

RETAIL

For Lease

Under construction -Coming Soon



Medical Office

UNIT SIZE

1,500 to 7,500 Sq. Ft.

PRICE

\$24 psf/yr. Triple nets are estimated at \$10 psf/yr.

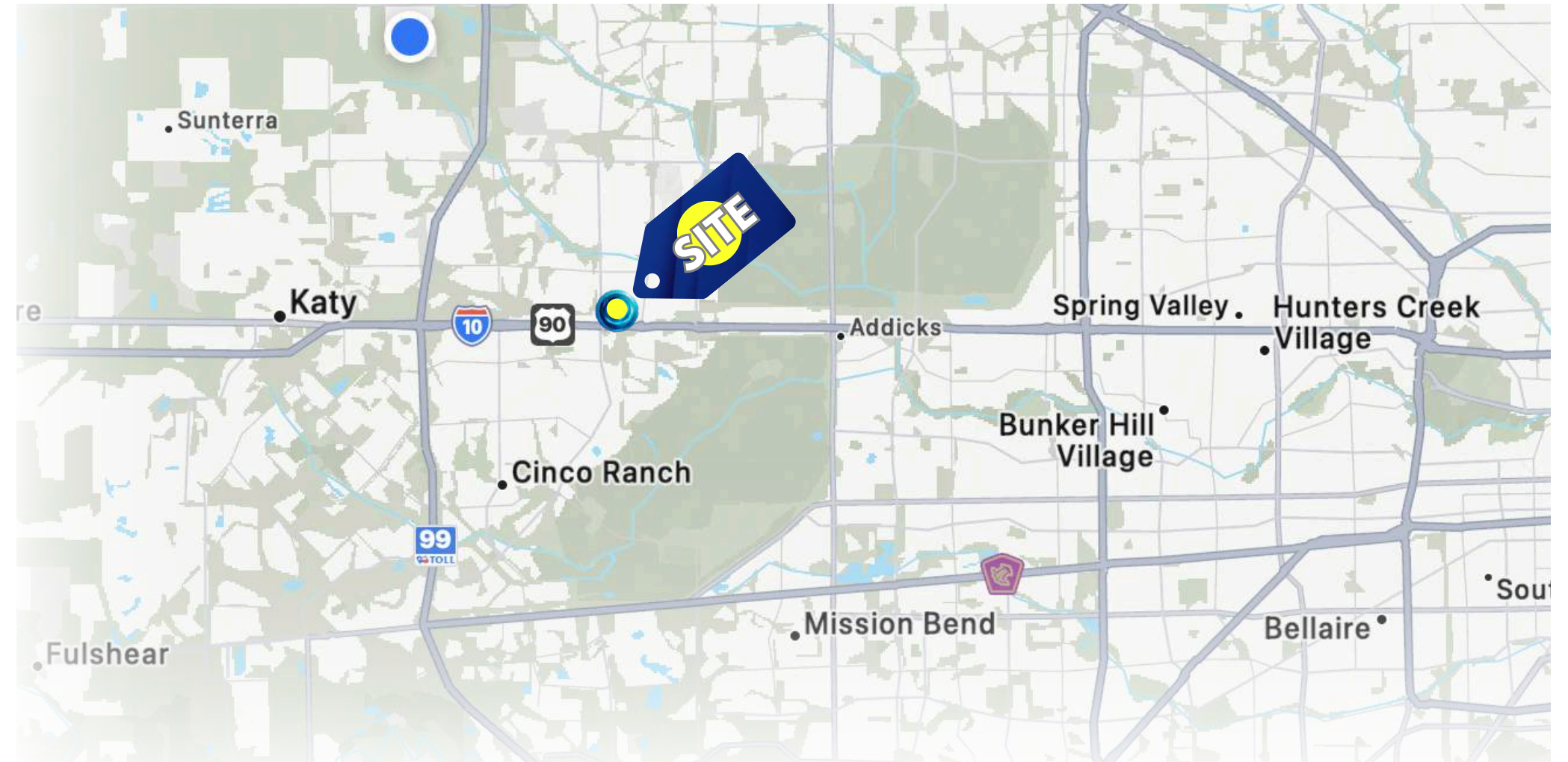
HIGHLIGHTS

- Located in the Heart of Katy near I-10 and Fry Rd.
- Great for any medical office, professional office, retail, or service business.
- Great Visibility, Lots of Frontage, Brand New Construction.

TRAFFIC COUNTS

Westgreen Boulevard 23,940VPD

N Westgreen Blvd 22,097VPD



DEMOGRAPHICS

	1 mile	3 mile
Population	19,620	139,504
Median HH Income	\$66,966	\$83,532
Population Growth '23-'28	↑ 2.97%	↑ 1.54%

Westgreen Boulevard



Park Row Dr.



Westborough Dr.



Katy Tollway (Toll Road)



99

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U-HAUL®
Kroger
IN-N-OUT BURGER
H-E-B
LA MICHOACANA SUPERMARKET

Valero
Chick-fil-A
WAL★MART SUPERCENTER
H-E-B
McDonald's
Extra Space Storage
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Kroger
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COSTCO WHOLESALE
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