

FOR SALE

1103 Glenwood Dr. 501
KATY, TX 77493

Selling Price : \$795,000

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PROPERTY OVERVIEW

Located in the heart of Katy, Texas, this versatile warehouse property at **103 Glenwood Dr** presents a strong opportunity for business owners or investors seeking a practical and strategically located industrial space. With convenient access to major transportation routes such as I-10 and the Grand Parkway, this property is well-suited for logistics, storage, light manufacturing, or service-oriented operations. The building is in solid condition and offers generous space to accommodate a wide range of business needs. Whether you're looking to grow your operations or secure a dependable investment in a thriving commercial corridor, this property offers flexibility, visibility, and long-term potential.



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Rachel Dunham, CCIM
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Property Summary

1103 GLENWOOD DR. KATY TX 77493

PROPERTY INFORMATION

| | |
|--------------------|---|
| Number of Building | 1 |
| Stories | 1 |

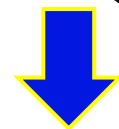
| | |
|------------|------|
| Year Built | 1969 |
| Class | B |

| | |
|---------------|------------|
| Building SF | 7,200 SF |
| Ground Fl SF | 7,200 SF |
| Building Type | Industrial |
| Lot Acre | 0.37 |
| Lot SF | 271,379 |

| | |
|---------|---------|
| Parking | On Site |
|---------|---------|

LOCATION INFORMATION

| | |
|-----------------|------------------|
| Market Area | Katy – OLD TOWNE |
| School District | Katy ISD |
| Construction | Metal |
| Topography | Flat/Level |
| Zoning | C-2 |



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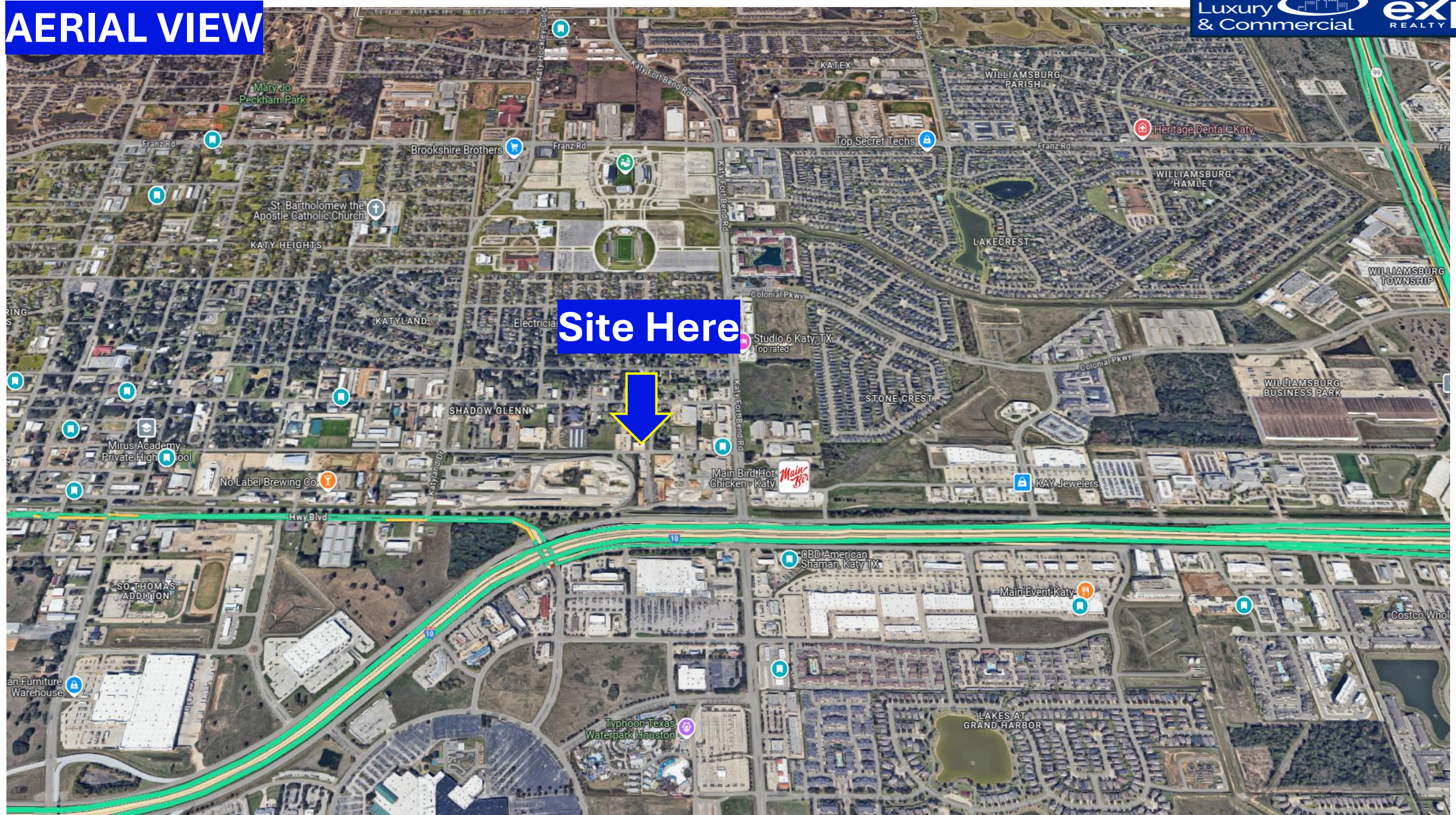


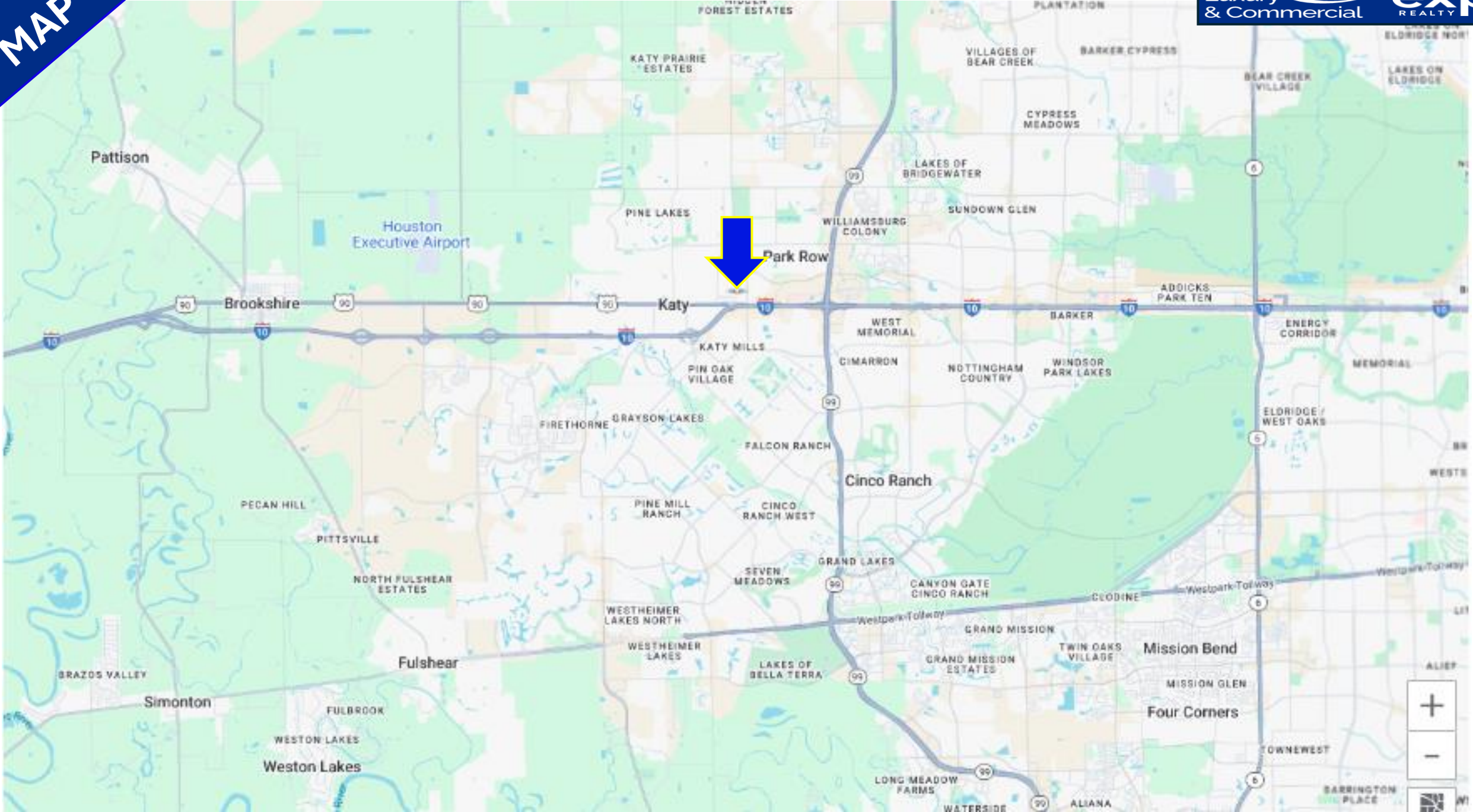


Site Here



AERIAL VIEW





Household Income

| | | | |
|--------------------|----------|-----------|-----------|
| 2023 Median Income | \$82,097 | \$117,136 | \$122,388 |
| Under \$25k | 1,208 | 4,181 | 8,156 |
| \$25k - \$50k | 2,357 | 5,494 | 11,941 |
| \$50k - \$100k | 3,802 | 11,746 | 23,705 |
| \$100k - \$150k | 2,624 | 11,384 | 22,950 |
| Above \$150k | 2,861 | 18,398 | 41,993 |

Age

| | | | |
|-----------------|--------|--------|---------|
| 2023 Median Age | 34.1 | 34.6 | 36.1 |
| Under 20 | 10,921 | 52,979 | 111,815 |
| 20 - 25 | 2,063 | 8,363 | 15,863 |
| 25 - 45 | 11,000 | 46,328 | 96,794 |
| 45 - 65 | 8,425 | 36,494 | 81,757 |
| Over 65 | 3,093 | 11,485 | 26,174 |

Housing Occupancy

| | | | |
|------------|--------|--------|---------|
| 2023 Ratio | 10:01 | 18:01 | 21:01 |
| Occupied | 11,559 | 48,479 | 103,768 |
| Vacant | 1,293 | 2,724 | 4,977 |

Renter To Homeowner

| | | | |
|------------|-------|--------|--------|
| 2023 Ratio | 10:09 | 2:05 | 2:05 |
| Renters | 6,767 | 14,573 | 29,842 |
| Homeowners | 6,085 | 36,630 | 78,903 |



Employees

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------------|--------|---------|---------|
| Agriculture | 1,968 | 3,751 | 8,671 |
| Construction | 2,729 | 5,187 | 10,471 |
| Manufacturing | 3,627 | 7,970 | 16,339 |
| Wholesale Trade | 1,344 | 2,443 | 4,689 |
| Retail Trade | 4,949 | 9,744 | 17,558 |
| Transportation, Warehousing | 2,598 | 4,914 | 9,194 |
| Information | 1,186 | 1,776 | 2,853 |
| Finance, Insurance | 2,115 | 5,142 | 12,672 |
| Professional Services | 6,713 | 12,774 | 27,036 |
| Educational, Health Care | 8,931 | 17,183 | 33,092 |
| Arts, Entertainment, Food | 3,474 | 5,521 | 12,711 |
| Management, Business, Science, Arts | 20,299 | 42,282 | 89,978 |
| Public Administration | 1,682 | 2,950 | 4,727 |
| Other Services | 1,581 | 3,142 | 6,350 |
| Total 2023 | 26,945 | 113,338 | 245,384 |

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 | 36,206 | 158,397 | 338,360 |
| 2022 | 35,570 | 149,225 | 318,996 |
| 2021 | 34,788 | 139,487 | 304,670 |
| 2020 | 35,105 | 129,310 | 291,093 |
| 2019 | 96,739 | 175,859 | 298,794 |

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Contact me for any additional questions

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