

11020 KATY FREEWAY

11020 KATY FWY
HOUSTON, TX 77043



MEMORIAL AREA WITH I-10 FRONTAGE / RETAIL SPACE FOR LEASE

5353 W. Alabama St, Suite 200
Houston, Texas 77056
www.braunenterprises.com

FOR LEASING INFORMATION:

DONNY SALVATO
donny@braunenterprises.com
713.541.0066



PROPERTY OVERVIEW

LOCATION

11020 Katy Freeway
Houston, Texas 77079

SPACE AVAILABLE

Total Size: 60,597 SF
Suite 217: 1,560 SF
Suite 218: 1,600 SF

PARKING

144 spots available



ADDITIONAL INFORMATION

Retail center located at the corner of Katy Freeway and Wycliff Drive with direct access to Interstate 10.

Located within the Energy Corridor, just minutes away from multiple established neighborhoods including Memorial City, Westchase, Memorial and the Galleria.

2020 DEMOGRAPHIC SNAPSHOT



Population

1 mile	16,898
3 mile	122,450
5 mile	339,700



Daytime
Population

1 mile	23,313
3 mile	159,147
5 mile	420,907



Avg. HH
Income

1 mile	\$156,189
3 mile	\$125,695
5 mile	\$106,300

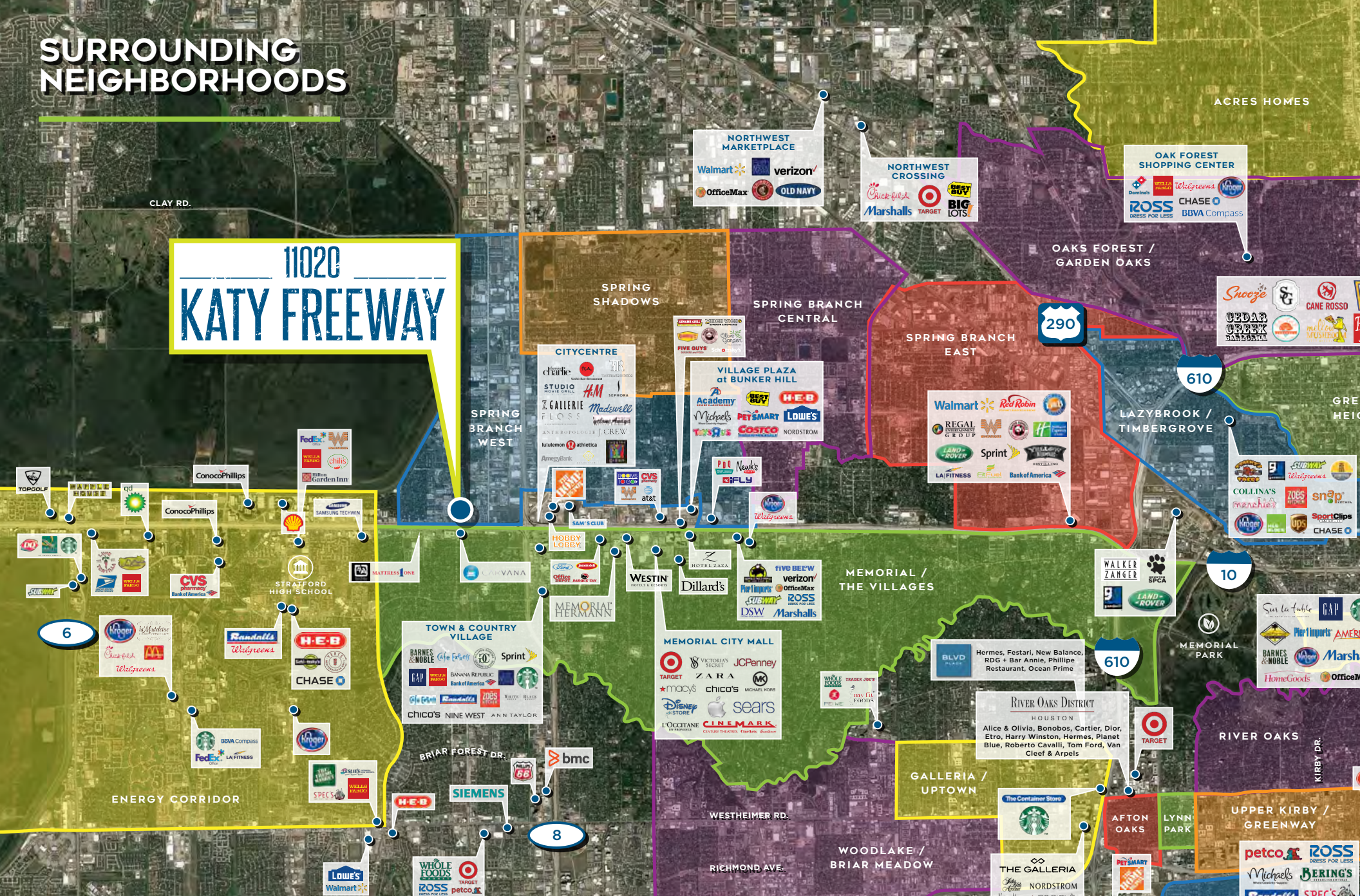
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SURROUNDING NEIGHBORHOODS



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PROPERTY AERIAL



BEAR CREEK
PIONEER PARK

11020 KATY FREEWAY

8

203,749
VPD

Walmart
BBVA Compass
SONIC SUBWAY

WESTVIEW DR.

HOBBY LOBBY

SAM'S CLUB

HONDA

180,370
VPD

OLD KATY RD.

10

I-10 FRONTAGE RD.

ConocoPhillips



INFINITI

NISSAN

LEXUS



Dayita

WestPoint
LINCOLN

NTB
TRUCK & SERVICE CENTER

JEFF HAAS
MAZDA

DISCOUNT
TIRE

HOME2

BB&T
SONIC

Freddie's
Cane's

SUBWAY
O'Reilly
cricket

TEXAS
LAND & CATTLE
STEAK HOUSE

WELLS
FARGO

SEWELL
Caddillac

FedEx
Hilton
Garden Inn

CAVENDERS

MIKOTO

chili's

University of
Phoenix

TWIN PEAKS

CARRABBA'S
ITALIAN GRILL

Vitamin
Shopper

TACO CABANA

McDonald's

Denny's

Hampton Inn

ihop

SUBWAY

STAY
AMERICA

CARVANA

Randalls

WELLS
FARGO

GameStop

WALGREENS

TGF

HEB

BBVA Compass

BBVA

CHASE

my fit
FOODS

PEI WEI

Massage Envy

Kroger

SPRING FOREST
MIDDLE SCHOOL

WESTCHESTER
HIGH SCHOOL

Memorial Dr.

WILCREST DR.

WOOD RD.

Memorial Dr.

WILCREST DR.

WOOD RD.

Memorial Dr.

WILCREST DR.

WOOD RD.

Memorial Dr.

WILCREST DR.

WOOD RD.

Memorial Dr.

WILCREST DR.

CITYCENTRE

Studio
charlie

H&M

SEPHORA

Z GALLERIE

FLOSS

Madewell

Anthropologie

J.CREW

lululemon

athletica

Amegy Bank

green

Bed Bath & Beyond

PAPPADEAUX

TASTE OF TEXAS

TOWN & COUNTRY
VILLAGE

BARNES
& NOBLE

Cafe Express

Sprint

Starbucks

WELLS
FARGO

BANANA REPUBLIC

Bank of America

State Farm

Traffic counts recorded

5/11/2015

5/11/2015

5/11/2015

5/11/2015

5/11/2015

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5/11/2015

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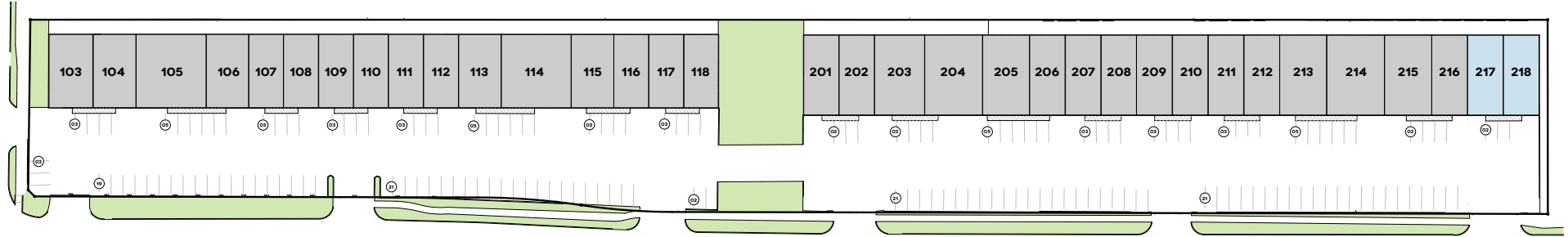
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SITE PLAN

KATY FREEWAY FRONTAGE ROAD



WYCLIFF DRIVE

SUITE	TENANT	SF
103	Applied Window Film Technologies	1,560 SF
104	Bomba Tech	1,870 SF
105	Father and Brother AC Company	2,750 SF
106	Temple Construction	1,870 SF
107	PMMP	1,430 SF
108	Lozano Glass	1,430 SF
109	The Craftsman Club	1,430 SF
110	Fools Gold LLC	1,430 SF
111	Fire Detection Company	1,430 SF
112	CHK Entertainment Inc.	1,430 SF
113	Active JuJitsu	1,870 SF
114	Triple M Mobility, Inc	2,750 SF

SUITE	TENANT	SF
115	Inteflix Appliance Repair	1,870 SF
116	Spectrum Overhead Door	1,430 SF
117	BORA TX	1,430 SF
118	Astros Carpet and Paint Company	1,430 SF
201	Marktiva	1,640 SF
202	Turtlebox LLC	1,560 SF
203	Draeger, Inc.	1,560 SF
204	Spartex Systems, Inc.	2,040 SF
205	Gilberts Used Furniture	2,890 SF
206	Autohelpers	2,040 SF
207	RED Services	1,560 SF

SUITE	TENANT	SF
208	Jebar Construction	1,560 SF
209	Third Coast Plastics	1,560 SF
210	AquaDutch	1,560 SF
211	Metalion Ironworks	1,560 SF
212	Red River Construction	1,560 SF
213	Primo Doors	2,050 SF
214	Primo Doors	3,000 SF
215	Coastline Industrial Coating	2,040 SF
216	Watermark Restoration	1,560 SF
217	VACANT	1,560 SF
218	VACANT	1,600 SF

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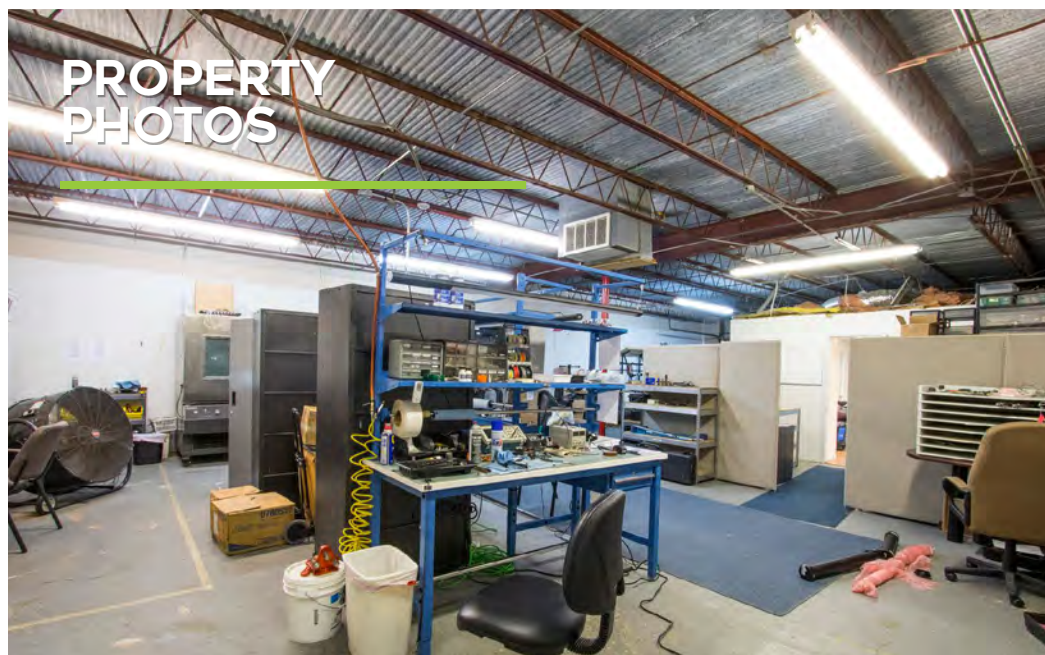
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PROPERTY PHOTOS



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INFORMATION ABOUT BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License

Act. A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price

greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Last Updated on August 8, 2016.