

ANSERRA OF KATY

28511 Katy Fwy Katy, TX 77494

Preleasing Now!

Be Seen. Be Central. Be First.



**48,000 SF | Class A+ New Construction Retail
Divisible | Drive-Thru Opportunities**



KW COMMERCIAL

1220 Augusta Dr Ste 300, Houston, TX 77057

© 2026 Anderson Canyon, LLC

Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

PROPERTY HIGHLIGHTS

28511 Katy Fwy Katy, TX 77494



© 2026 Anderson Canyon, LLC

Anserra sits in **Katy Tx**, one of the **fastest-growing markets in Texas**, directly off I-10 and minutes from **Katy Mills Mall**, **Grange Master Planned Community**, **Katy Boardwalk District** and the **New TESLA MEGA FACTORY**.

Property Information

- Fort Bend County is the **#1 fastest-growing large county** in the U.S. and ranks in the **top 10 for employment growth nationally**.
- Amazon's 855,000 SF fulfillment center with **1,500 employees** less than 10 minutes away.
- Over **126,300 VPD** (Vehicles Per Day)

RENT

PSF- Call for Pricing
NNN - TBD
TI - Negotiable

Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

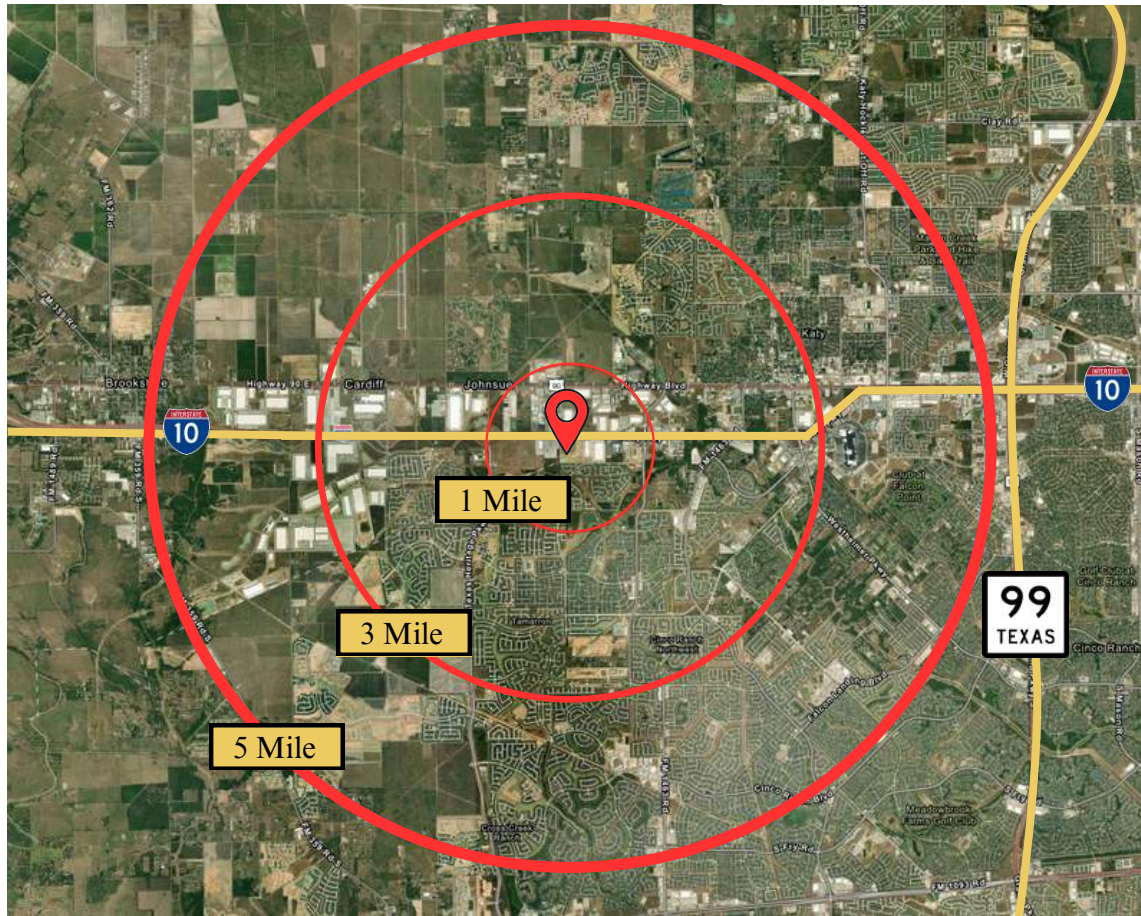
Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

**FOR
LEASE**

DEMOGRAPHICS

28511 Katy Fwy Katy, TX 77494



POPULATION	1 Mile	3 Mile	5 Mile
CURRENT POPULATION	4,884	57,471	154,513
2029 POP. PROJECTIONS	5,833	73,943	185,223
MEDIAN AGE	34.4	35.3	35.6
INCOME	1 Mile	3 Mile	5 Mile
MEDIAN HH INCOME	\$172,175	\$164,206	\$153,455
AVERAGE HH INCOME	\$208,582	\$200,666	\$187,272
RACE & ETHNICITY	1 Mile	3 Mile	5 Mile
WHITE	2,613	30,583	72,122
BLACK/AFRICAN AMERICAN	606	6,346	15,674
ASIAN	566	7,682	25,726
HISPANIC ORIGIN (ANY RACE)	1,139	13,174	42,286

Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

**FOR
LEASE**

DEMOGRAPHICS

28511 Katy Fwy Katy, TX 77494



Sunterra: 6,841 Homes
Grange: 2,800 Homes
Maple Grove 2: 885 Homes
Freelkand: 2,035 Homes
Cane Island: 2,118 Homes
Katy Manor: 427 Homes
Morton Creek Ranch South: 572 Homes

Anniston:
2,195 Homes
August Lakes:
61 Homes

Cross Creek West: 3,173 Homes
Century Communities: 562 Homes
Vanbrooke: 695 Homes
Pecan Ridge: 788 Homes
Fulshear Lakes: 1,304 Homes
Weston Lakes: 1,148 Homes
Jordan Ranch: 3,044 Homes
Jordan Ranch 2: 100 Homes
Tamarron West: 3,597 Homes
Summerview: 410 Homes
Del Webb: 738 Homes
Cross Creek Ranch: 6,396 Homes

Candela (Area 1):
1,257 Homes
Candela (Area 2):
1,467 Homes
Fullbrook:
428 Homes
Firethorne:
3,337 Homes
Silver Ranch:
1,346 Homes
Pine Mill Ranch:
1,796 Homes
Cinco Ranch:
14,398 Homes
Falcon Point:
1,123 Homes

**Total Current and
Future Homes
46,679**



Direct Population
160,000



Average Income
190k per Household



Population Growth
83% 2020 to 2025

AERIAL VIEW

28511 Katy Fwy Katy, TX 77494



Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

**FOR
LEASE**

SURROUNDING BUSINESSES

28511 Katy Fwy Katy, TX 77494



- Across from Buc-ee's
- Near H-E-B, Target, Lowe's & Sam's Club
- Quick Access to I-10 & Grand Pkwy
- Surrounded by New Homes & Apartments
- Dining: Chick-fil-A, Starbucks & Olive Garden

Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

**FOR
LEASE**

PROPERTY OVERVIEW

28511 Katy Fwy Katy, TX 77494



Anserra of Katy is set to become a vibrant hub for commerce and community, blending retail, residential, and industrial growth in one of Houston's fastest-expanding corridors.

Surroundings

- A. New Dodge Dealership
- B. 300 Unit Multi-Family
- C. 450 Unit Multi-Family
- D. 1 Million SF of Heavy Industrial
- E. Tesla Mega Factory



Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

**FOR
LEASE**

Anserra of Katy

28511 Katy Fwy Katy, TX 77494

**NOW
LEASING!**



Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

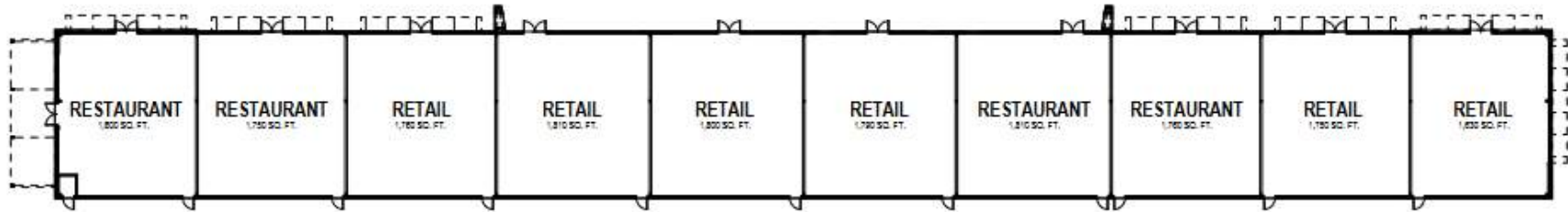
Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

PHASE 1

28511 Katy Fwy Katy, TX 77494

Building D

18,000 SQUARE
FEET



1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

© 2026 Anderson Canyon, LLC



© 2026 Anderson Canyon, LLC

Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

**FOR
LEASE**

PHASE 2

28511 Katy Fwy Katy, TX 77494

Building A

18,000 SQUARE FEET 2 Floors



DOMINION
INTERNATIONAL GROUP



ANSERRA OF KATY - BUILDING A

DEVELOPMENT OF TRANS ANSERRA LLC.
ANDERSON CANYON, LLC.

© 2026 Anderson Canyon, LLC



© 2026 Anderson Canyon, LLC

Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

FOR LEASE

PHASE 2

28511 Katy Fwy Katy, TX 77494

Building B

18,000 SQUARE FEET 2 Floors



DOMINION
INTERNATIONAL GROUP



© 2026 Anderson Canyon, LLC



ANSERRA OF KATY - BUILDING B

DEVELOPMENT OF TRANS ANSERRA LLC.
ANDERSON CANYON, LLC.

© 2026 Anderson Canyon, LLC

Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

FOR LEASE

PHASE 2

28511 Katy Fwy Katy, TX 77494

Building C

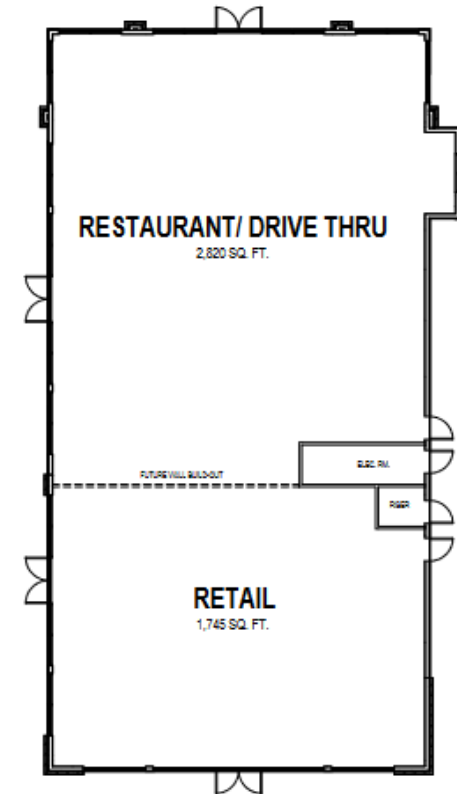
4,565 SQUARE FEET **Drive-Thru**



DOMINION
INTERNATIONAL GROUP



© 2026 Anderson Canyon, LLC



© 2026 Anderson Canyon, LLC

Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

FOR LEASE

RENDERINGS

28511 Katy Fwy Katy, TX 77494



Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com

**FOR
LEASE**

**FOR ADDITIONAL INFORMATION,
PLEASE CONTACT OUR REPRESENTATIVES.**



DOMINION
INTERNATIONAL GROUP

Michael Stavinoha

TEAM LEAD

979-320-4303

MichaelS@ShapingRealEstate.com

Erica Whittington

SENIOR LEASING ASSOCIATE & SALES AGENT

832-898-0610

Erica@ShapingRealEstate.com

Dylan Tran

LEASING ASSOCIATE & SALES AGENT

832-617-1603

Dylan@ShapingRealEstate.com

DOMINION INTERNATIONAL GROUP | KELLER WILLIAMS MEMORIAL
1220 AUGUSTA DR STE 300, HOUSTON, TX 77057

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams Memorial and it should not be made available to any other person or entity without the written consent of Keller Williams Memorial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Keller Williams Memorial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams Memorial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Keller Williams Memorial has not verified, and will not verify, any of the information contained herein, nor has Keller Williams Memorial conducted any investigation regarding these matters and makes no warranty or representation

whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PLEASE CONTACT THE Keller Williams Memorial ADVISOR FOR MORE DETAILS.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty Memorial Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9000862 License No.	klrw10@kw.com Email	713-461-9393 Phone
Michael Bossart Designated Broker of Firm	588215 License No.	michaelb@kw.com Email	713-461-9393 Phone
Mitch Rainey Licensed Supervisor of Sales Agent/ Associate	601107 License No.	Compliance@kwMemorial.com Email	713-470-2176 Phone
Michael Stavino Sales Agent/Associate's Name	675302 License No.	mstavi@kw.com Email	9793204303 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Anserra of Katy

28511 Katy Fwy Katy, TX 77494

**NOW
LEASING!**



KW COMMERCIAL



© 2026 Anderson Canyon, LLC

Erica Whittington | 832-898-0610
Erica@shapingrealestate.com

Michael Stavinoha | 979-320-4303
MichaelS@shapingrealestate.com

Dylan Tran | 832-617-1603
Dylan@shapingrealestate.com