



BROKERED BY
exp
REALTY

KEYS & CAPITAL GLOBAL GROUP



○ Brand New Construction ○ Free Standing Single Building ○ 4 Separate Offices ○ Close to Grand Parkway and I-10

OFFICES FOR LEASE

3107 Elrod Rd, Katy, TX 77449

Total Available Space: 650 SF
Built: 2022
Parking: 45 Spaces
Building Size: 2,600 SF
Occupancy Type: Mutli-Tenant

★ Rent starts at \$1,995 / month + Utilities

★ Rachel Dunham CCIM, C.I.P.S. ★ 832.437.0471 ★ rachel@rachelinvest.com

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

Actual Photo: Building



ACTUAL OFFICE PICTURES



Easy Access to major Highways:

- Grand Parkway
- I-10

Morton Rd



Elrod Rd



Property Features:

- ★ 650 SQF Rentable Offices
- ★ 45 Surface Parking Spaces
- ★ Prewired for Internet Service
- ★ Free-standing Concrete Signage
- ★ 24 Hour Access
- ★ High Ceilings
- ★ Lease term is 3-5 years

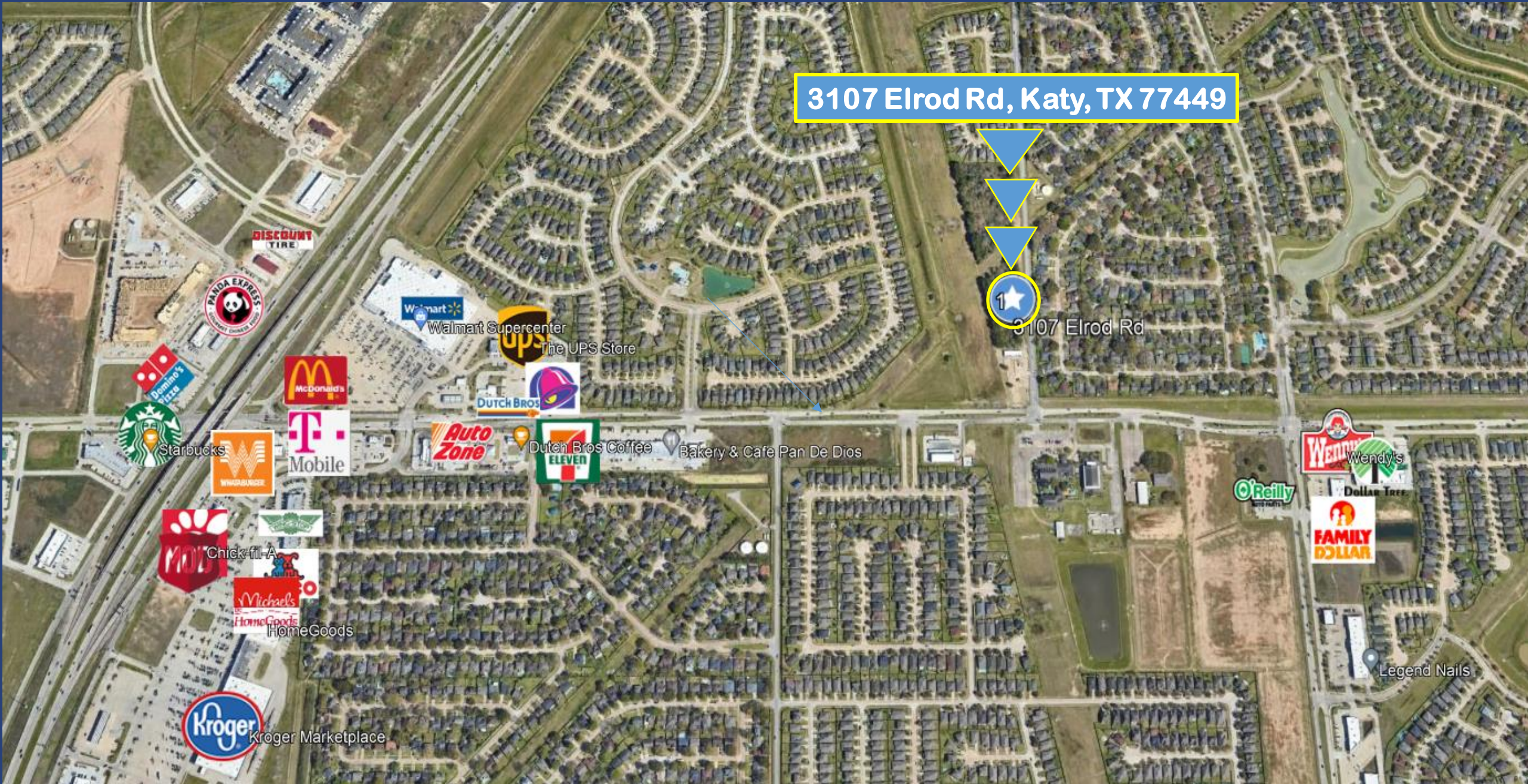
- ★ Each office, has its own dedicated A/C
- ★ Each office includes :
 1. 3-Individual offices
 2. Receptionist area
 3. Private bathroom
 4. Generous size kitchen



Best suited for attorney, accountant, or other medical or professional services

Major Area Retailers Nearby

3107 Elrod Rd, Katy, TX 77449



DISCOUNT TIRE



Walmart Supercenter



The UPS Store



Mobile



Auto Zone



Dutch Bros Coffee

Bakery & Cafe Pan De Dios



3107 Elrod Rd



Starbucks



Chick-fil-A



Michaels HomeGoods



Kroger Marketplace



Wendy's



O'Reilly

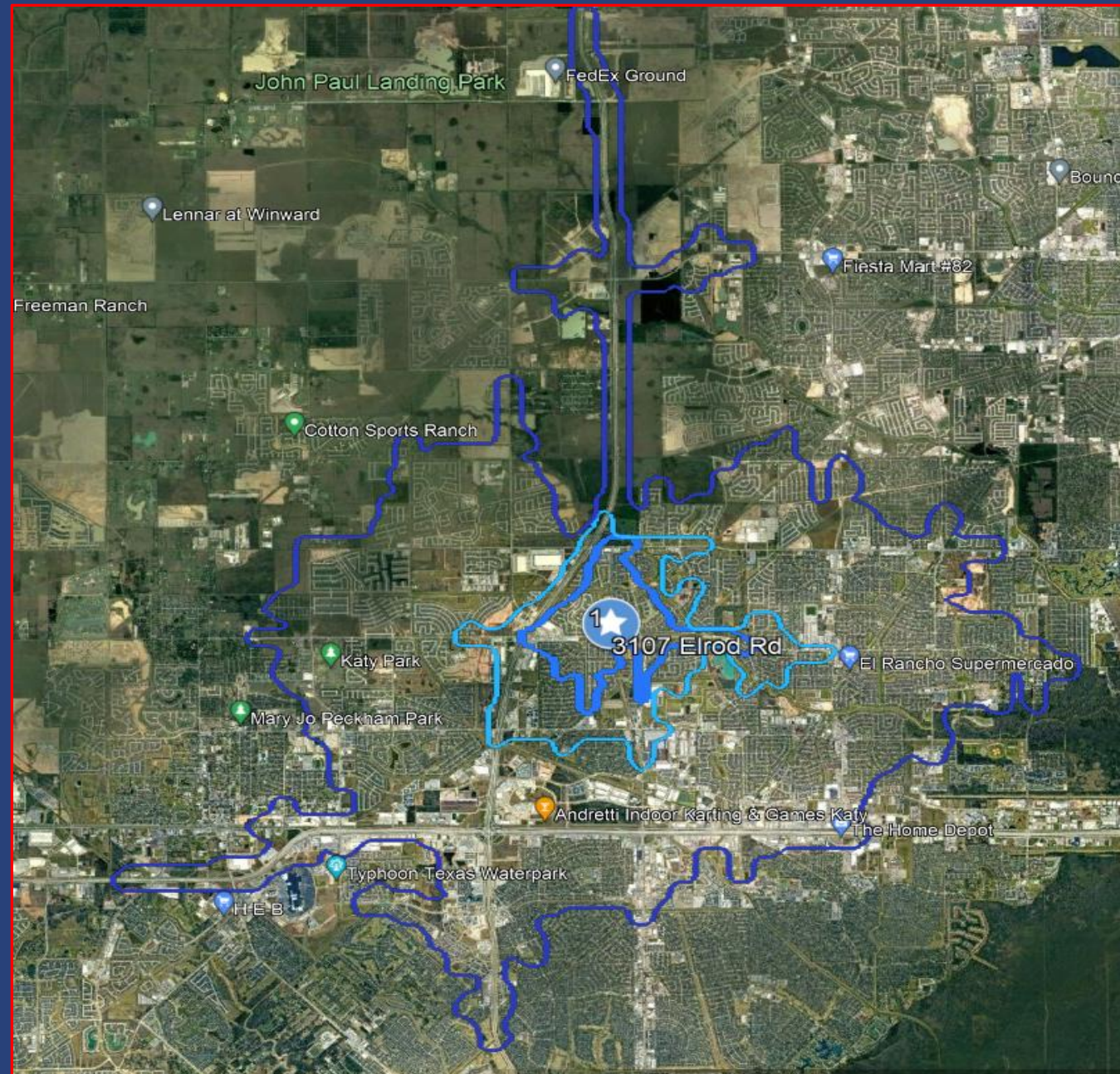


FAMILY DOLLAR

Legend Nails

Population

DISTANCE	MALE	FEMALE	TOTAL
3-Minute	2,328	2,290	4,619
5-Minute	9,495	8,908	18,403
10-Minute	57,762	56,647	114,409



Location Facts & Demographics



Demographics are determined by a 10-minute drive from 3107 Elrod Rd, Katy, TX 77449

CITY, STATE

Katy, TX

POPULATION

114,409

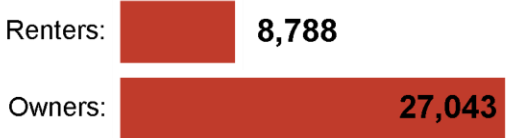
AVG. HHSIZE

3.11

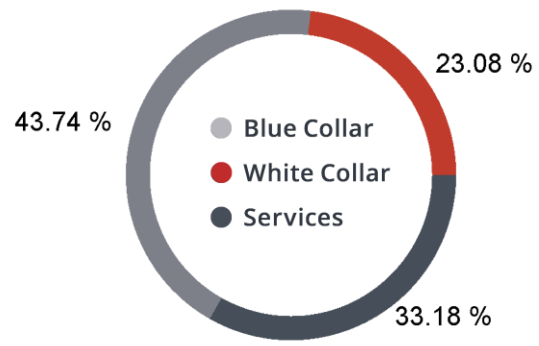
MEDIAN HH INCOME

\$77,958

HOME OWNERSHIP



EMPLOYMENT



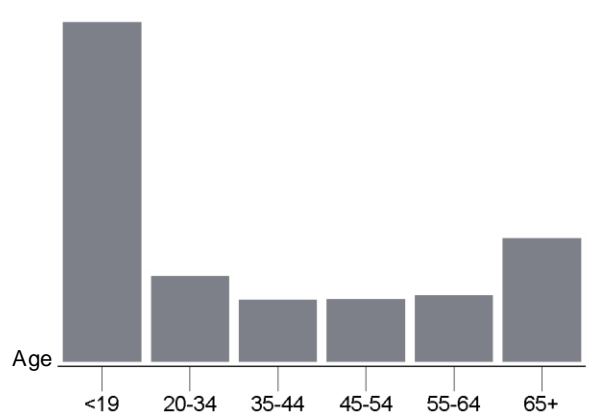
51.08 % Employed
2.10 % Unemployed

EDUCATION

High School Grad: **21.74 %**
Some College: **25.43 %**
Associates: **8.17 %**
Bachelors: **34.56 %**

GENDER & AGE

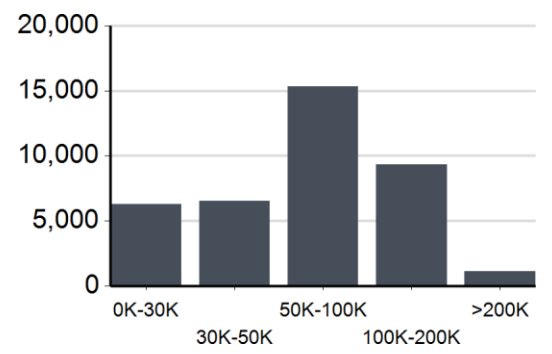
50.49 % **49.51 %**



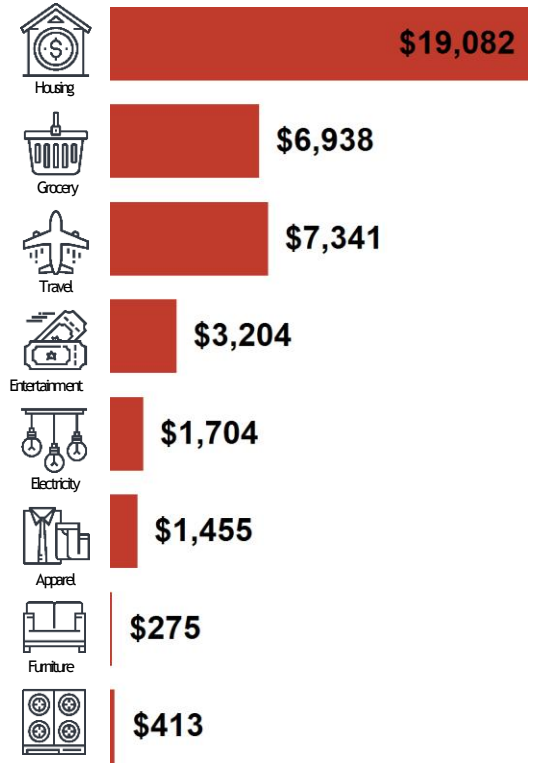
RACE & ETHNICITY

White: **43.42 %**
Asian: **2.87 %**
Native American: **0.26 %**
Pacific Islanders: **0.00 %**
African-American: **9.58 %**
Hispanic: **30.97 %**
Two or More Races: **12.90 %**

INCOME BY HOUSEHOLD



HH SPENDING



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Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.