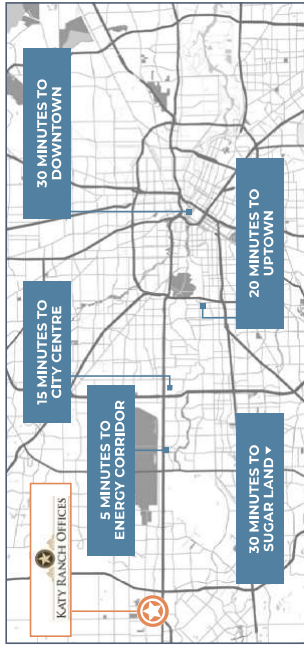
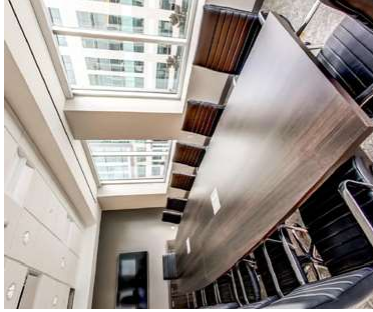
Secure, structured parking with 4,071,000 sf parking ratio



Coworking spaces available through Escalate Workspace

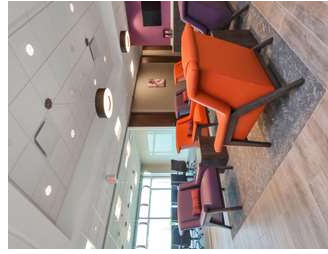


Air-conditioned skyway on level 3



Office Space

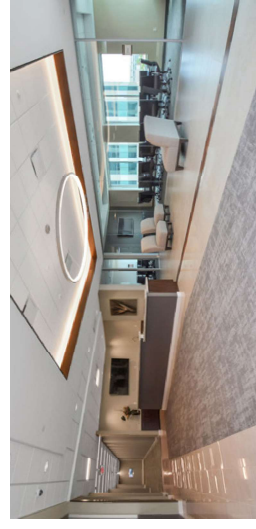
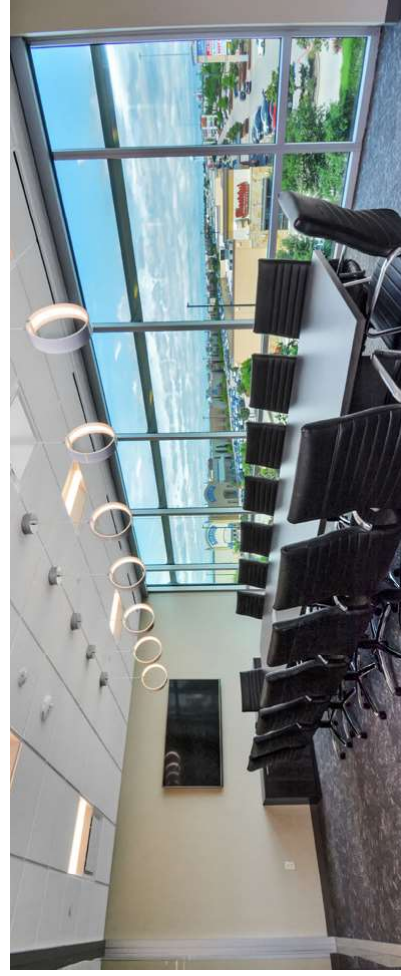
300,000 SF of recently constructed Class A office space
Executive suites up to 52,000 SF available



- Fully furnished, second generation, and shell space options available
- Southwest corner off I-10 and Grand Parkway location
- Convenient ingress/egress to I-10 and Grand Parkway
- Walkable to Katy Ranch Crossing restaurants and retail
- Strong local ownership
- Harris County Sheriff substation on site

- Private offices, coworking spaces, and meeting rooms available
- Short- or long-term office options
- Scalable for individuals and companies of all sizes
- Operated by Escalate Workspace

ESCALATE WORKSPACE
PRIVATE OFFICES AND COWORKING

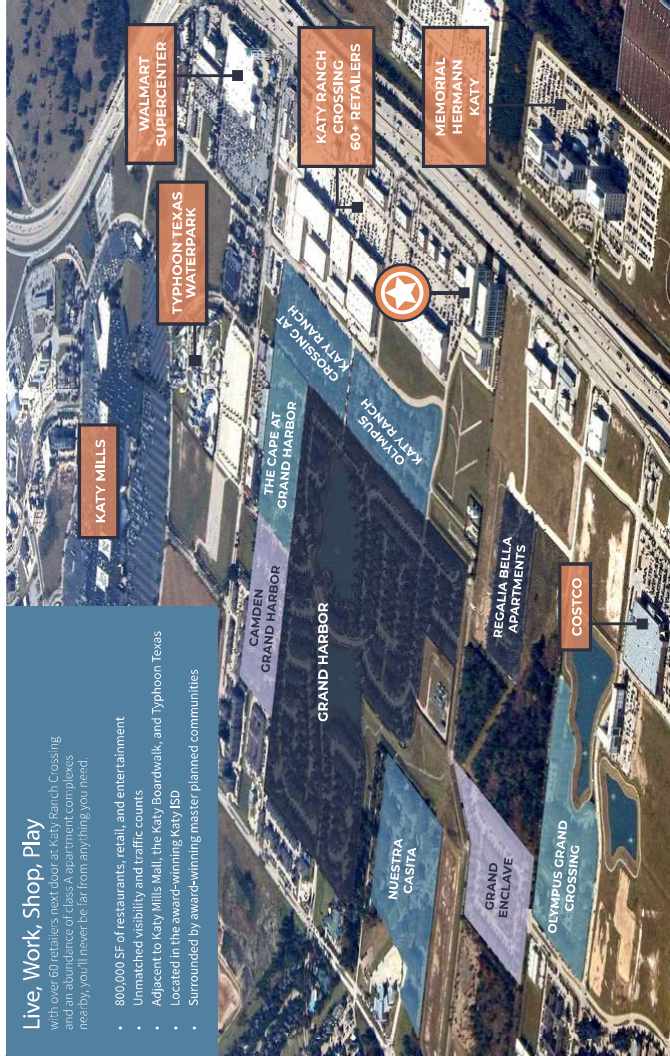




Live, Work, Shop, Play

With over 60 retailers next door at Katy Ranch Crossing and an abundance of Class A apartment complexes nearby, you'll never be far from anything you need.

- 800,000 SF of restaurants, retail, and entertainment
- Unmatched visibility and traffic counts
- Adjacent to Katy Mills Mall, the Katy boardwalk, and Typhoon Texas
- Located in the award-winning Katy ISD
- Surrounded by award-winning master planned communities



KATY MILLS

TYPHOON TEXAS WATERPARK

WALMART SUPERCENTER

KATY RANCH CROSSING 60+ RETAILERS

MEMORIAL HERMANN KATY

CROSSING AT KATY RANCH

THE CAPE AT GRAND HARBOR

CAMDEN GRAND HARBOR

GRAND HARBOR

MUESTRA CASITA

GRAND ENCLAVE

REGALIA BELLA APARTMENTS

COSTCO

OLYMPUS GRAND CROSSING

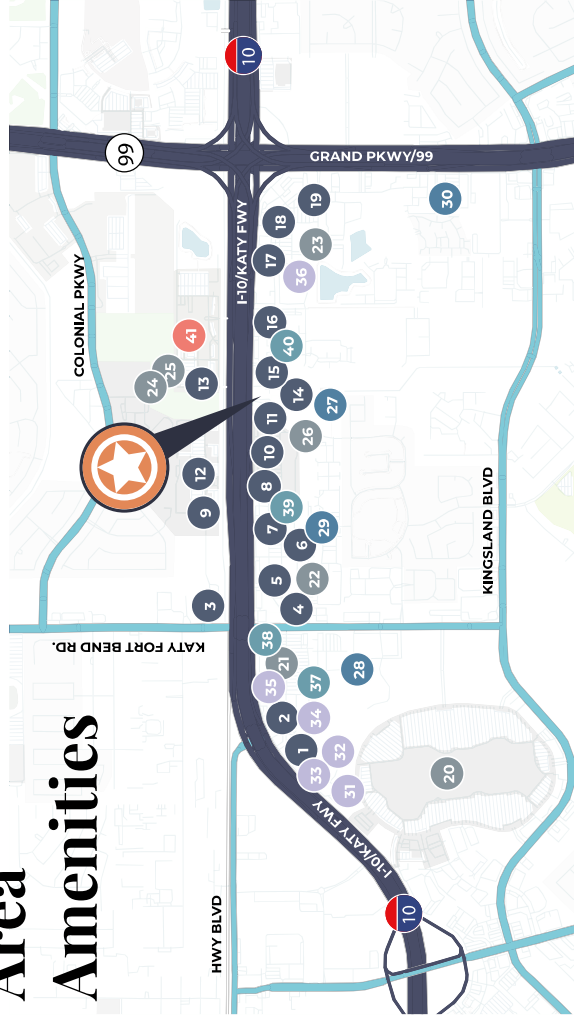
Katy Ranch I

	24275 Katy Fwy
Suite 325	11,276 SF
Suite 335	3,019 SF
Contiguous space:	14,295 SF
Suite 425	5,394 SF
Suite 425	6,143 SF
Contiguous space:	11,537 SF

Katy Ranch II

	24285 Katy Fwy
1st floor	2,642 SF
Suite 575	5,032 SF
Suite 600	3,481 SF

Area Amenities



Supreme location offering plenty of amenities within a 2-3 mile radius

Food

1. Jimmy Johns
2. Shipley Do-nuts
3. In-N-Out Burger
4. Minut Coffee
5. Smoothie King
6. Taco Cabana
7. IHOP
8. Tsukiji Fusion Sushi
9. Outback Steakhouse
10. Tacos del Jollo
11. Bonchon
12. Black Bear Diner
13. Chipotle Mexican Grill
14. Spec's Wines, Spirits & Finer Foods
15. Subway
16. Freddy's Frozen Custard & Steaksburgers
17. First Watch
18. Ichiban
19. The Toasted Yolk Cafe

Retail & Fitness

20. Katy Mills
21. Walmart
22. Cycle Gear
23. Costco Wholesale
24. Golf Galaxy
25. Dick Sporting Goods
26. Planet Fitness

Entertainment

27. Main Event Katy
28. Typhoon Texas Waterpark Houston
29. Altitude Trampoline Park
30. Times Square Entertainment

Hotel

31. SpringHill Suites by Marriott Houston Katy Mills
32. Country Inn & Suites by Radisson, Katy (Houston West), TX
33. Hilton Garden Inn Houston West Katy
34. Best Western Plus Katy Inn & Suites
35. Comfort Suites At Katy Mills
36. Tru by Hilton Katy Houston West

Banking

37. Woodforest National Bank
38. Chase Bank
39. Navy Federal Credit Union
40. PNC Bank ATM

Medical

41. Memorial Hermann Katy Hospital



Deborah Stolle

713 705-3868

deborah@freewayproperties.net