

# 11020 KATY FREEWAY

11020 KATY FWY  
HOUSTON, TX 77043



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

3100 Fannin, Suite 200  
Houston, Texas 77004  
[www.braunenterprises.com](http://www.braunenterprises.com)

## FOR LEASING INFORMATION:

ZACH WOLF, Director of Leasing  
[zach@braunenterprises.com](mailto:zach@braunenterprises.com)  
713.541.0066, x24



# PROPERTY OVERVIEW

## LOCATION

11020 Katy Freeway  
Houston, Texas 77079

## SPACE AVAILABLE

Total Size: **60,597 SF**  
Suite 114: 2,750 SF  
Suite 205: 2,890 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.

## 2015 DEMOGRAPHIC SNAPSHOT



Population

1 mile	12,877
3 mile	126,878
5 mile	343,784



Daytime Population

1 mile	10,735
3 mile	76,946
5 mile	212,716



Avg. HH Income

1 mile	\$132,090
3 mile	\$104,716
5 mile	\$96,248

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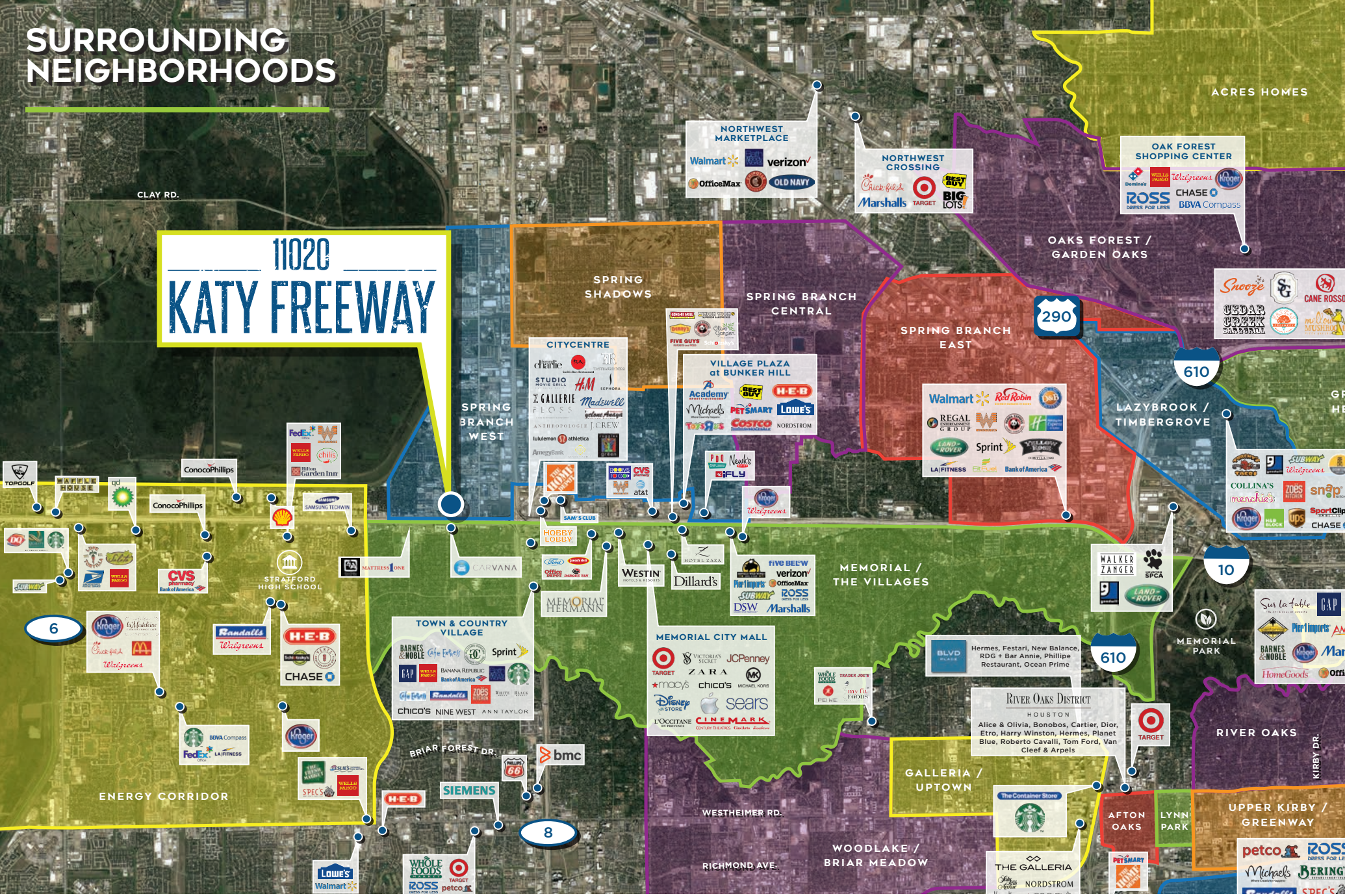
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# SURROUNDING NEIGHBORHOODS

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# PROPERTY AERIAL

## 11020 KATY FREEWAY

  
BEAR CREEK  
PIONEER PARK

8

  
203,749  
VPD

Walmart  
BBVA Compass  
SONIC SUBWAY

THE HOME DEPOT  
HOBBY LOBBY

SAM'S CLUB  
HONDA

  
180,370  
VPD

10

OLD KATY RD.

I-10 FRONTAGE RD.

CITYCENTRE  
charlie  
STUDIO MOVIE GRILL  
Z GALLERIE  
FLOSS  
Anthropologie  
J.CREW  
lululemon athletica  
AmegyBank

plink's  
Ford  
BADI  
BED BATH & BEYOND  
PAPPADEAUX  
goodwill  
TASTE OF TEXAS

TOWN & COUNTRY VILLAGE  
BARNES & NOBLE  
Cafe Express  
Sprint  
CAP  
WELLS FARGO  
BANANA REPUBLIC  
Bank of America  
Starbucks

ConocoPhillips  
Shell  
INFINITI  
MOSBY MESSINA  
LEXUS  
Porsche  
Don McGill  
Starbucks  
Enterprise  
Dayita  
WestPoint LINCOLN  
NTB  
JEFF HAAS MAZDA  
DISCOUNT TIRE  
HOME2  
BB&T  
SONIC  
Cane's  
SUBWAY  
O'Reilly  
cricket  
Randalls  
WELLS FARGO  
GameStop  
ESLIE'S  
Walgreens  
TGF  
my fit FOODS  
SHERWIN WILLIAMS  
PEI WEI  
Massage Envy  
H-E-B  
BBVA Compass  
SCHLITZKY'S  
CHASE  
Kroger  
Spring Forest Middle School  
Westchester High School  
University of Phoenix  
TWIN PEAKS  
CARRABBA'S  
TACO CABANA  
Denny's  
IHOP  
SUBWAY  
Hampton's Inn  
STAY AMERICA  
CARVANA

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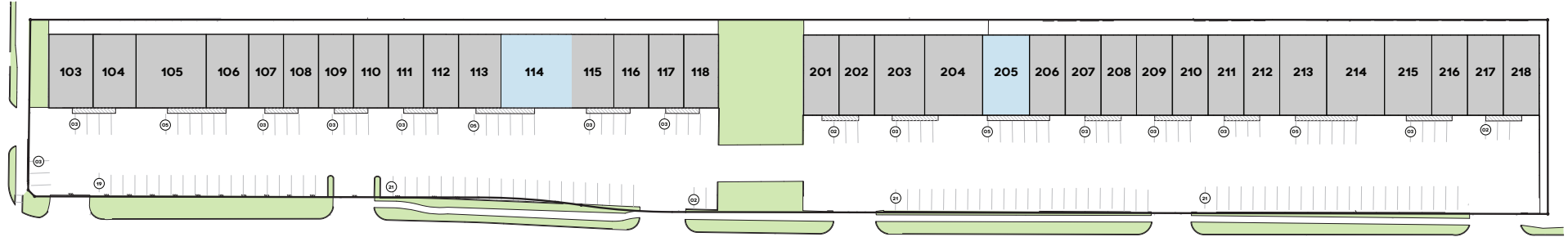
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# SITE PLAN

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	JC Oilfield U.S.S. Inc.	1,430 SF
108	Ismail Can Yunus	1,430 SF
109	The Craftsman Club	1,430 SF
110	Houston Electronics Pro	1,430 SF
111	Delta Image Makers	1,430 SF
112	CHK Entertainment Inc.	1,430 SF
113	Signature Imports	1,870 SF
▶ 114	<b>VACANT</b>	<b>2,750 SF</b>

SUITE	TENANT	SF
115	Inteflix Appliance Repair	1,870 SF
116	Spectrum Overhead Door	1,430 SF
117	Residential Services of Texas	1,430 SF
118	Astros Carpet and Paint Company	1,430 SF
201	Marktiva	1,640 SF
202	Texas Central Air	1,560 SF
203	Draeger, Inc.	1,560 SF
204	Spartex Systems, Inc.	2,040 SF
▶ 205	<b>VACANT</b>	<b>2,890 SF</b>
206	Personal Transportation	2,040 SF
207	Flajnik Enterprises, Inc.	1,560 SF

SUITE	TENANT	SF
208	Gilbert Used Office Furniture	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	Dogwinks, Inc.	2,040 SF
214	Primo Doors	3,000 SF
215	Triple M Mobility, Inc.	2,040 SF
216	Watermark Restoration	1,560 SF
217	Driver Rehabilitation Services	1,560 SF
218	O'Global Cargo	1,600 SF

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# PROPERTY AERIAL

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# PROPERTY PHOTOS



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# INFORMATION ABOUT BROKERAGE SERVICES

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## 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.

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

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**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

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**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.