

FOR LEASE

1325 MAIN ST. UNIT 501
KATY, TX 77494

Rate: \$27.93/SF/YR
Bldg SF: 1,320 SF

Visit us at kcggroupexp.com



PROPERTY OVERVIEW

The office features a striking exterior with designer flooring and paint, creating a professional and modern atmosphere. Inside, you'll find a welcoming reception area, a private bathroom, and a breakroom for your comfort and convenience.

The spacious 1,320 SF floorplan is thoughtfully designed with multiple private offices, a workroom, and a conference room, making it ideal for growing businesses



REAL ESTATE BUSINESS EXPERT
**“The World of Real Estate
 is a phone call away.”**



Rachel Dunham, CCIM
 rachel@rachelinvest.com



Scan here to learn more about me.



Property Summary

1325 MAIN ST. UNIT 501 KATY, TX 77494

PROPERTY INFORMATION

Number of Building	1
Stories	1
Year Built	2024
Class	B
Building SF	5,280 SF
Ground Fl SF	2,334 SF
Building Type	Luxury Office
Lot Acre	6.23
Lot SF	271,379
Parking	On Site

LOCATION INFORMATION

Market Area	Katy – Southwest
School District	Katy ISD
Traffic	Paved
Topography	Flat/Level
Zoning	Commercial

REAL ESTATE BUSINESS EXPERT
**“The World of Real Estate
 is a phone call away.”**



Rachel Dunham, CCIM
 rachel@rachelinvest.com



Scan here to learn more about me.

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

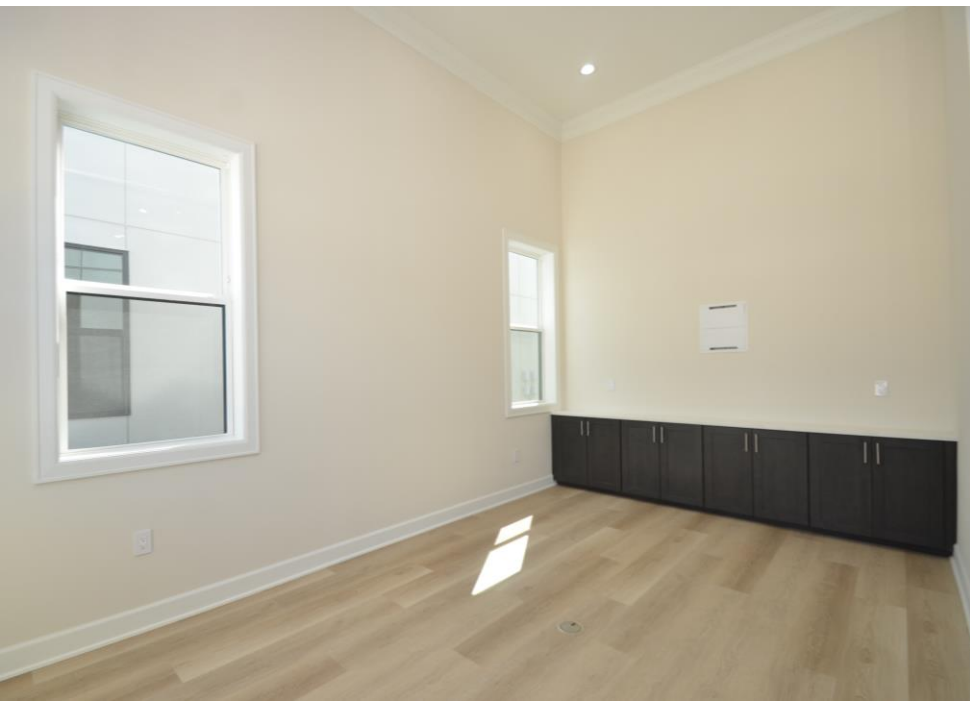
1325 Main St
Unit 501



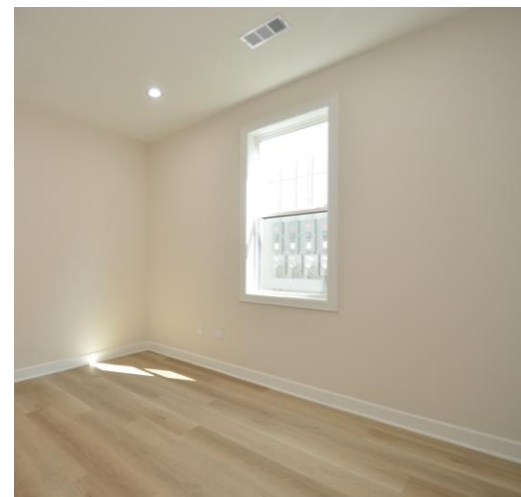
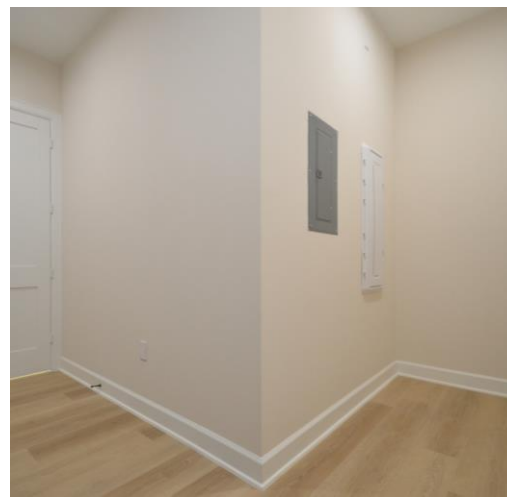
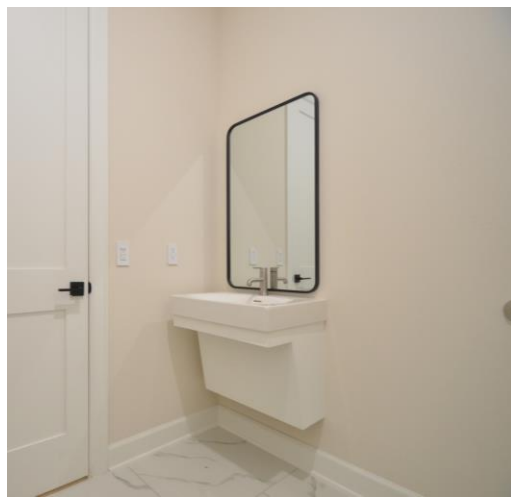
Luxury & Commercial
exp REALTY
BROKERED BY



1325 Main St
Unit 501



1325 Main St
Unit 501



1325 Main St
Unit 501



1325 Main St
Unit 501

Aerial View

Site Here

Luxury & Commercial **exp**
REALTY

REAL ESTATE BUSINESS EXPERT
“The World of Real Estate
is a phone call away.”



Scan here to learn more about me.

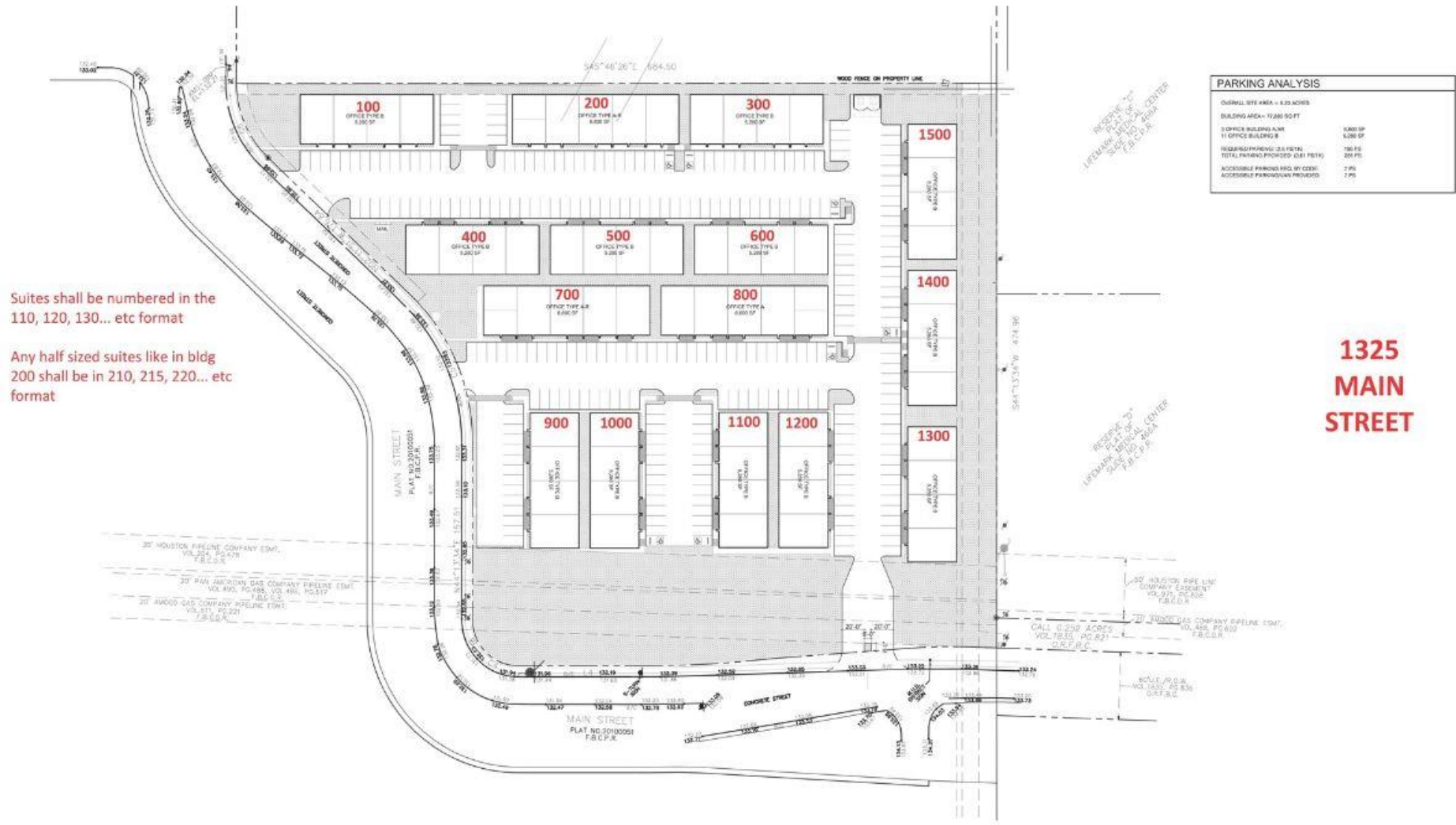


Rachel Dunham, CCIM
rachel@rachelinvest.com



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

Site Plan



PRELIMINARY SITE PLAN - MONUMENT

identityARCHITECTS

111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.682.2190



COMMERCIAL DEVELOPMENT

February 27, 2023 1325 MAIN ST.
KATY, TX
22048-00 SITE

THIS DRAWING IS OUR PRELIMINARY DESIGN AND NOT A FINAL DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. IT IS THE PROPERTY OF IDENTITY ARCHITECTS AND SHALL REMAIN THE PROPERTY OF IDENTITY ARCHITECTS. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF IDENTITY ARCHITECTS. IDENTITY ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. IDENTITY ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING. IDENTITY ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE USER OF THIS DRAWING. IDENTITY ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR DISRUPTIONS TO THE USER OF THIS DRAWING. IDENTITY ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTER ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS DRAWING.

1325 Main St
Unit 501

Business Map



REAL ESTATE BUSINESS EXPERT
“The World of Real Estate
is a phone call away.”



Rachel Dunham, CCIM
rachel@rachelinvest.com



Scan here to learn more about me.



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

Traffic Count I-10

DISTRICT	Houston
COUNTY	Fort Bend
TRFC STATN ID	80H140AEBSR
ON ROAD	IH0010
AADT 2023	14587
AADT 2022	12392

Household Income

2023 Median Income	\$133,269	\$134,849	\$127,968
Under \$25k	941	4,250	7,759
\$25k - \$50k	1,305	5,215	10,948
\$50k - \$100k	2,627	11,991	21,859
\$100k - \$150k	2,824	12,271	21,899
Above \$150k	5,609	26,046	44,032
2023 Median Income	\$133,269	\$134,849	\$127,968

Age

Under 20	13,003	67,172	110,940
20 - 25	1,910	9,037	14,916
25 - 45	11,320	55,944	93,730
45 - 65	9,942	44,598	80,635
Over 65	3,451	13,320	25,885
2023 Median Age	37	34.9	36.1

Housing Occupancy

2023 Ratio	24:01:00	17:01	19:01
Occupied	12,772	56,473	101,167
Vacant	534	3,300	5,330

Renter To Homeowner

2023 Ratio	1:02	3:10	7:20
Renters	4,404	14,511	27,999
Homeowners	8,902	45,262	78,498



Employees

Agriculture	1,769	5,001	9,254
Construction	1,399	5,514	9,991
Manufacturing	2,361	9,537	16,507
Wholesale Trade	729	2,696	4,739
Retail Trade	2,801	10,405	17,465
Transportation, Warehousing	2,154	5,056	9,196
Information	586	1,778	2,779
Finance, Insurance	1,892	6,132	12,443
Professional Services	5,838	15,353	27,366
Educational, Health Care	5,679	18,454	34,853
Arts, Entertainment, Food	1,583	5,972	11,650
Management, Business, Science, Arts	15,719	51,095	92,213
Public Administration	1,047	2,885	4,478
Other Services	954	3,240	5,997
Total 2023	29,326	136,593	239,764

Tax Rate

City Of Katy	0.43
Katy ISD	1.1194
Ft Bend Co Gen	0.4265
Fort Bend Drng	0.0124
Ft Bend Mud 199	0.7
Total Estimated Tax Rate	2.6883

DEMOGRAPHICS

Within a 1-to-5-mile radius, property enjoys a diverse population, diverse employment base, healthy household income, educated population, and varied employee base.

Population

Year	1 Mile	3 Miles	5 Miles
2023	40,452	192,912	331,516
2022	38,368	174,566	310,432
2021	37,576	160,401	295,075
2020	30,988	143,860	278,672
2019	99,691	160,885	282,685

REAL ESTATE BUSINESS EXPERT

**“The World of Real Estate
is a phone call away.”**



Scan here to learn more about me.



Rachel Dunham, CCIM
rachel@rachelinvest.com



Contact me for any additional questions

Ph. 832-437-0471

Cell: 832-216-8524

rachel@rachelinvest.com

realestateinfo@kcgrealty.com



REAL ESTATE BUSINESS EXPERT
**“The World of Real Estate
is a phone call away.”**



Scan here to learn more about me.



Rachel Dunham, CCIM
rachel@rachelinvest.com

