

30% PRELEASED

KATY RANCH



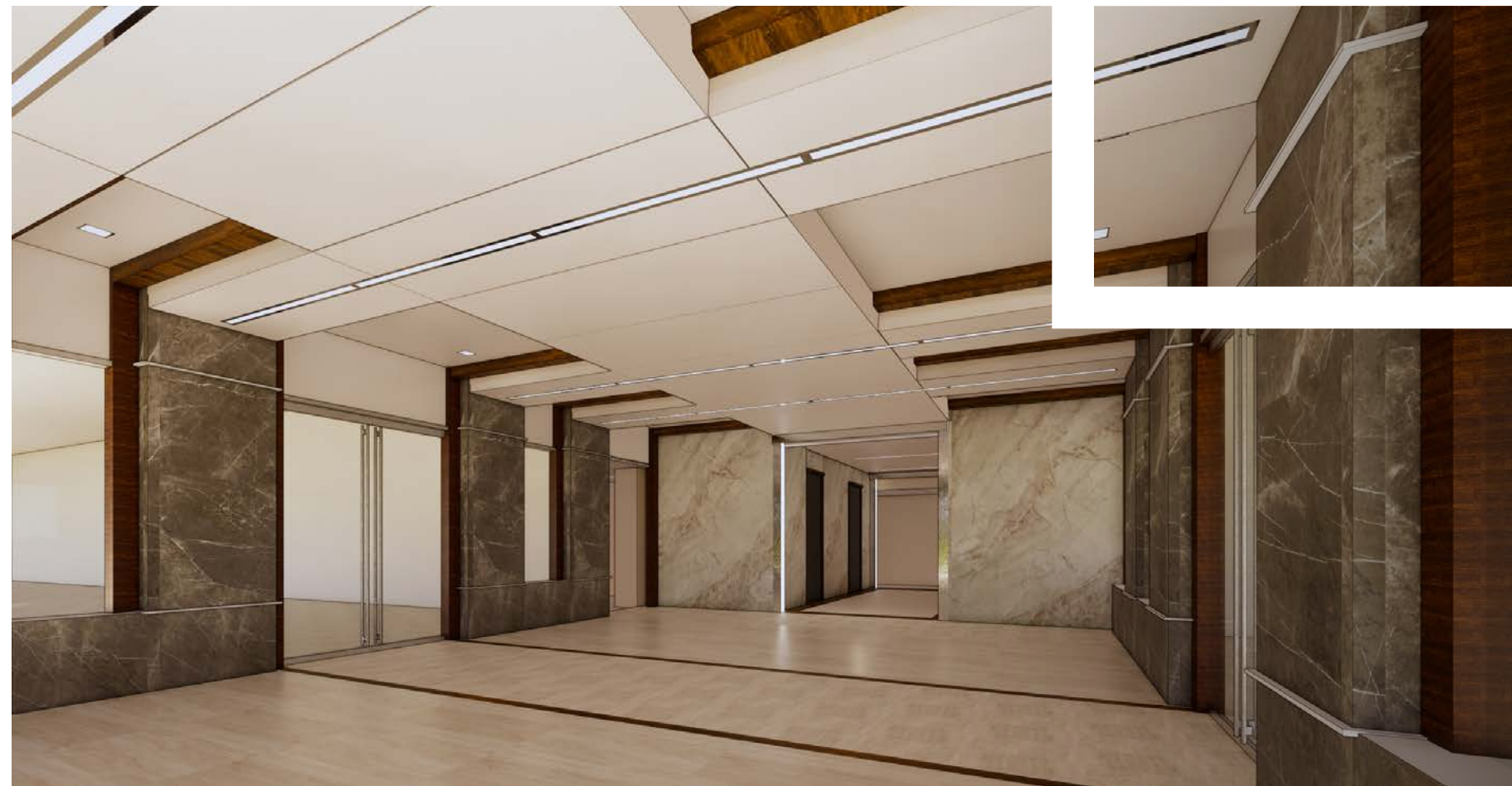
PHASE II

24285 KATY FWY

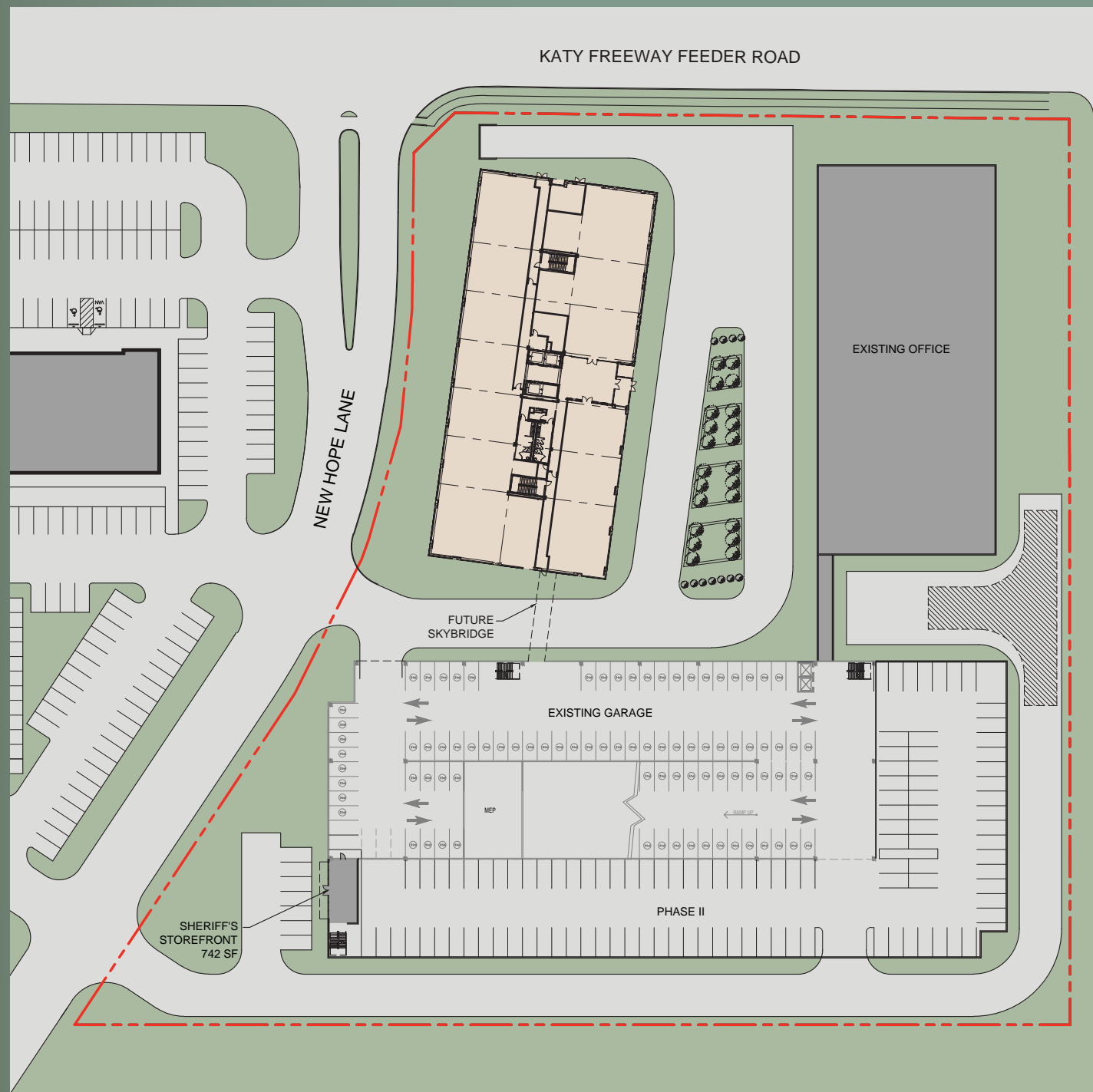
150,920^{SF}

6 STORY, CLASS A OFFICE BUILDING

- + 2020 Construction
- + Typical Floor | ±26,282 sf
- + Building conference rooms and training center
- + High-tech camera system
- + Perimeter building locking controls
- + Sheriff's office located in garage
- + 4.0 per 1,000 sf in structured parking garage
- + Connecting air-conditioned skyway on level 3



SITE PLAN

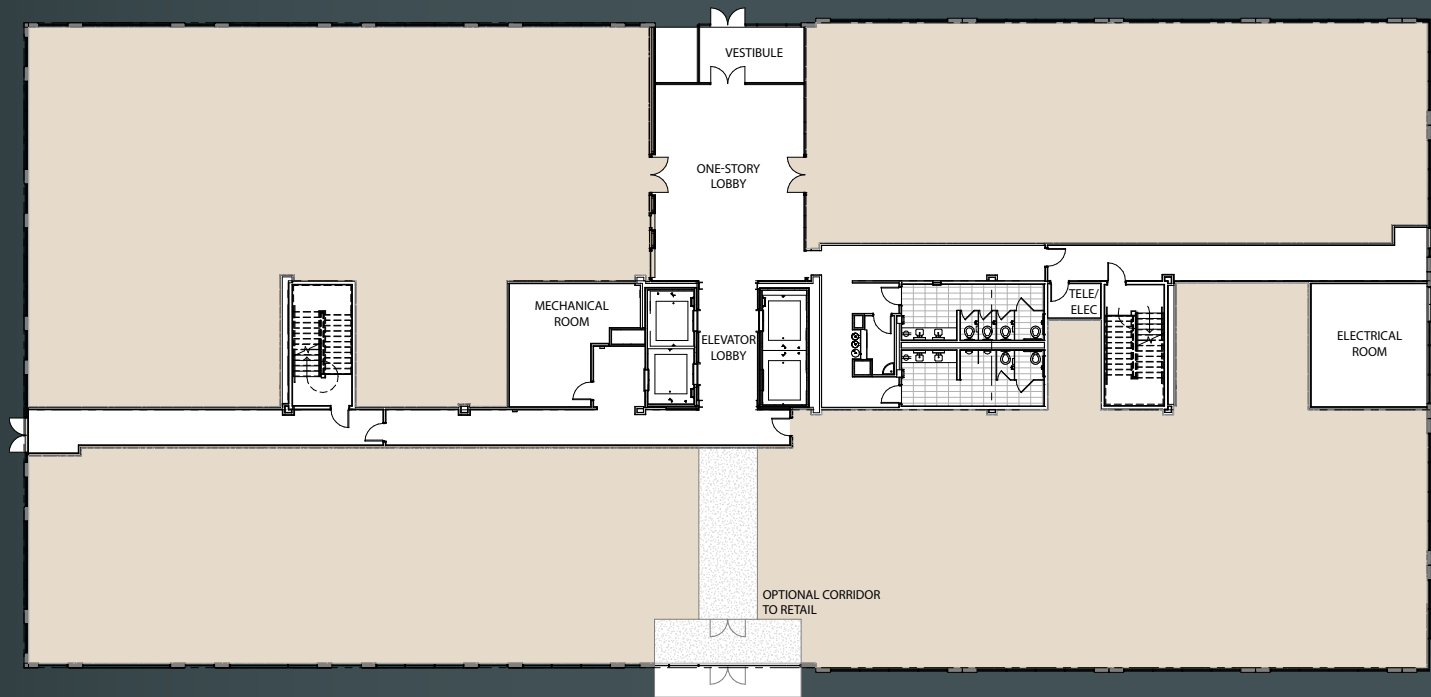


IT HAS IT ALL

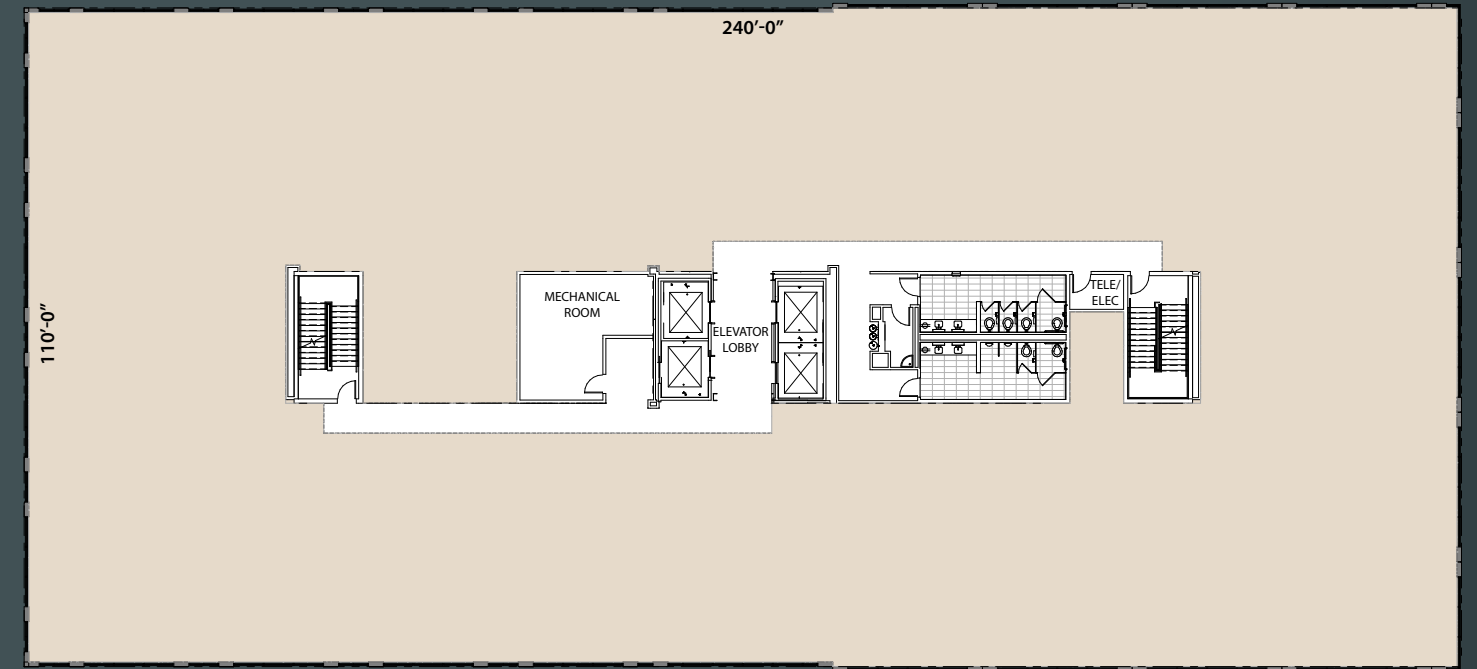
With over 60 retailers next door at Katy Ranch Crossing, you'll never be far from anything you want or need. Enjoy a wide variety of food options before, during, or after work. Take some "me time" at a hair salon, barber shop or nail salon. Manage your health and fitness with an easily accessible dentist, optical clinic, urgent care clinic, and gym.



GROUND FLOOR



TYPICAL FLOOR



LOCATION

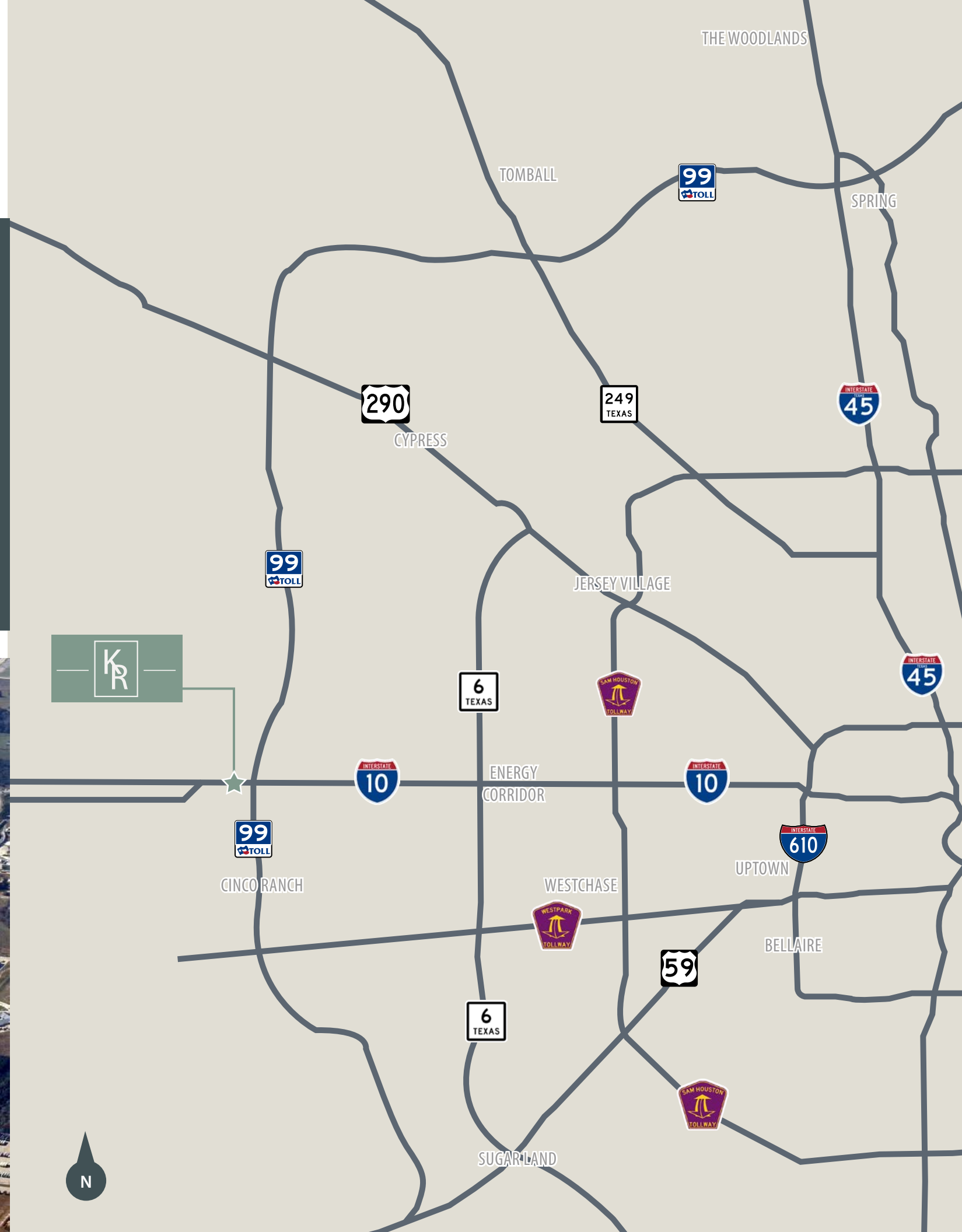


GREATER KATY	
Estimated Population (2019)	375,000
Estimated Population (2024)	440,000
Average Household Income	\$129,000
Civilian Employed Pop. (2019)	186,000
Civilian Employed Pop. (2024)	227,000
Bachelor's or Advanced Degree	47.7%



DRIVE TIMES

- + 5 MINUTES TO ENERGY CORRIDOR
- + 15 MINUTES TO CITYCENTRE
- + 20 MINUTES TO UPTOWN
- + 30 MINUTES TO DOWNTOWN
- + 30 MINUTES TO SUGAR LAND



GREATER KATY AREA STATISTICS



23,000+
HEALTHCARE
ESTABLISHMENTS



4
WORLD-CLASS
HEALTHCARE FACILITIES



6
HIGHER EDUCATION
FACILITIES

THE KATY AREA IS
LARGER IN POPULATION THAN
PITTSBURGH, PA & CINCINNATI, OH

54,000+
EMPLOYED IN OIL & GAS

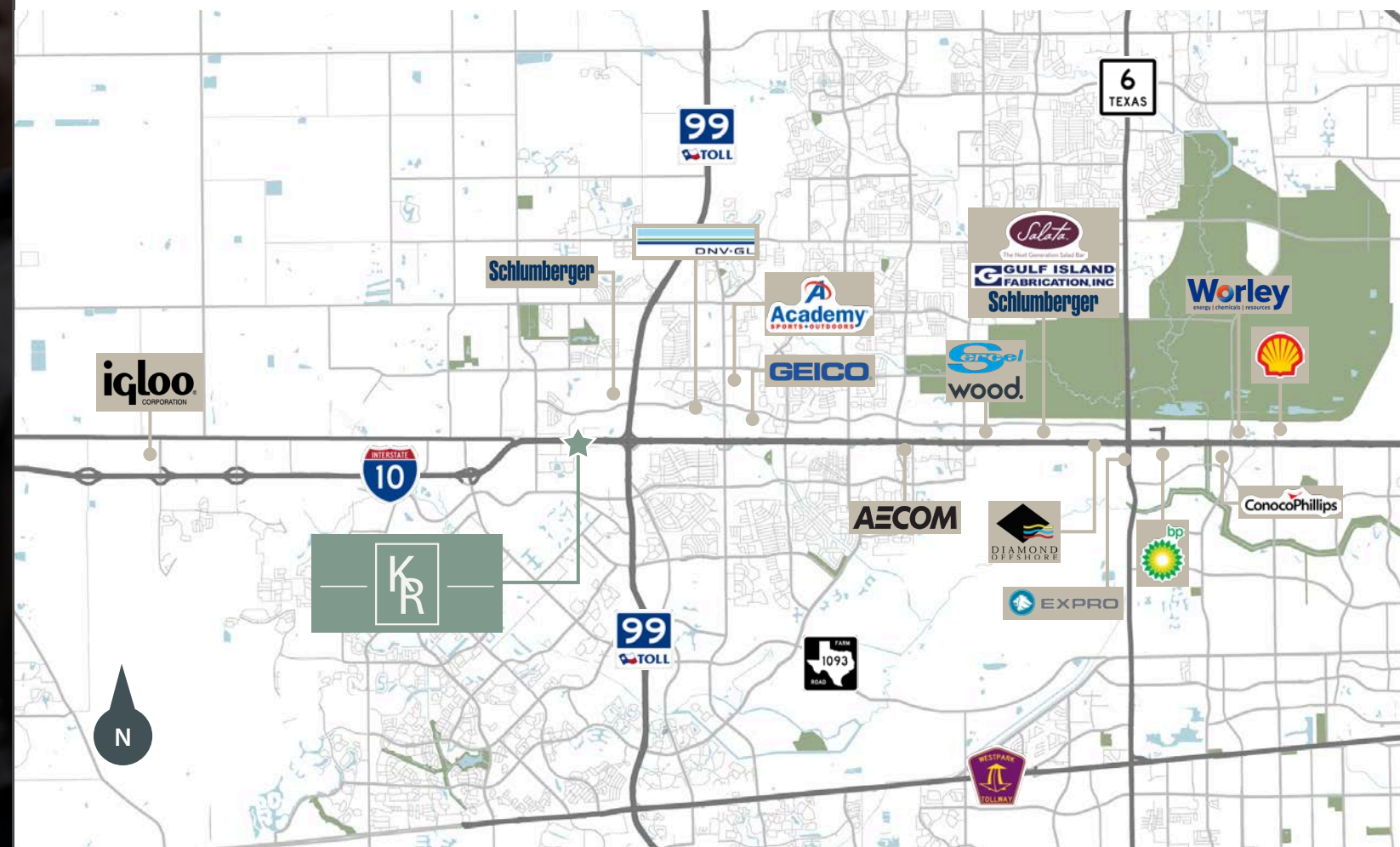
AGES 20-64 ARE
61%
OF AREA POPULATION

LABOR FORCE TO GROW
11.5%
OVER NEXT 5 YEARS



LEADING EMPLOYERS

The Katy area economy is thriving and developing rapidly. Over 200 major corporate headquarters call the Greater Katy area home. Multiple office, light industrial, and retail developments are under construction to support the employment growth in the area. Not only are you joining a growing economic district, you'll be surrounded by an established and thriving workforce.





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