

## OFFICE FOR LEASE

5350 E 5th St, Katy, TX 77493



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	11
<b>AVAILABLE SF:</b>	1,500 - 7,500 SF
<b>LEASE RATE:</b>	\$15.00 SF/yr (Gross)
<b>BUILDING SIZE:</b>	16,500 SF
<b>MARKET:</b>	Houston
<b>SUBMARKET:</b>	Katy

### PROPERTY OVERVIEW

New construction Office/Warehouse available on 5th st in Katy, TX.

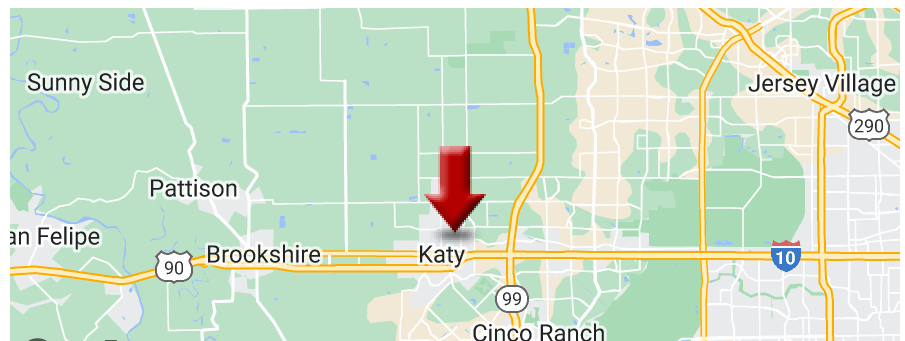
Divisible by 1,500sf

Office/Restroom with each space; Office space - 250sf

Retail style frontage

Eave Height: +/- 18'

No CAM



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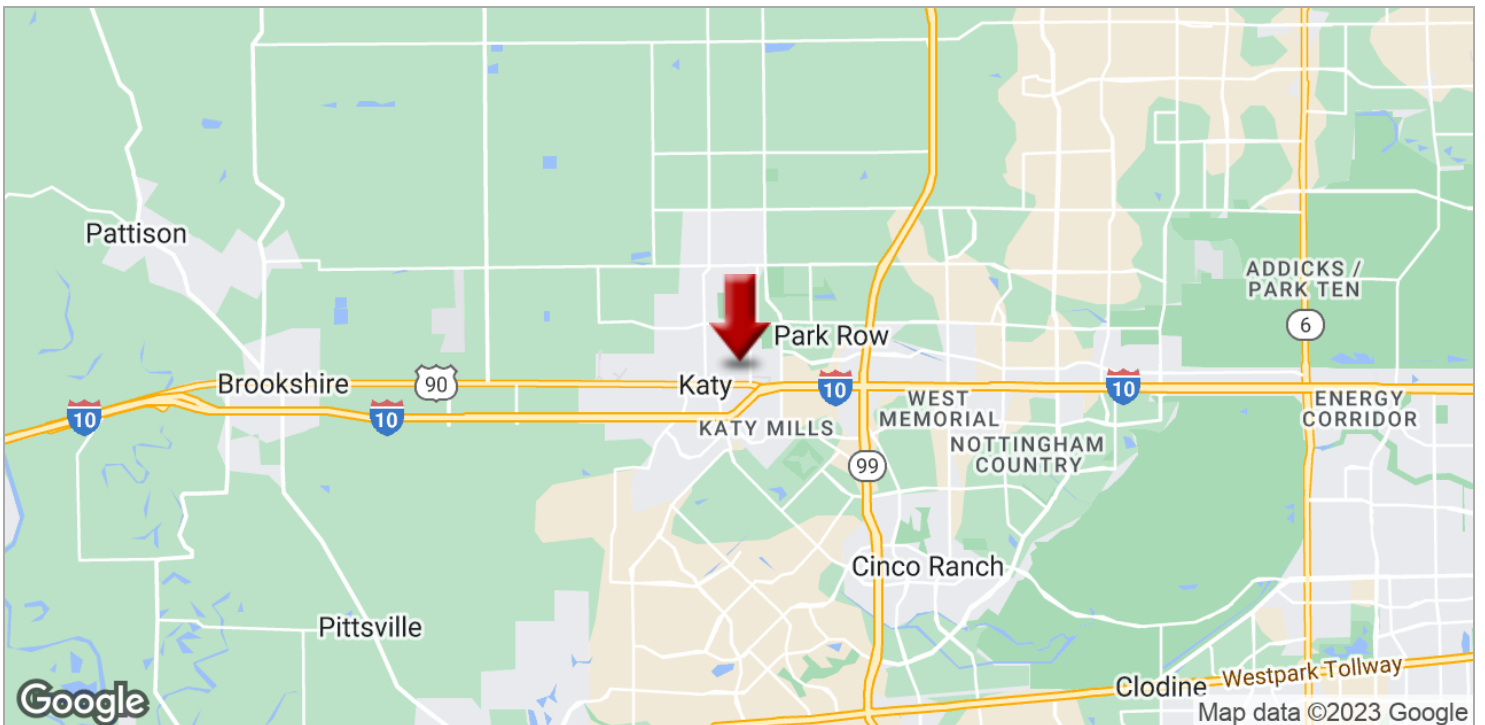
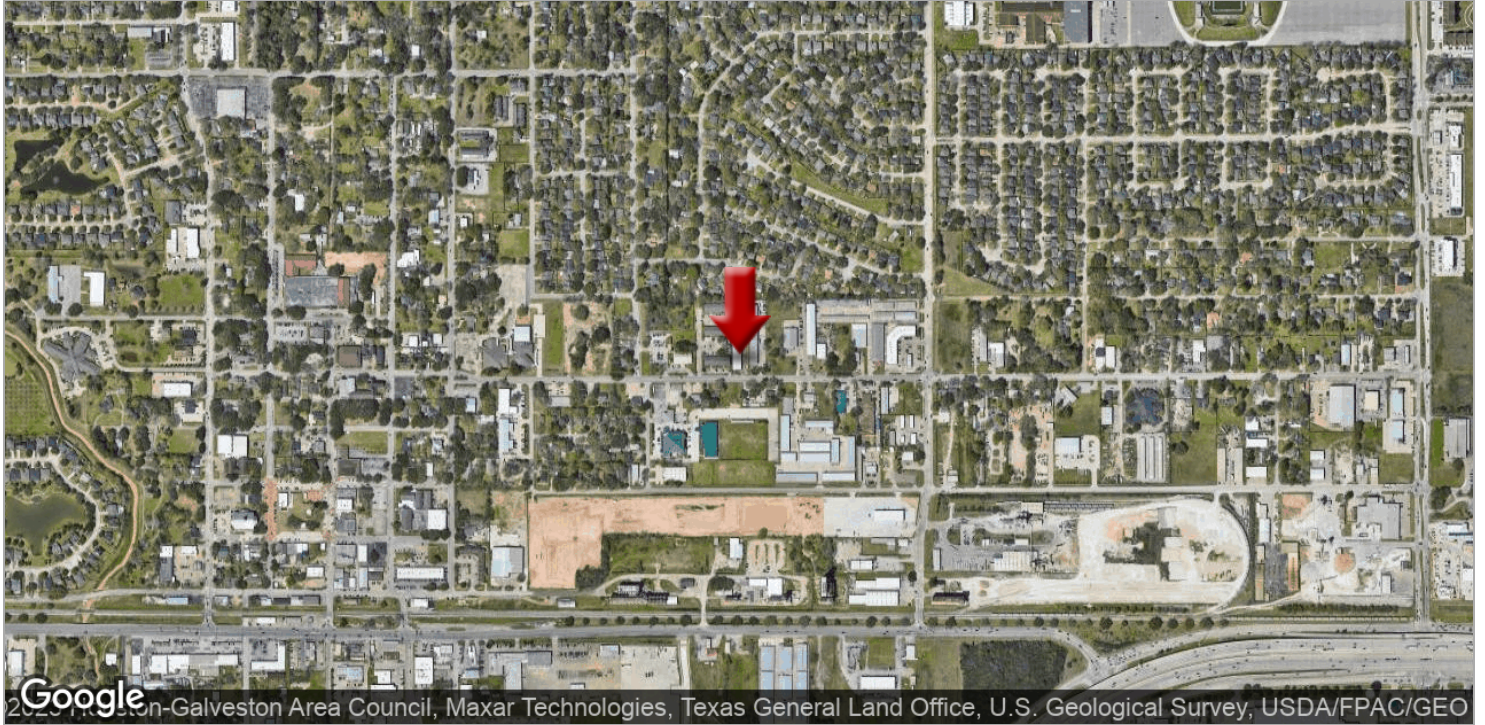
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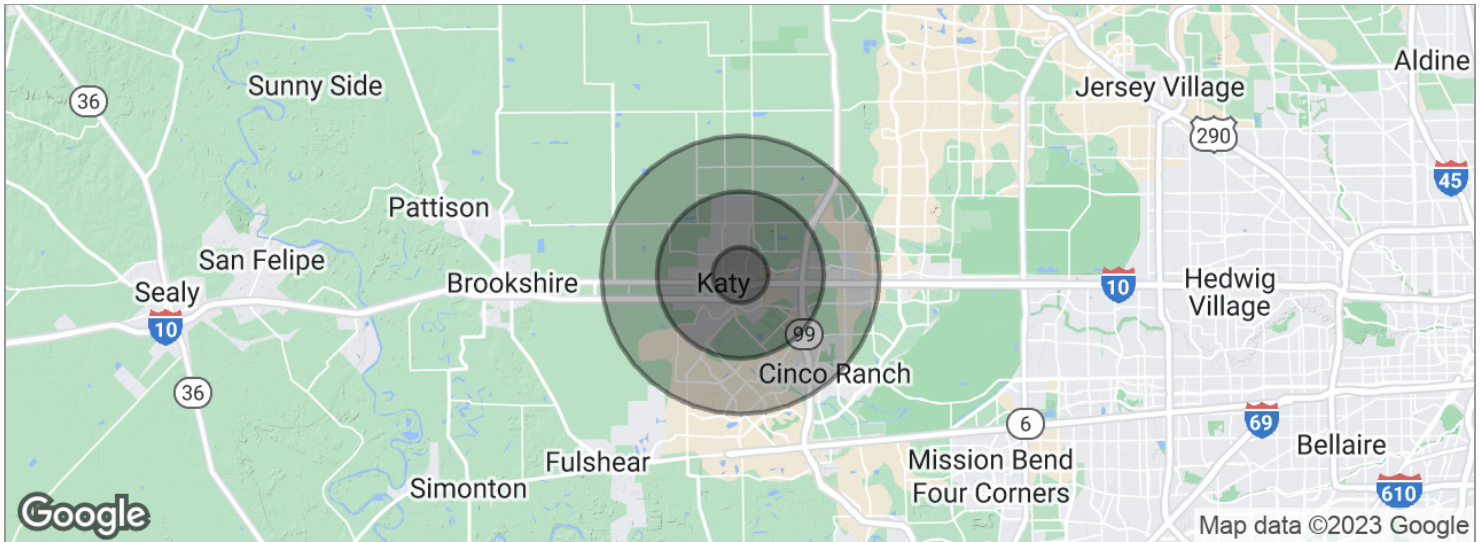
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,037	30,046	77,447
Median age	32.6	32.0	33.9
Median age (male)	30.1	30.3	33.3
Median age (Female)	36.5	33.7	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,532	9,278	24,340
# of persons per HH	3.3	3.2	3.2
Average HH income	\$79,866	\$93,259	\$102,725
Average house value	\$165,733	\$158,089	\$168,285

\* Demographic data derived from 2020 ACS - US Census

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