



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: Multi-Tenant

★ Rent starts at \$1,950 / 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

New Proposed Building

Will consider Built to Suit

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



3107 Elrod Rd, Katy, TX 77449

1

3107 Elrod Rd

DISCOUNT
TIRE



Walmart Supercenter



The UPS Store



Dutch Bros Coffee



Bakery & Cafe Pan De Dios



Wendy's

Starbucks



Chick-fil-A



HomeGoods



Kroger Marketplace



Wendy's



Dollar Tree



FAMILY
DOLLAR

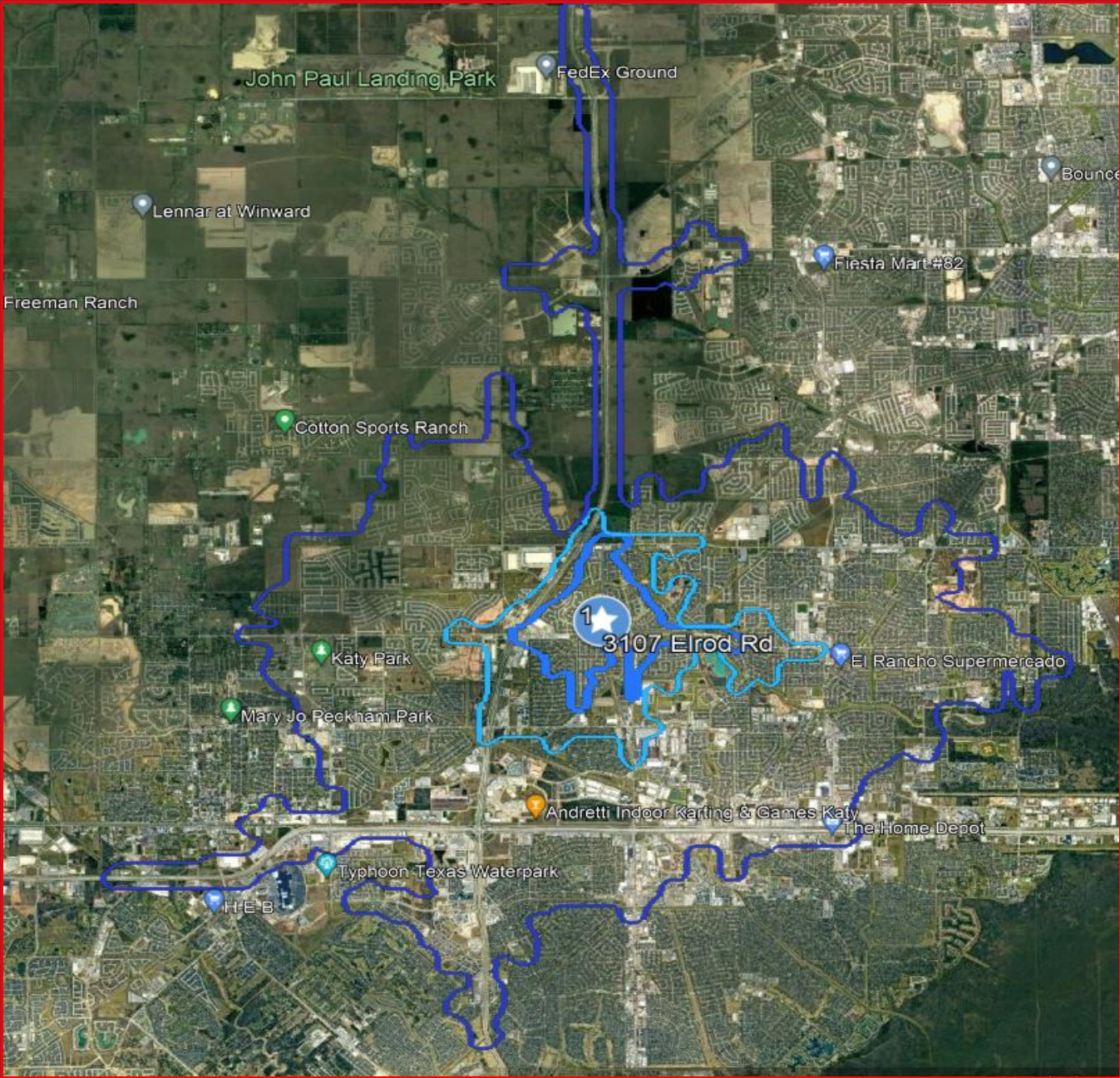


O'Reilly

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

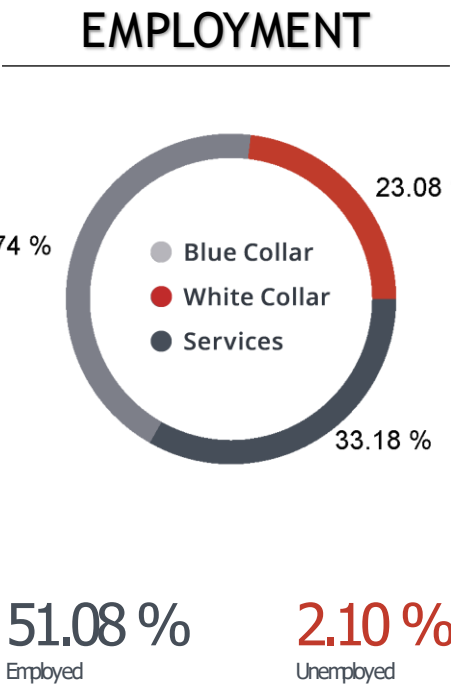
HOME OWNERSHIP

Renters:

8,788

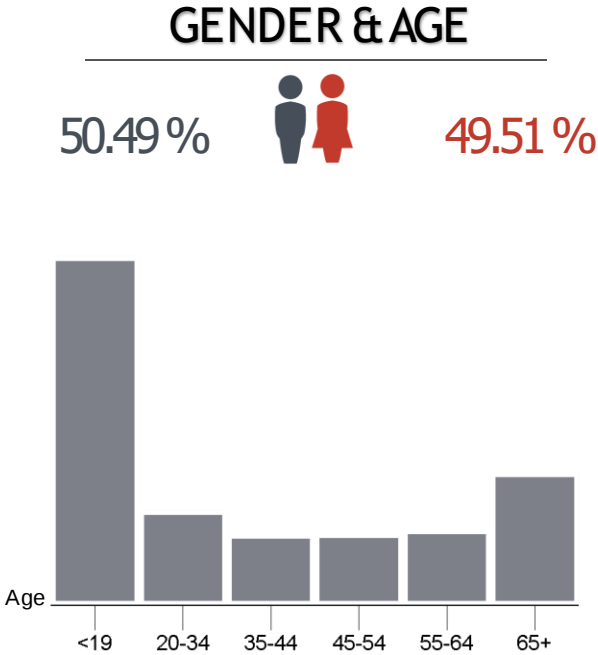
Owners:

27,043



EDUCATION

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



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 %

