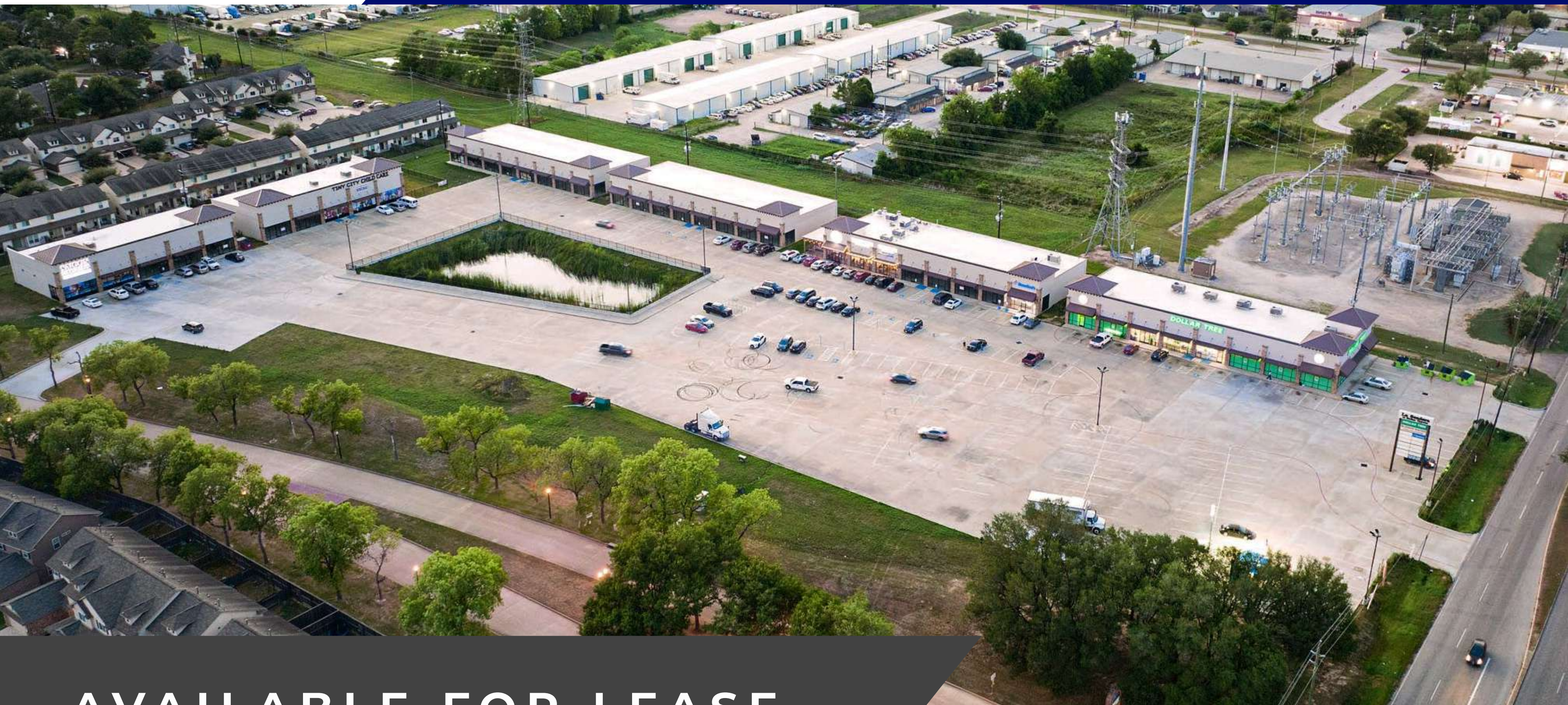




6211 BARKER CYPRESS RD

KATY, TX 77084



AVAILABLE FOR LEASE

SPACE AVAILABLE - 1,350 - 10,800 SQFT

PRICE - CALL FOR PRICING

FOR MORE INFORMATION

FARID CHATUR

832-685-2739

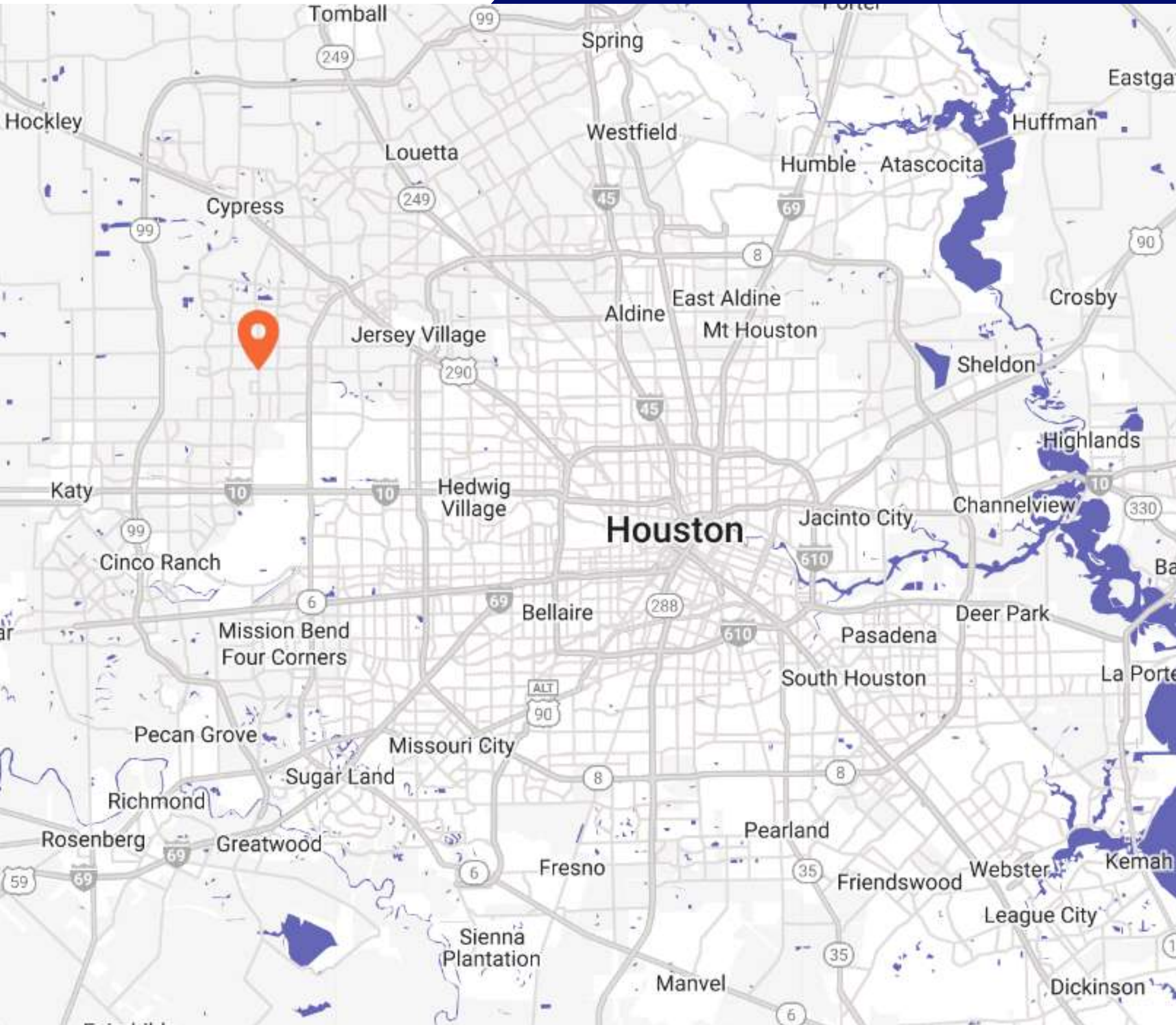
FARID@APEXREALTORS.COM



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AVAILABLE SPACE

Buildings No.	Space Available	Rate	Service Type
Building 2	1,350 sqft - 5,400 sqft	\$18-\$24	Triple Nets
Building 3	1,350 sqft - 10,800 sqft	\$18-\$24	Triple Nets
Building 4	1,350 sqft - 10,800 sqft	\$18-\$24	Triple Nets
Building 5	1,500 sqft - 3,000 sqft	\$18-\$24	Triple Nets
Building 6	1,500 sqft - 4,500 sqft	\$18-\$24	Triple Nets

DEMOGRAPHICS

	1 mile	3 mile
Population	22,561	183,405
Households	6,444	56,085
Median Age	31	32
Population Growth '21-'26	4.16%	5.17%

PROPERTY HIGHLIGHTS

- Great visibility, high traffic counts with lots of potential
- Multiple entrances with a pylon sign facing Barker Cypress Rd
- Strategic location due to its proximity to a high concentration of other businesses

TRAFFIC COUNTS

Collection St	Cross St	Traffic Vol	Last Mea	Distance
Brenwood Dr	Barker Cypress Rd E	4,579	2018	0.08 mi
Barker Cypress Rd	W Little York Rd N	30,528	2018	0.13 mi
Coventry Park Dr	Barker Cypress Rd W	1,403	2018	0.20 mi
W Little York Rd	Barker Cypress Rd E	20,618	2018	0.21 mi
W Little York Rd	Northway W	18,829	2018	0.22 mi
Langham Way Dr	Coventry Park Dr S	2,370	2018	0.26 mi

FOR MORE INFORMATION

“AT APEX REALTORS, WE ARE NOT A 9-5,
WE ARE A START TO FINISH BUSINESS”

FARID CHATUR, DESIGNATED BROKER

832-685-APEX(2739)

APEX BROKERAGE LLC

FARID@APEXREALTORS.COM

PROPERTY HIGHLIGHTS

- Great visibility, high traffic counts with lots of potential
- Multiple entrances with a pylon sign facing Barker Cypress Rd
- Strategic location due to its proximity to a high concentration of other businesses
- Densely populated area



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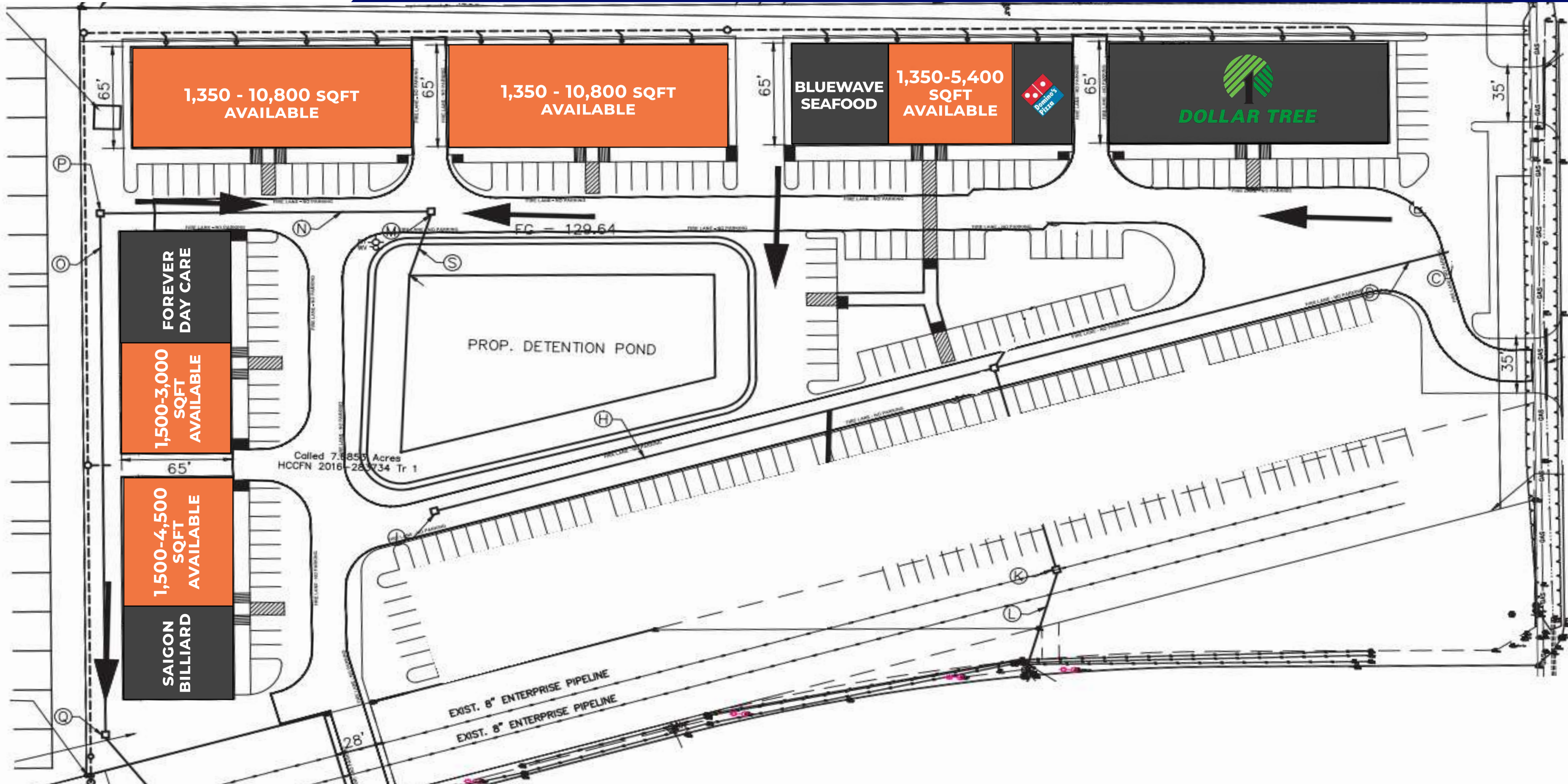
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