

FOR Sale

19121 W Little York Rd
Suite A, Katy, TX 77449

Selling Price: \$1,200,000

Luxury
& Commercial

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REALTY

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PROPERTY OVERVIEW

19121 W Little York Rd, Katy, TX offers a turnkey solution for healthcare professionals in a prime location. Built in 2011 with brick construction, it features central heating and cooling, ample parking, and a well-designed floorplan with multiple private offices, a workroom, and a conference room for maximum efficiency.

Situated on a 0.6251-acre lot in Bear Creek South, it provides easy access to major roads. The property also features monument signs for increased visibility. With a growing market and increasing property values, this space is ideal for medical professionals looking to establish or expand their practice.



Property Summary

19121 W Little York Rd Suite A, Katy, TX 77449

PROPERTY INFORMATION

| | |
|--------------------|-----------------------|
| Number of Building | 1 |
| Stories | 2 |
| Year Built | 2011 |
| Class | A |
| Building SF | 4,134 SF |
| Building Type | Office/Medical Office |
| Lot Acre | 0.62 |
| Lot SF | 27,229 |
| Parking | On Site |

LOCATION INFORMATION

| | |
|-------------------|---|
| Subdivision | Humble Area East |
| Neighborhood Code | West Little York Rd (Far West)-917 3.00 |
| Market Area | Bear Creek South |
| Zoning | Commercial |

CHARACTERISTICS

| | |
|-------------------|------------|
| Exterior/Interior | Wood/Brick |
| Elec Svs Type | Y |
| Cooling Type | Central |
| Heat Type | Central |



Click to tour the property.

- **Suite A**

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Rachel Dunham, CCIM
 rachel@rachelinvest.com



SUITE A



SUITE A



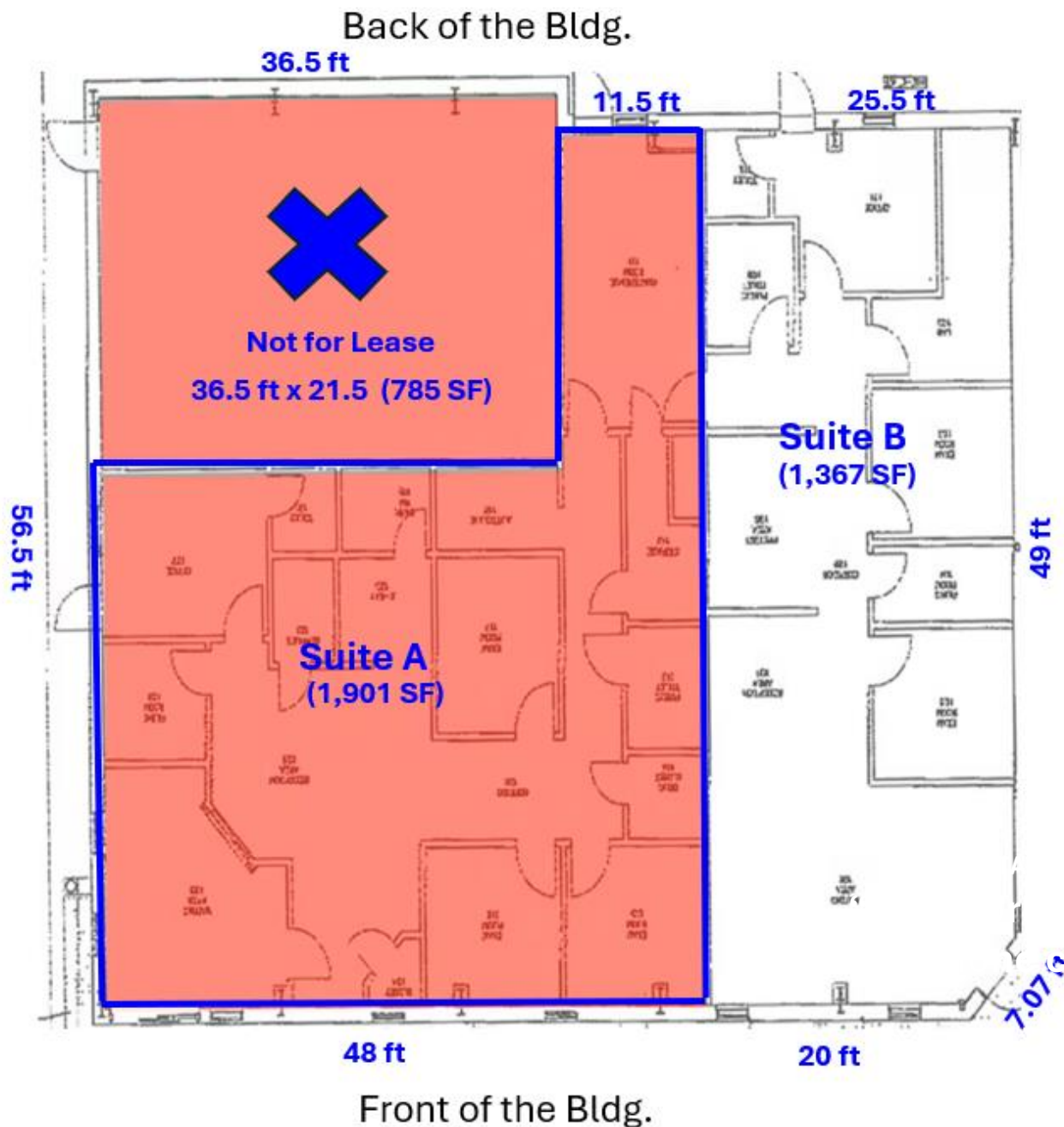
SUITE A





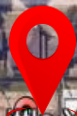
Floor Plan

19121 W Little York Rd. Katy, 77449





Our Site



19121 W Little York Rd



Complete Auto Repair



Grill by Mi Pato

eria Arandense

J&R New & Used

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



DEMOGRAPHICS

| Population | Value |
|---------------------------------|---------|
| Estimated Population | 119,994 |
| Population Growth (since 2010) | 16.6% |
| Population Density (ppl / mile) | 4418 |
| Median Age | 33.2 |

| Household | |
|-------------------------|-------|
| Number of Households | 37043 |
| Household Size (ppl) | 3 |
| Households' w/ Children | 36643 |

| Gender | |
|-------------------|--------|
| Male Percentage | 49.00% |
| Female Percentage | 51.00% |

| Marital Status | |
|----------------------|--------|
| Married Percentage | 47.00% |
| Single Percentage | 34.00% |
| Divorced Percentage | 10.00% |
| Separated Percentage | 5.00% |
| Widowed Percentage | 4.00% |

| Workforce | |
|-----------------------------------|--------|
| Blue Collar Workforce Percentage | 26.10% |
| White Collar Workforce Percentage | 73.90% |

| | |
|---------------------------|----------|
| Average Household Income | \$77,171 |
| Average Per Capita Income | \$28,109 |

Workers by Industry

| | |
|------------------------------------|-------|
| Agricultural, Forestry, Fishing | 1740 |
| Construction | 4790 |
| Manufacturing | 5672 |
| Transportation and Communications | 4010 |
| Wholesale Trade | 1244 |
| Retail Trade | 7397 |
| Finance, Insurance and Real Estate | 3779 |
| Services | 21962 |
| Public Administration | 1381 |

Jurisdiction Tax

| | Rate |
|----------------------------|---------|
| Cypress-Fairbanks ISD | 1.0869 |
| Harris County | 0.38529 |
| Hc Flood Control Dist | 0.04897 |
| Port Of Houston Authority | 0.00615 |
| Hc Hospital Dist | 0.16348 |
| Hc Department Of Education | 0.0048 |
| Lone Star College Sys | 0.1076 |
| Hc Mud 239 | 0.50789 |
| Hc Emerg Srv Dist | 0.04 |
| Total Estimated Tax Rate | 2.3511 |

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Contact me for any additional questions

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