



# 13th Street Business Park

5805 13th Street Building E  
Katy, TX 77493

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& Commercial



exp  
REALTY

5 NEW BUILDINGS

# 13th Street Business Park

## LEASING RATE:

Rate **\$2.25 / SF**

NNN Opex : **\$.55 / SF**

### 01 Property Overview

The new 13th Street Industrial Park presents a range of versatile mixed-use opportunities, encompassing but not limited to warehouse, office, medical, sports, and retail activities. Strategically situated in a prime location within the City of Katy, it not only grants easy access to all city services but also benefits from a favorable low tax rate.

### 04 Leasing Incentives

Tenant improvement allowance and free rent are negotiable on a case-by-case basis, subject to the tenant's creditworthiness.

### 02 Location

With a flourishing retail market experiencing rapid growth and major industrial players such as Amazon, FedEx, and Tesla, the area of Katy stands out as a compelling hub for diverse industries opportunities, boasting high-paying employment, exceptional living standards, and renowned educational institutions.

### 05 Strategic Advantages of our location

Easy access: 5 minutes to Grand Parkway and I-10.

Proximity to: Police Station, City Sport Complex, Transportation/Shipping hubs

Site location has remained unaffected by floodwaters

### 03 Construction

The buildings showcase cutting-edge pre-fabricated metal construction, slated for completion by END OF OCTOBER 2024, offering sizes ranging from 3200 SF to 7648 SF. Building A,B,C,E-1<sup>st</sup> FL. & E-2<sup>nd</sup> FL. is divisible into two spaces or suitable for single-tenant use. Additionally, one unit incorporates up to 2500 SF of dedicated retail space. These warehouses boast a generous 24' ceiling height, feature 2 grade-level doors, ample parking, green spaces, and 3-Phase electric capacity.



# Building renderings

## Aerial view

Total Parking spaces in complex: 97  
Total Rentable Sq ft: 35,055 SF

### Building #4 (Warehouse)

7,648 sq ft  
Office/Warehouse

### Building #2 (Warehouse)

6,836 sq ft  
Office/Warehouse

### Building #2-A & #2-B

3,418 sq ft each

### Building #3 (Warehouse)

7,648 sq ft  
Office/Warehouse

### Building #3-A & #3-B

3,823 sq ft each

### Building #1 (Warehouse)

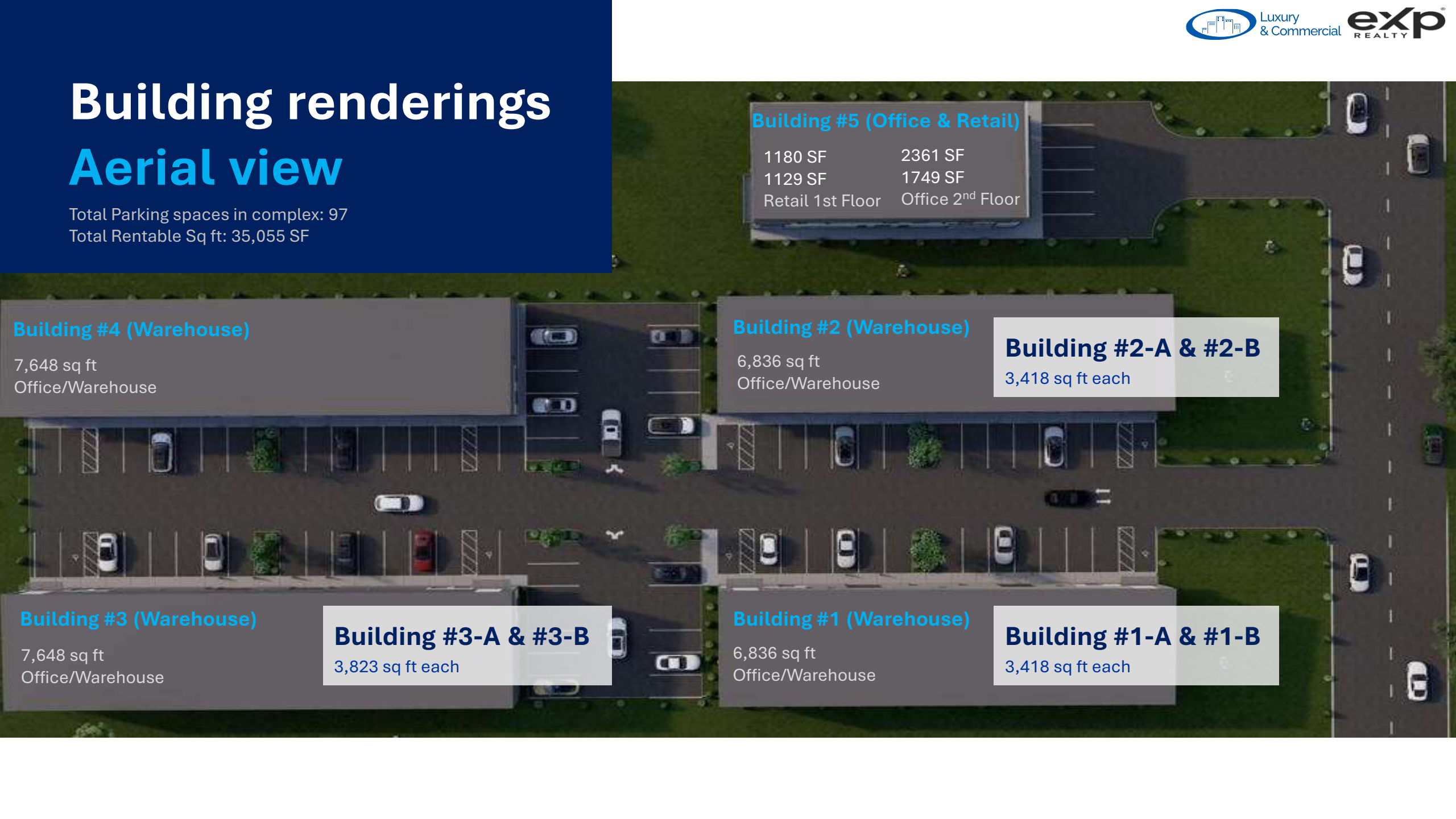
6,836 sq ft  
Office/Warehouse

### Building #1-A & #1-B

3,418 sq ft each

### Building #5 (Office & Retail)

1180 SF	2361 SF
1129 SF	1749 SF
Retail 1st Floor	Office 2 <sup>nd</sup> Floor



# Building #5

## Floor plans | 2<sup>nd</sup> Floor

Office Space Available

TOTAL: 2361 SF and 1749 SF



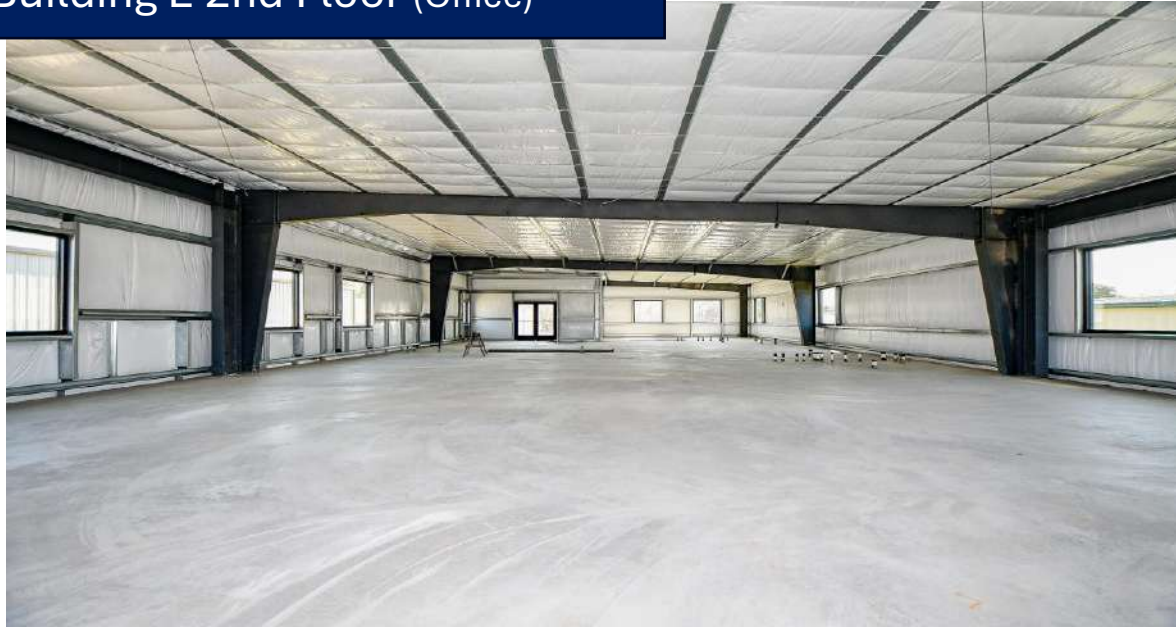
# Building E (Office/Retail)



# Building E 2nd Floor (Office)



# Building E 2nd Floor (Office)



# Building #5

## OFFICE SPACE ON 2<sup>ND</sup> FLOOR (Office Space)



### Property Summary

**13<sup>th</sup> Street Business Park Katy, TX 77493**

#### PROPERTY INFORMATION

Building #5 (Office)	2 <sup>nd</sup> Floor
Year Built	2024
Total Rentable SF	4,110 SF
2 office space available– 2 <sup>nd</sup> Floor Rent / NNN	2361 SF and 1749 SF \$2.25/SF / \$.55/SF
Total parking spaces in complex	97 spaces

County **Harris County**

#### CONSTRUCTION

Exterior	Brick & Metal
Roof	Metal

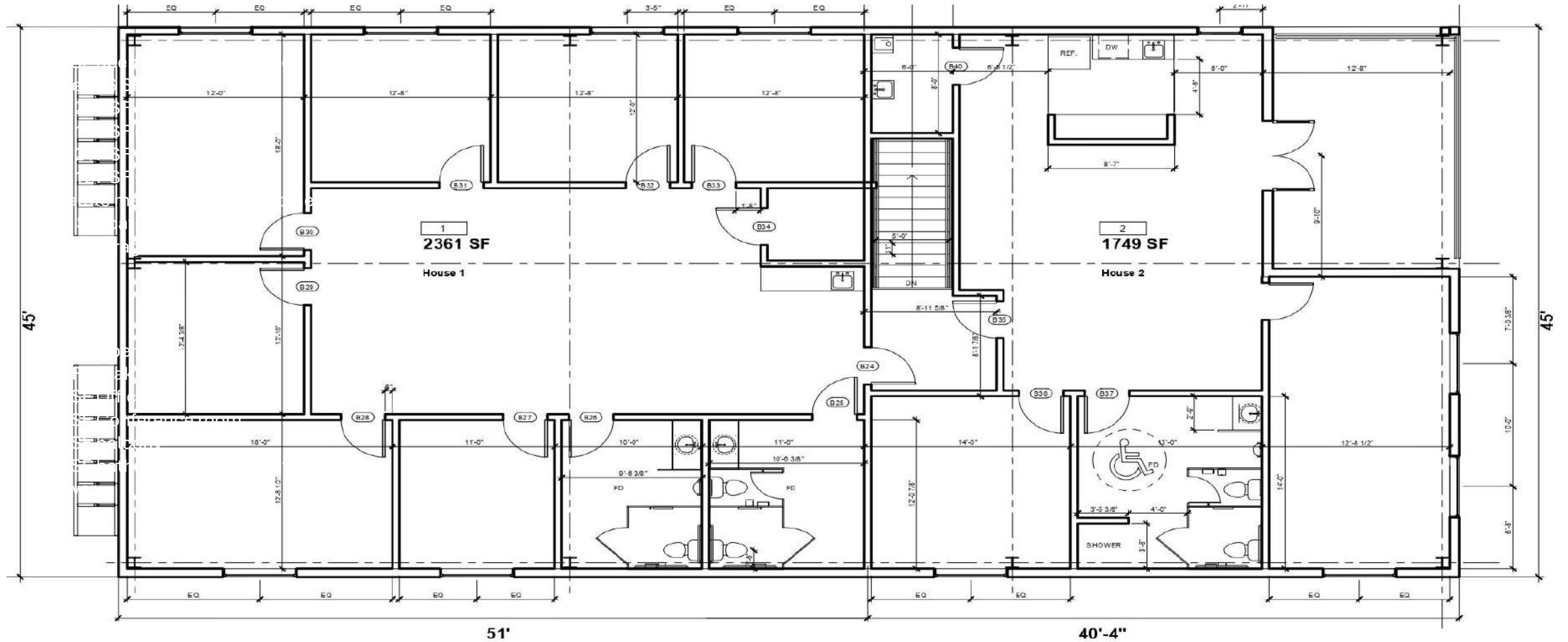
The office space offers modern and versatile options for single or multiple tenants. Offices include bathrooms and an open area.

For individual tenants, each area offers a dedicated layout with access to a conference room, open work areas, and a balcony, ensuring adaptability for diverse business needs.

# Building E

## Floor plans | 2<sup>nd</sup> Floor

TOTAL: 2361 SF and 1749 SF

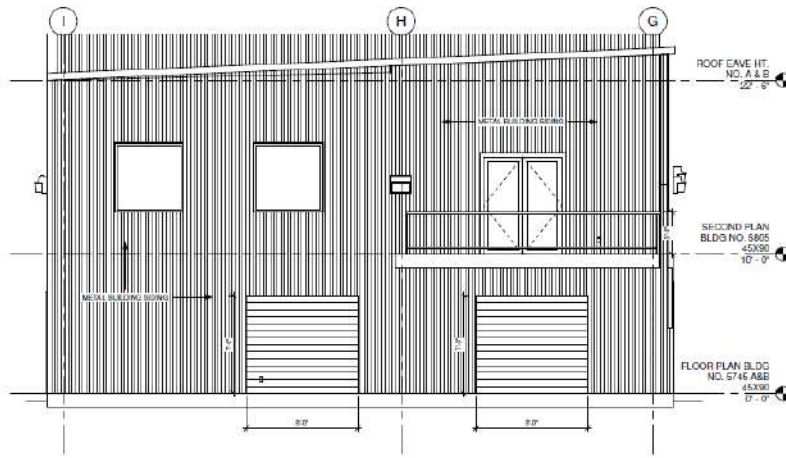


# Building E 2nd Floor (Office- Sample Buildout)

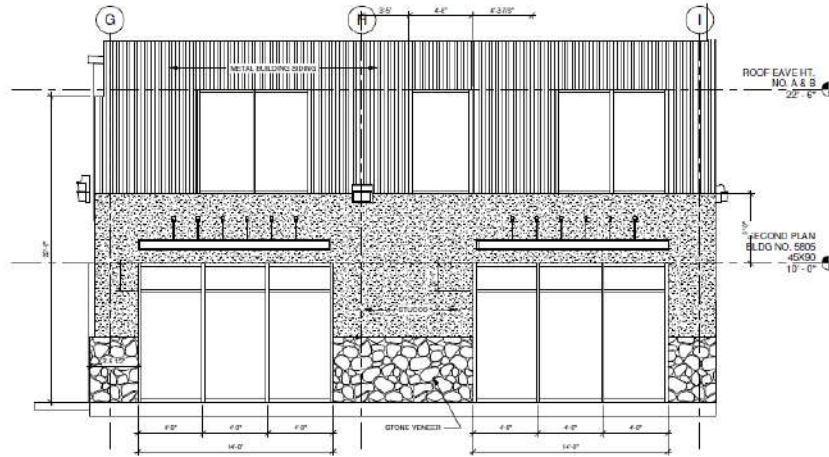


# Building Dimensions (BLDG E)

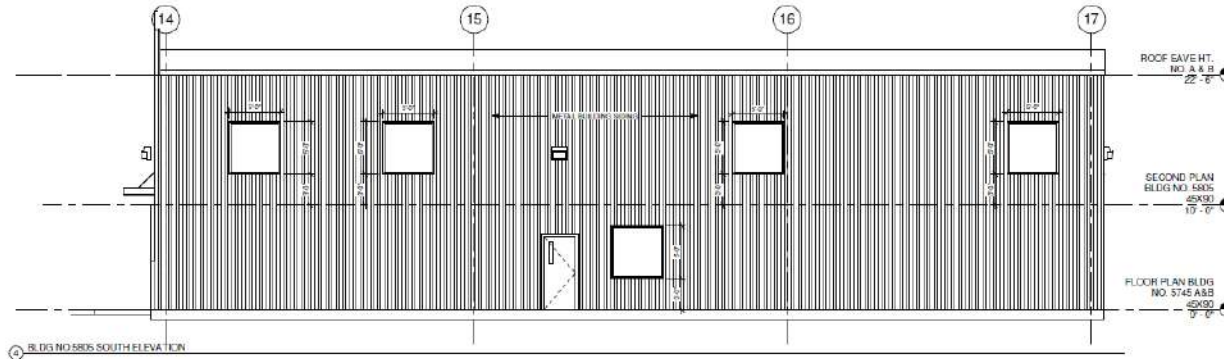
[Click here to access the file](#)



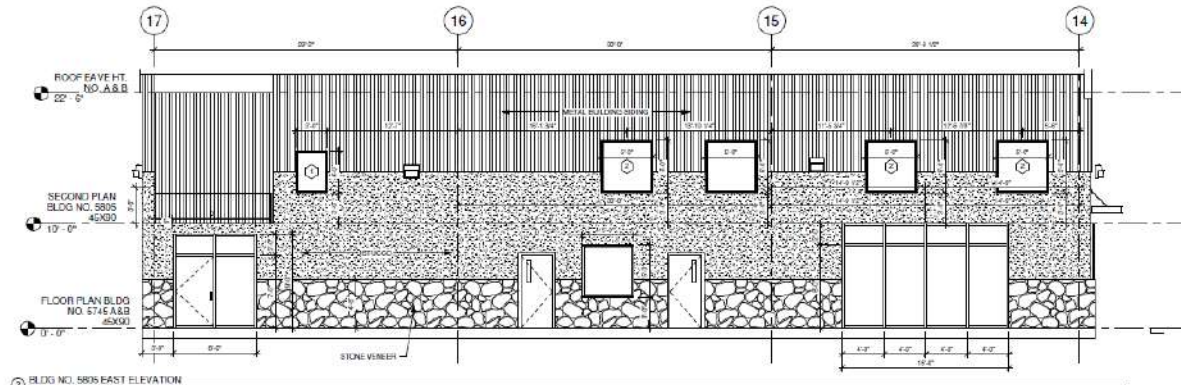
1 BLDG NO. 5805 WEST ELEVATION



1 BLDG NO. 5805 NORTH ELEVATIONS

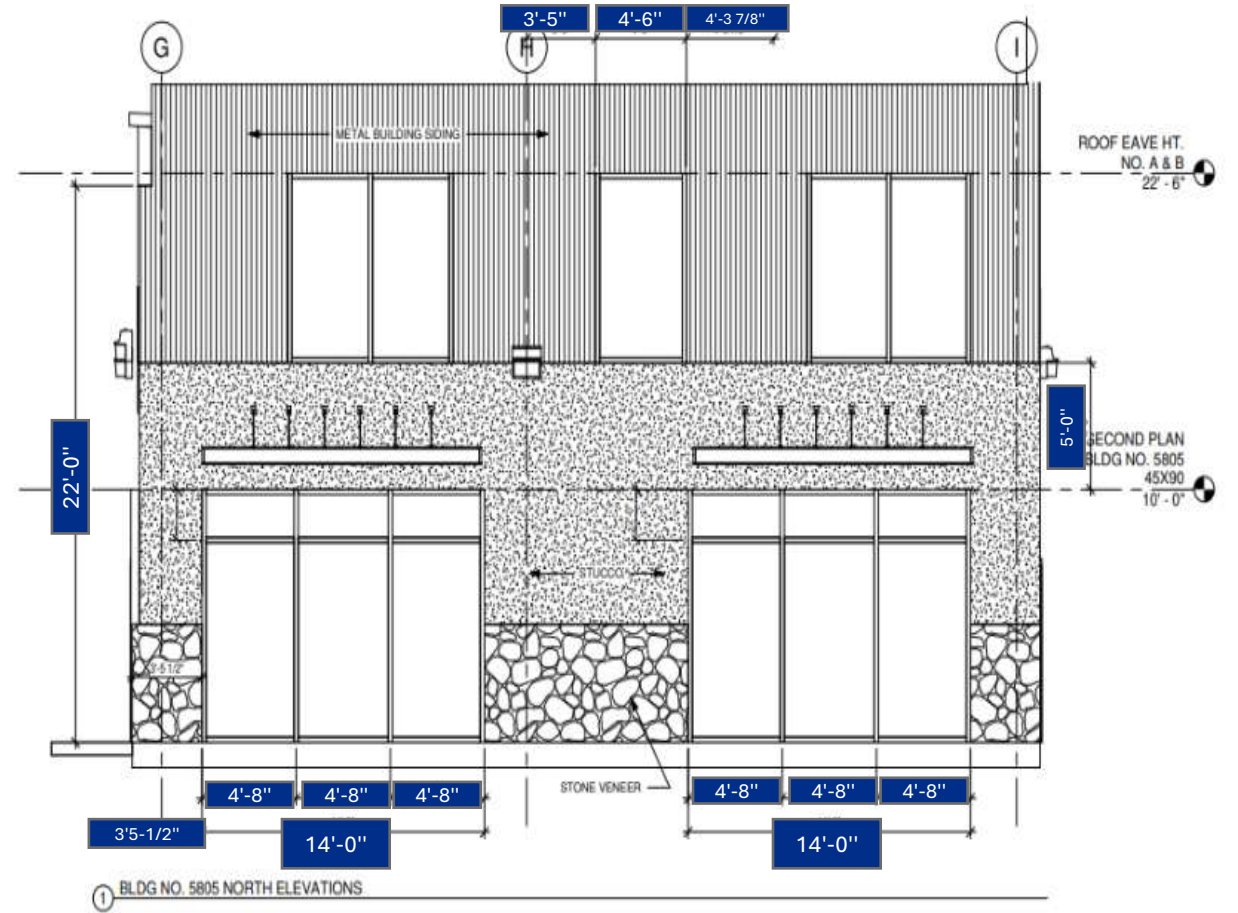
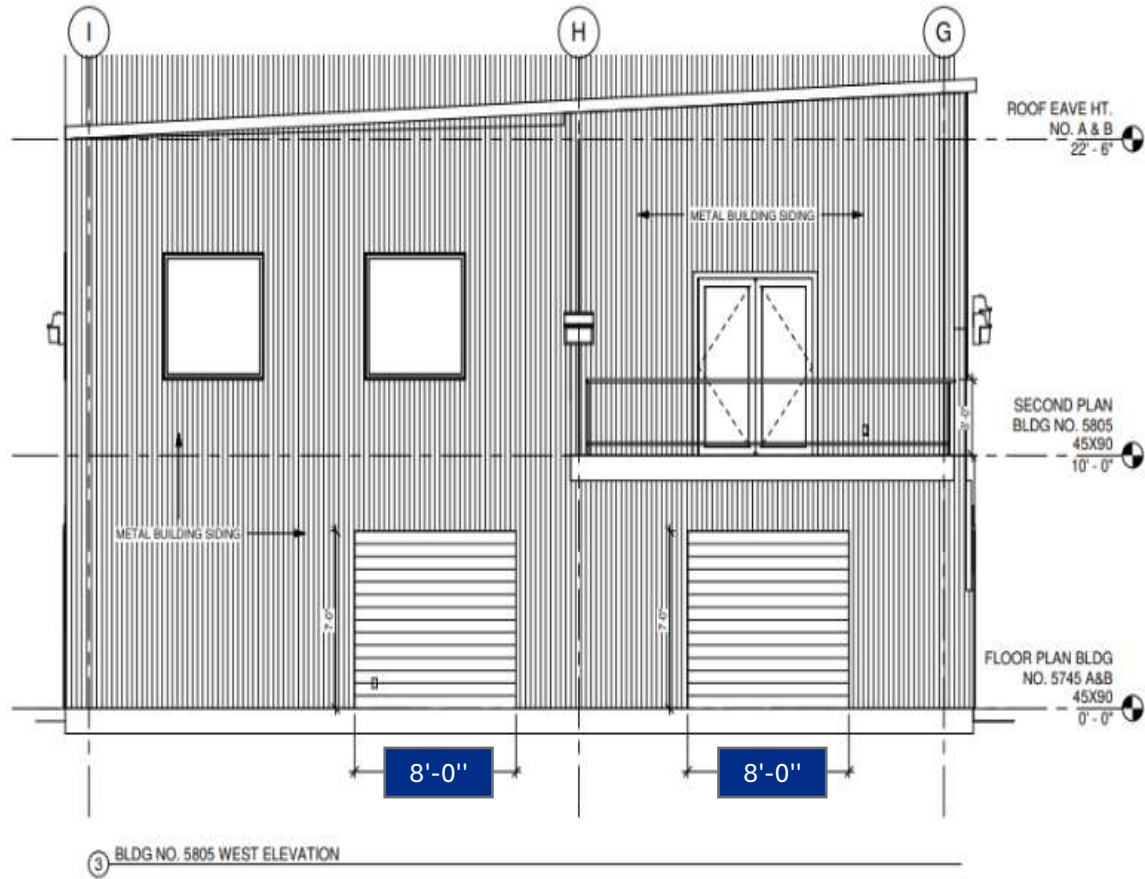


2 BLDG NO. 5805 SOUTH ELEVATION

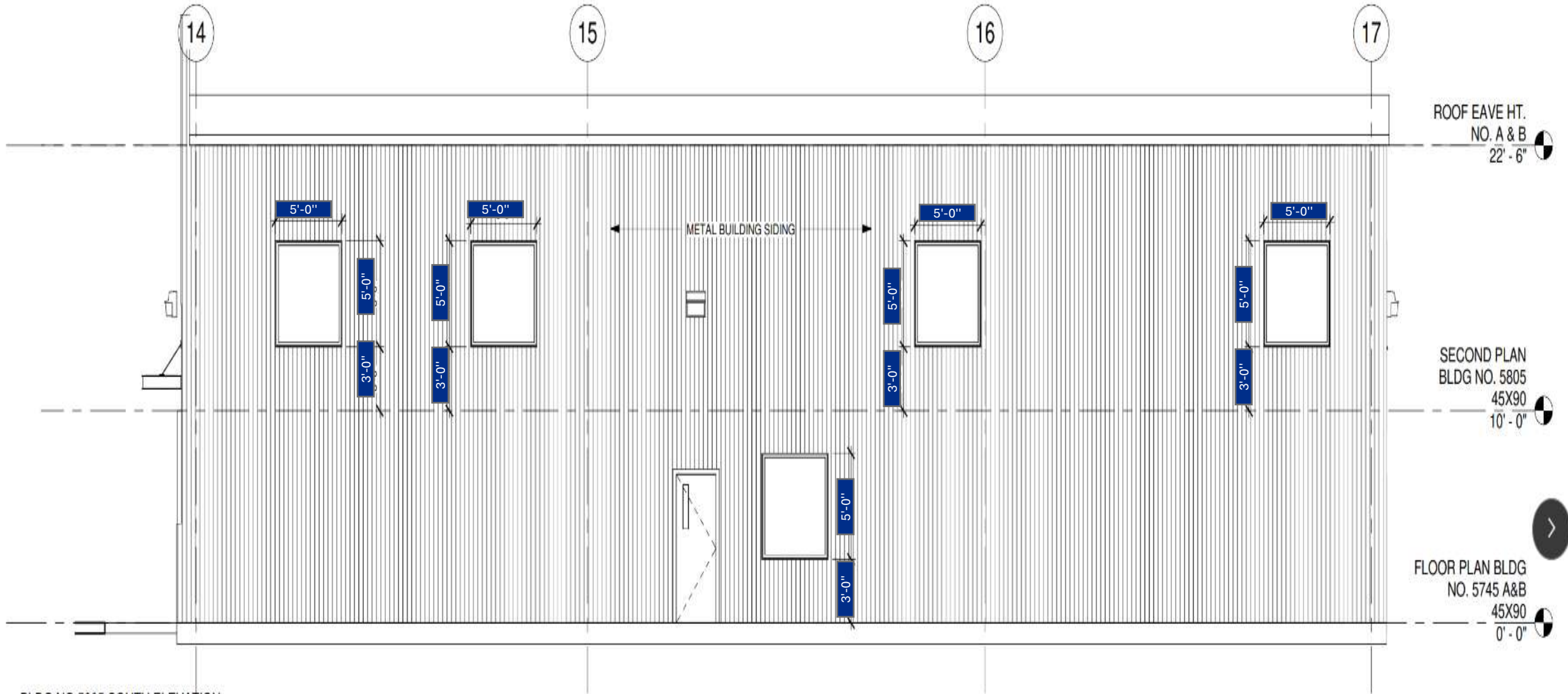


2 BLDG NO. 5805 EAST ELEVATION

# Building Dimensions (BLDG E)



# Building Dimensions (BLDG E)



4 BLDG NO.5805 SOUTH ELEVATION



# Property Summary

13<sup>th</sup> Street Business Park Katy, TX 77493

IMPROVEMENT CHARACTERISTICS	OFFICE / WAREHOUSE
Building Description	<b>Office / Retail / Warehouse</b>
Number Buildings	<b>5</b>
<b>Number of Stories:</b>	
Building 1 to 4	<b>1</b>
Building 5	<b>2</b>
Rentable Area (Sq. Ft.)	<b>35,385</b>
Total Retail SF	<b>2,309</b>
Total Warehouse SF	<b>28,966</b>
Total Office SF	<b>4,110</b>

STRUCTURAL CHARACTERISTICS	OFFICE / WAREHOUSE
Foundation	<b>Poured Concrete Slab</b>
Frame	<b>Steel</b>
Exterior Walls	<b>Metal &amp; Masonry</b>
Roof Type	<b>Pitched</b>
Roof Cover	<b>Metal</b>

INTERIOR CHARACTERISTICS	WAREHOUSE
Floor Covering	<b>Sealed Concrete</b>
Interior Walls	<b>Gypsum Board, Insulated Metal</b>
Ceiling Cover	<b>Acoustical Tile, Insulated Metal</b>
Interior Lighting	<b>Fluorescent</b>
Ceiling Height (Effective Ft)	<b>24</b>
Loading	<b>Grade Level</b>
Number of Truck Doors	<b>2 per building</b>

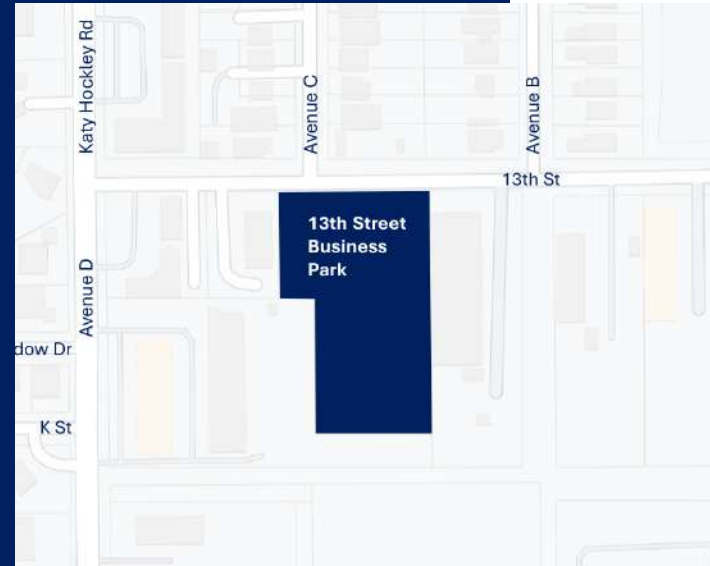
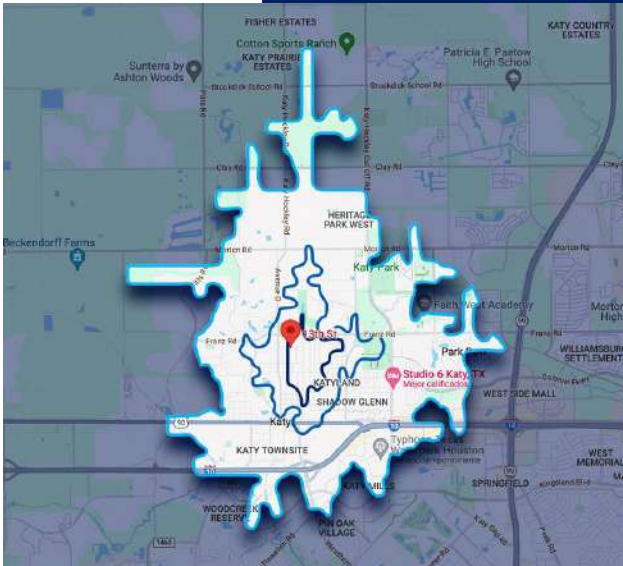
OTHER IMPROVEMENTS	OFFICE / WAREHOUSE
<ul style="list-style-type: none"> <li>• Unaffected by floodwaters.</li> <li>• Underground detention system.</li> <li>• Police station 3 minutes away.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Building Manufacturer Whirlwind Steel.</b></li> <li>• <b>Concrete paving and parking, landscaping, exterior lighting.</b></li> </ul>



# Demographics

## Population 3-10 MINUTE RADIUS

Within a 3 to 10-mile radius, property enjoys a diverse population, diverse employment base, healthy household income, educated population, and varied employee base.



DISTANCE	MALE	FEMALE	TOTAL
3 MINUTE	878	843	1,721
5 MINUTE	4,181	4,091	8,271
10 MINUTE	17,298	17,238	34,537

## City State

Katy, TX

## Population

34,537

## Avg. Hh Size

3.04

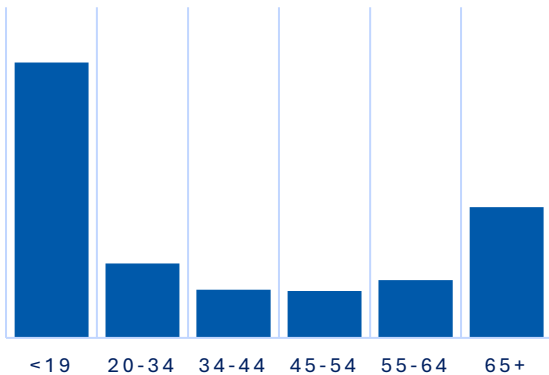
## Gender & Age



50.09%

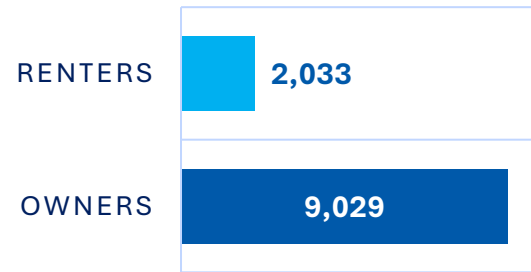


49.91%



## Median Hh Income

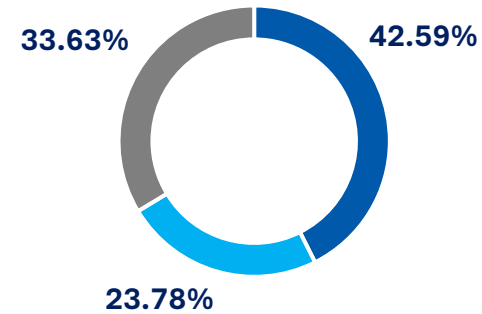
\$88,478



## Race & Ethnicity

White:	57.18%
Asian:	1.97%
Native American:	0.08%
Pacific Islanders:	0.0%
African-American:	3.25%
Hispanic:	26.65%
Two or More Races:	10.87%

## Employment



■ Blue Collar ■ White Collar ■ Services

50.33%

Employed

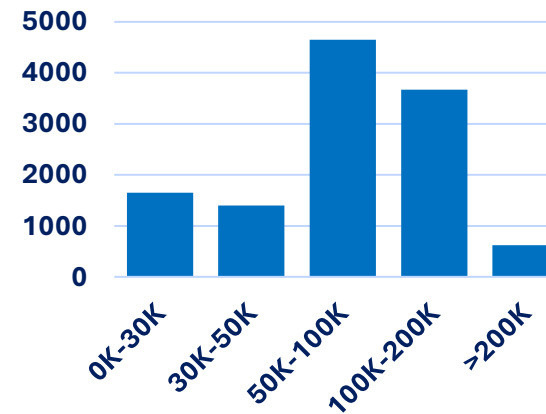
1.54%

Unemployed

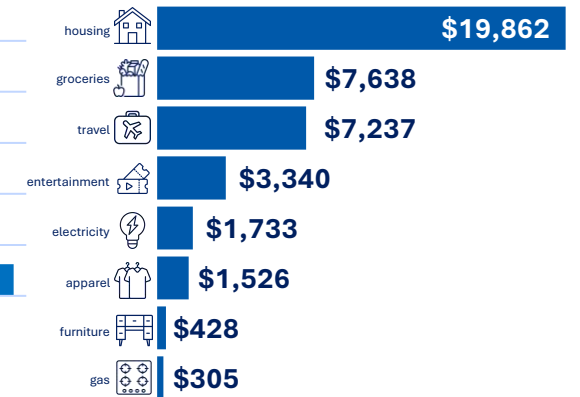
## Education

High School Grad:	23.82%
Some College:	25.18%
Associates:	4.60%
Bachelors:	26.98%

## Income by Household



## Household Spending



# Contact me for any additional questions

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